

Planning Statement

Householder Application for: 23 Lilac Place, Yiewsley, West Drayton UB7 9LR

Proposal: Single Storey Side Extension, Part Two Storey Rear Extension, and Replacement

Outbuilding

1. Introduction

This planning statement is submitted in support of a householder planning application at 23 Lilac Place, Yiewsley, West Drayton UB7 9LR. The proposal seeks permission for a single storey side extension, a part two storey rear extension, and the demolition of an existing garage to be replaced with a new outbuilding.

The applicants are a young couple with a growing family, both of whom also work from home. One of the residents is a doctor employed by Hillingdon Hospital, which is currently undergoing redevelopment and facing space constraints. As such, staff are being supported with remote working arrangements. The outbuilding is proposed specifically to facilitate work-from-home arrangements, ensuring a quiet, private space necessary for clinical and administrative duties.

2. Site and Surrounding Context

23 Lilac Place is a two-storey semi-detached property located within a residential cul-de-sac. The surrounding properties are a mix of similarly scaled homes. The existing garage is located at the rear of the plot, and the overall site benefits from a generous garden, with over 50% of the total land remaining undeveloped after the proposed extensions.

It is noted that the neighbouring property at No. 22 Lilac Place is currently derelict and the rear garden is overgrown, providing a natural screen that contributes to visual separation and amenity.

3. Proposal Summary

- Single Storey Rear Extension:**
A 5m deep extension to provide an enlarged living/kitchen/dining area. While Article 4 directions in Hillingdon limit permitted development to 4m, this proposal seeks approval via planning permission. The extension has been sensitively designed to avoid any adverse impact on neighbouring amenity or character.
- Side Extension:**
A single storey side extension, set over 1 metre away from the side boundary to maintain access and prevent any sense of enclosure. The design complements the existing structure and streetscape.

- **Part Two Storey Rear Extension:**

The upper-storey element has been carefully designed to respect the 45-degree rule in relation to neighbouring properties, ensuring no unacceptable loss of light or outlook.

- **Replacement Outbuilding:**

The proposal includes replacing the existing 33 sqm garage with a new 34 sqm outbuilding. It will be fully insulated and have a roof height under 4m. This building will be used as a home office for both applicants. Its position has been set back from the original garage footprint to reduce visual impact and avoid being overbearing, while maintaining good screening. It is in keeping with the character of the area and uses high-quality, sympathetic materials.

4. Justification and Policy Compliance

The proposal complies with the key principles of the London Borough of Hillingdon Local Plan, including policies BE1 (Design of New Development) and DMHD 1 (Alterations and Extensions to Residential Dwellings), as well as national design guidance.

Key considerations:

- **The design respects the scale, massing, and character of the host dwelling and surrounding properties.**
- **The amenity of neighbours is preserved, with no unacceptable loss of light, outlook, or privacy.**
- **The outbuilding is modest in scale, replacing an existing garage, and sited to minimize visual impact.**
- **Over 50% of the original garden space remains, maintaining open character and avoiding overdevelopment.**
- **The side extension's setback of more than 1m supports access and avoids a terracing effect.**
- **The proposal contributes positively to the work-from-home infrastructure, responding to evolving housing and employment needs.**

5. Special Considerations

The applicant, as a medical professional, requires a dedicated, quiet workspace due to the nature of NHS remote work. Hillingdon Hospital is encouraging home-based working during its redevelopment phase by providing equipment for staff to operate from home. The outbuilding offers a practical and necessary solution for a young, growing family balancing work and home life, and reflects wider sustainability and social well-being goals in housing.

6. Conclusion

The proposed development is modest, carefully considered, and sympathetic to the character of the existing dwelling and surrounding area. It provides essential living and working space to support a growing family and a frontline healthcare worker. The proposal adheres to the planning policies of the London Borough of Hillingdon and should be viewed favourably.

We respectfully request that this application be approved.