

PLANNING STATEMENT

&

DESIGN AND ACCESS STATEMENT

SITE:

**29 Sweetcroft Lane,
Uxbridge.
UB10 9LE**

Proposal:

Proposed part single part double storey side and rear extension, proposed part double storey front extension, roof extension following rear dormer, front, side and rear roof slope windows following demolition of the existing garage, shed and stores.

PREPARED BY:

**Faluck Patel
27 Priors Gardens
Ruislip. HA4 6UG**

This statement has been prepared in support of the Planning Application for Proposed part single part double storey side and rear extension, proposed part double storey front extension, roof extension following rear dormer, front, side and rear roof slope windows following demolition of the existing garage, shed and stores. This document should be read in conjunction with the drawings attached.

Dwg No. 2025/154 - 01/02/03/04/05/06/07/08/09/10/11/12

Proposed Development

Proposed part single part double storey side and rear extension, proposed part double storey front extension, roof extension following a crown roof with rear dormer, front, side and rear roof slope windows following demolition of the existing garage, shed and stores.

1. Introduction

This Design and Access Statement has been prepared in support of a planning application for the proposed extensions and alterations to 29 Sweetcroft Lane, Uxbridge. The proposal seeks planning permission for a part single part double storey side and rear extension, a part double storey front extension, a roof extension incorporating a crown roof with rear dormer, front, side and rear roof slope windows together with the demolition of the existing garage, shed and ancillary stores.

The proposal has been carefully developed following a detailed assessment of the site, the surrounding built environment, the planning history of the property and the prevailing character of Sweetcroft Lane. The design has evolved to provide a high-quality family home whilst respecting the character of the surrounding area and preserving the appearance of the Area of Special Local Character (ASLC).

This statement should be read alongside the submitted drawings and supporting documents.

2. Site Context

The application site comprises an established detached dwelling situated on the southern side of Sweetcroft Lane within a well-established residential area of Uxbridge. The property lies within the Council's designated Area of Special Local Character (ASLC), where the overall objective is to preserve the distinctive appearance of the area whilst allowing appropriate development that respects its character.

Although the site falls within the ASLC designation, the character of Sweetcroft Lane has evolved considerably over many decades. Numerous properties have been substantially enlarged through side extensions, front extensions, rear additions, crown roofs, dormer extensions and front projecting gables. As a result, the street no longer consists solely of its original housing stock but has developed into a varied

residential environment containing many individually designed dwellings of different architectural styles and proportions.

The proposed development has therefore been designed to reflect this established pattern of development rather than introducing an unfamiliar or incongruous form of architecture.

3. Planning History

The planning history of the property clearly demonstrates that extensions and alterations have been consistently accepted by the Local Planning Authority over many years. Most recently, planning permission was granted under application reference **16157/APP/2026/806** for the erection of a single storey wraparound extension to the sides and rear together with a front porch following demolition of the existing garage and shed. Earlier this year, approval was also granted under reference **16157/APP/2026/151** for a single storey rear extension and a Certificate of Lawful Development was approved under reference **16157/APP/2026/199** for an outbuilding.

Historic planning permissions dating back to 1979, 1987 and 1997 further demonstrate that extensions to the dwelling have long been considered acceptable. This consistent planning history establishes a clear principle that the property is capable of accommodating further sympathetic extensions subject to good design and compliance with current planning policy.

4. Design Principles

The proposed development has been designed to enhance the existing dwelling whilst respecting both the established character of Sweetcroft Lane and the wider Area of Special Local Character. Every aspect of the proposal has been carefully considered to ensure that the extensions remain proportionate, well-balanced and visually integrated with the original dwelling.

Particular attention has been given to reducing the perceived bulk and mass of the development. The proposed extensions have been articulated through changes in roof form, building projections and generous spacing to neighbouring boundaries. The overall composition creates a balanced appearance whilst maintaining the openness that characterises this part of Sweetcroft Lane.

5. Character of Sweetcroft Lane

Sweetcroft Lane has experienced significant residential investment over many years, resulting in an established pattern of substantial family homes incorporating a wide variety of extensions and roof enlargements. It is evident from the street scene that crown roofs, rear dormers, front projecting gables and double storey side extensions have become defining architectural features within the locality.

The proposed development follows this established pattern and has been designed to complement rather than compete with neighbouring properties. It respects the prevailing scale, proportions and architectural language that now define the street. The proposal therefore represents a logical continuation of the evolution of Sweetcroft Lane and cannot reasonably be regarded as an isolated or unusual form of development.

6. Neighbouring Development and Established Precedents

The surrounding area contains numerous examples of developments of a very similar nature to the proposal. In particular, **46 Sweetcroft Lane** represents an excellent planning precedent, where planning permission has previously been granted for a comparable development incorporating a crown roof, rear dormer, substantial side extension and front alterations.

Similarly, many other properties within Sweetcroft Lane have introduced front gables, crown roofs, rear dormers and large side extensions, creating an established architectural character that differs considerably from the original dwellings constructed on the estate.

The proposal has been designed with careful reference to these neighbouring properties to ensure that it sits comfortably within the existing street scene. Further support can also be drawn from the recently approved planning application at **29 Thornhill Road, Ickenham (Planning Reference: 1080/APP/2026/1038)**. That proposal incorporated similar architectural features including a crown roof, front gable and substantial extensions. The approval demonstrates the Council's continued acceptance of this design approach where it is sympathetic to the surrounding character.

7. Impact upon the Area of Special Local Character

Although the property lies within the Area of Special Local Character, the proposal has been specifically designed to preserve and enhance the qualities that justify the

designation. The extensions respect the established building line, maintain generous spacing between neighbouring properties and avoid creating a continuous or terraced appearance.

Unlike many modern extensions that maximise the available width of the plot, the proposed development intentionally retains wider gaps to both side boundaries. This approach significantly reduces the perceived scale of the building, maintains visual openness between dwellings and reinforces the spacious suburban character that is one of the defining qualities of the ASLC.

The proposal therefore preserves the character of the area whilst reflecting the established pattern of development already present within Sweetcroft Lane.

8. Scale, Massing and Residential Amenity

The overall scale and massing of the proposal have been carefully controlled to ensure that the extensions remain proportionate to the original dwelling and do not appear overly dominant within the street scene.

The front extension has been designed with a projecting gable that reflects numerous neighbouring examples whilst maintaining an attractive and balanced appearance. The crown roof has been proportioned to reduce its visual impact and follows an architectural style that is now well established throughout the surrounding area.

Particular care has also been taken to safeguard neighbouring residential amenity. The proposal maintains the Council's recognised 45-degree line of sight when assessed from neighbouring habitable room windows and therefore avoids any unacceptable loss of daylight, sunlight or outlook. The extensions have also been positioned to minimise any perception of overbearing development and to ensure that neighbouring occupiers continue to enjoy an appropriate level of residential amenity.

9. Appearance

The proposed development adopts a contemporary interpretation of the existing dwelling whilst remaining firmly rooted within the architectural character of Sweetcroft Lane. The proposed front gable, crown roof and dormer extension have been carefully proportioned to create a visually balanced composition that complements neighbouring properties.

External materials will match the existing dwelling wherever possible, including facing brickwork, roof tiles, windows and architectural detailing. This will ensure that the completed development appears as a natural extension of the existing building rather than an obvious addition.

10. Access

There are no changes proposed to the existing vehicular or pedestrian access arrangements. The dwelling will continue to benefit from safe and convenient access, and the proposed works will comply with all relevant Building Regulations relating to accessibility and inclusive design.

11. Planning Policy

The proposal has been prepared in accordance with the National Planning Policy Framework, particularly Chapter 12, which promotes well-designed places and encourages development that responds positively to local character. It also accords with Policies D3, D4 and D6 of the London Plan (2021), which require high-quality residential design and development that enhances local character.

At a local level, the proposal complies with Policies BE1 and HE1 of the Hillingdon Local Plan Part 1 together with Policies DMHB 11, DMHB 12, DMHB 17, DMHB 18 and DMHD 1 of the Hillingdon Local Plan Part 2. The proposal has also been designed in accordance with the Council's HDAS Residential Extensions Supplementary Planning Document, particularly in relation to scale, design, spacing, residential amenity and the protection of local character.

12. Conclusion

The proposed development has been carefully designed following a comprehensive assessment of the site, its planning history and the established character of Sweetcroft Lane. It reflects numerous neighbouring developments. The proposal preserves the openness of the street by maintaining generous side gaps, respects the Council's 45-degree guidance, safeguards neighbouring residential amenity and avoids creating excessive bulk or mass. The crown roof, front gable, dormer and extensions all reflect architectural features that have become established throughout the locality and therefore sit comfortably within the Area of Special Local Character. Having regard to the National Planning Policy Framework, the London Plan, the Hillingdon Local Plan and the HDAS Residential Extensions SPD, the proposed development represents high-quality residential design that enhances the existing dwelling whilst preserving the character and appearance of the surrounding area. It is therefore respectfully submitted that planning permission should be granted.

