



# **Planning Statement**

**Proposed Development**

**at**

**42 Field Heath Road, Uxbridge UB8 3NG**

Application Ref: 17611/APP/2026/400

## Development Description:

- Single-storey rear extension
- First-floor rear extensions only on the west side

## 1. Introduction

This Planning Statement supports the proposed extensions at 42 Field Heath Road. The property accommodates guests, and the proposals are intended to improve facilities on-site by providing accessible rooms for the guest at the ground floor.

These uses remain **to the main guesthouse use**, not standalone commercial uses, and are provided specifically to meet guest needs.

## 2. Site and Surrounding Context

The site is located within a residential part of Uxbridge, close to Hillingdon Hospital. The street features a mix of two-storey dwellings, many with loft conversions, extensions and outbuildings.

There are **no immediate local shops or cafés** within close walking distance for visitors. This lack of facilities creates practicality issues for guests staying at the property.



### 3. Relationship with No. 1 Newlyn Close

A detailed drawing has been prepared and submitted to demonstrate the spatial relationship between the proposed development and No. 1 Newlyn Close, including:

- Separation distances
- 45-degree lines of sight from the nearest rear-facing habitable room windows

The measured distance between the **nearest rear habitable window at No. 1 Newlyn Close and the proposed extension is approximately 28.43 metres (28,436 mm).**

This separation distance is considered **significant and well in excess of typical suburban standards**, ensuring no unacceptable impact in terms of:

- Overbearing effect
- Loss of outlook
- Loss of light

The submitted 45-degree assessment confirms that the proposal **does not breach guidance thresholds**, and therefore preserves neighbouring residential amenity.

### 4. Overlooking and Privacy

The proposal has been amended to address concerns regarding overlooking:

- Side-facing windows toward No. 1 Newlyn Close will be:
  - Window at the North elevation has been provided
  - Fitted with **obscure glazing to the lower panes** (for habitable rooms)
  - The **en-suite window will be fully obscure glazed**

These measures ensure there is **no direct overlooking** into neighbouring properties.

In addition, the site benefits from **substantial existing boundary treatment**, including:

- Mature hedging
- Trees forming a natural green screen

This existing vegetation already provides a **strong visual buffer**, further mitigating any perception of overlooking.



The mature trees between the 42 Field Heath Road and 1 Newlyn Close

## 5. Impact on Residential Amenity

The proposed development:

- Maintains a **substantial separation distance (28m+)**
- Complies with the **45-degree rule**
- Incorporates **obscure glazing and/or window removal**
- Benefits from **existing natural screening**

As such, the proposal will:

- Not result in loss of privacy
- Not cause overshadowing or loss of light
- Not create an overbearing impact

The development is therefore fully compliant with policies relating to residential amenity.

## 6. Parking Provision

The site will retain **12 off-street parking spaces**, which is considered sufficient to serve:

- Existing occupants
- Proposed additional guest accommodation

As the ancillary facilities are not open to the public, the proposal **will not increase parking demand** beyond existing levels.

The development therefore complies with relevant parking standards and policies.

## 7. Conclusion

This revised proposal has carefully addressed all concerns raised by officers, including:

- Demonstrating a **significant separation distance (28 m)**
- Providing **45-degree assessment compliance**
- Introducing **robust privacy mitigation measures**
- Clarifying the **ancillary nature of all proposed uses**
- Confirming **adequate parking provision**
- Provision of the Accessible rooms which caters to the all type of the guests with physical challenges

The development represents a **modest and well-considered extension** that:

- Preserves neighbouring amenity
- Enhances the functionality of the property
- Complies with local and regional planning policies

For these reasons, it is respectfully requested that the application be supported and recommended for approval.