



# Design & Planning Statement

**Prepared for**

70 Derwent Drive,  
Hayes, UB4 8DU

**Prepared by**

AMBA Architecture Ltd.

**Date**

10.04.2026

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# 1 Introduction

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This design and planning statement has been prepared on behalf of the applicant to support the application for prior approval for erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4 metres, for which the maximum height would be 2.90 metres, and for which the height of the eaves would be 2.85 metres at 70 Derwent Drive, Hayes, UB4 8DU.

This statement should be read in conjunction with the drawings and documents submitted alongside this application.

## 2 Site & Context

The site is located at 70 Derwent Drive within the London Borough of Hillingdon. The surrounding area is predominantly residential in character, comprising mainly two-storey semi-detached dwellings of a similar scale and form. The property is not a listed building and does not lie within a Conservation Area or an Article 4 Direction area.

The site is located within reasonable distance of local bus routes, with easy access to strategic road networks including the A312 The Parkway and A40 Western Avenue, offering strong connectivity to central London and the wider Greater London area.



Fig. 01 Aerial view of 70 Derwent Drive, showing indicative boundary (highlighted in red)

### 3 Existing Property

The existing property is a two-storey semi-detached house. The site benefits from being situated in a spacious plot with front forecourt and rear garden.

Please refer to the document titled 'Site Photographs', submitted alongside this application, for further images of the existing property.



*Fig. 02 Front View*



*Fig. 03 Rear View*

## 4 Site Planning History

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No relevant planning history identified during desktop review.

## 5 Planning Precedents

The proposal set out in this application is a common type of development across the local borough. The study represented in the diagram on the right shows properties with rear extensions of a similar scale surrounding the application site.

There has been a good history of various extension approvals within the vicinity of the application site, similar to the proposed development, some of which are shown here.



Fig. 04 Aerial View of Derwent Drive and surrounding area

## 6 Design Proposal

### Proposal

The proposal comprises a single-storey rear extension submitted under the prior approval (larger home extension) procedure. The proposed development meets all the criteria under Class A of Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), as set out below:

#### The reasons for permitted development under Class A:

- The site is not listed, or located in a conservation area, nor is it situated on designated Article 2(3) land.
- The proposal does not change the use of the building and remains a single use dwelling; C3.
- The proposed rear extension sits within the curtilage area.
- As the property is a semi-detached, the proposal does not go beyond 4m of the original rear wall.
- The maximum height does not exceed 4m when measured from the natural ground level, and will not result in unacceptable overshadowing, loss of light or overbearing impact to adjoining properties. The scale is consistent with neighbouring rear extensions within the immediate vicinity.
- The proposed development does not include any raised platforms, verandas, or balconies.
- The materials used in the extension will be of similar appearance to the existing house.

- The proposed development does not cover more than 50% of the ground area around the original dwelling. Please see the calculation below which includes existing and permitted development within the curtilage.

Total Site Area = 292.73 m<sup>2</sup>

Original House Area = 53.22 m<sup>2</sup>

Usable Curtilage = 292.73 - 53.22  
= 239.51 m<sup>2</sup>

50% of Curtilage = 239.51 ÷ 2  
= 119.75 m<sup>2</sup>

Garage = 13.18 m<sup>2</sup>

Outbuilding = 8.72 m<sup>2</sup>

Proposed Extension = 21.95 m<sup>2</sup>

21.95 m<sup>2</sup> < 119.75 m<sup>2</sup>  
(permitted under the 50% rule)

## 7 Conclusion

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Based on the information presented within this document and the accompanying drawings, the proposed extension complies with the limitations and conditions of Class A of the GPDO (2015, as amended). It represents a modest and proportionate addition to the property that respects the character of the existing dwelling and neighbouring properties. We therefore request that Prior Approval be granted.