

Planning Statement

In support of a householder planning application

Site address	30 Glenalla Road, Ruislip, HA4 8DL
Applicant	Shemica Calliste
Local Planning Authority	London Borough of Hillingdon
Application type	Householder planning application
Date	10 July 2026

Proposed development

Single-storey side and rear extensions following demolition of the existing detached garage and rear outbuilding; alterations to the front elevation including a new curved bay window and a new entrance door; internal reconfiguration to form a three-bedroom dwelling with en-suites; installation of two rooflights and the formation of two off-street parking bays to the front.

1. Introduction

1.1 This Planning Statement is submitted on behalf of the applicant in support of a householder planning application to the London Borough of Hillingdon for single-storey side and rear extensions, associated front alterations and the internal reconfiguration of an existing dwelling at 30 Glenalla Road, Ruislip, HA4 8DL.

1.2 The property is a detached single-storey dwelling (bungalow) in residential use (Use Class C3). The proposal retains that use and provides enlarged, reconfigured single-storey family accommodation.

1.3 The main planning considerations are the principle of the development; the effect of the extensions and front alterations on the appearance of the dwelling and the street scene; the effect on neighbouring amenity; car parking and highways and surface water drainage. The site lies within Flood Zone 1 (the lowest flood risk) and is not subject to any conservation, heritage, Green Belt or tree-protection designations.

2. The site and surroundings

2.1 The site comprises a detached single-storey dwelling set within its own plot, with a garden to the rear and off-street space to the front. The dwelling has a hipped, tiled roof with a chimney and is finished in materials typical of the surrounding housing. A detached garage and a separate detached outbuilding stand to the rear of the plot.

2.2 The surrounding area is established suburban residential development on Glenalla Road, characterised by detached and semi-detached houses and bungalows, many of which have been extended or altered. Householder extensions, loft conversions and similar alterations are part of the established character of the street.

2.3 The site is not within a conservation area, is not listed and does not affect the setting of any listed building. It is not within the Green Belt, no protected trees affect the site and it lies within Flood Zone 1. No heritage or environmental designations are engaged.

2.4 The adjoining properties are No. 28 Glenalla Road on one side and No. 32 Glenalla Road on the other.

3. The proposal

3.1 The application seeks single-storey extensions and alterations, together with internal reconfiguration, as shown on the proposed drawings DEW/2026/05/10DE/06 (Proposed Floor Plans), /07 (Proposed Elevations) and /08 (Proposed Section). The works are single-storey throughout; the dwelling remains a single-storey bungalow and the main roof form and chimney to the front are retained.

3.2 The existing detached garage and the detached rear outbuilding are demolished.

3.3 A single-storey rear extension is added, with a flat roof approximately 3.0 m in depth and approximately 2.9 m in height, incorporating a double door and windows serving the enlarged accommodation, together with two rooflights.

3.4 A single-storey side extension is added with a pitched roof that connects to the existing main roof, matching its materials and pitch while remaining subordinate to it. The side facing No. 32 Glenalla Road contains no windows.

3.5 To the front, a new curved bay window is introduced, designed to mirror and balance the existing curved bay on the opposite side of the front elevation, together with a new central entrance door. Two off-street parking bays are formed to the front.

3.6 Internally, the dwelling is reconfigured to provide three bedrooms, each with an en-suite, together with a living room and kitchen. New external materials are to match the existing dwelling.

4. Relevant planning history

4.1 A search of the Council's online planning register did not identify any relevant planning history for the application site. There is recent planning activity for householder extensions and alterations elsewhere on Glenalla Road, reflecting the established pattern of such development in the area.

5. Planning policy framework

5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires applications to be determined in accordance with the development plan unless material considerations indicate otherwise. The adopted development plan comprises the Hillingdon Local Plan: Part One – Strategic Policies (2012), the Hillingdon Local Plan: Part Two – Development Management Policies (2020) and the London Plan (2021).

5.2 The policies most relevant to this proposal are: Policy BE1 (Built Environment) and Policies DMHB 11 (Design of New Development) and DMHD 1 (Alterations and Extensions to Residential Dwellings) on design, character and the street scene; DMHB 11 and DMHD 1 on residential amenity; DMHB 16 (Housing Standards) and DMHB 18 (Private Outdoor Amenity Space) on internal and external space; DMT 6 (Vehicle Parking) on parking and highways; DMHB 14 (Trees and Landscaping); and DMEI 9 and DMEI 10 on flood risk and water management. London Plan Policies D3, D4 and D6 (design and housing quality) and SI 13 (sustainable drainage) are also relevant.

5.3 The National Planning Policy Framework (December 2024) is a material consideration, in particular Chapter 12 on achieving well-designed and beautiful places together with the presumption in favour of sustainable development.

6. Planning assessment

Principle

6.1 The proposal extends, alters and reconfigures an existing dwelling in an established residential area, retaining a single family dwelling (Use Class C3). Development of this kind is acceptable in principle, subject to design, amenity, parking and drainage consistent with Policies DMH 1 and DMH 2.

Design and character (Policies BE1, DMHB 11 and DMHD 1)

6.2 The works are single-storey throughout and subordinate to the host dwelling. The rear extension has a depth of approximately 3.0 m and a flat-roof height of approximately 2.9 m, within the limits in Policy DMHD 1 for single-storey rear extensions to detached houses (up to 4.0 m deep, and up to 3.0 m high for a flat roof). The side extension is well within the "half the width of the original dwelling" limit in Policy DMHD 1 and carries a subordinate pitched roof that matches the pitch and materials of the main roof.

6.3 To the front, the new curved bay window is deliberately designed to mirror the existing curved bay on the opposite side of the front elevation, producing a balanced, symmetrical frontage that respects the character of the dwelling. The new entrance door and the modest widening of the frontage are subordinate alterations that maintain the established building line and rhythm of the street. External materials match the existing dwelling. The proposal therefore accords with Policies BE1, DMHB 11 and DMHD 1.

Residential amenity (Policies DMHB 11 and DMHD 1)

6.4 The effect on neighbours is limited. The development is single-storey and low, and there are no openings in the flank elevation facing No. 32 Glenalla Road, so no new overlooking or loss of privacy arises. The accompanying Daylight, Sunlight and Overshadowing Assessment, prepared with reference to BRE guidance, confirms that the single-storey form does not cause a material loss of daylight or sunlight or an overbearing impact, to the neighbouring properties; a 23-degree daylight projection to the nearest habitable-room window of No. 32 sits well within the BRE and Policy benchmarks. The proposal accordingly accords with Policies DMHB 11 and DMHD 1.

Housing standards and amenity space (Policies DMHB 16 and DMHB 18)

6.5 The reconfigured dwelling provides generously sized bedrooms and living accommodation that meet the nationally described space standards. Private outdoor amenity space is retained to the rear in accordance with Policy DMHB 18.

Parking and highways (Policy DMT 6)

6.6 The existing detached garage is removed and replaced by two off-street parking bays to the front, each measuring 2.4 by 4.8 m. This provides off-street parking appropriate to a three-bedroom dwelling in accordance with Policy DMT 6 and the Council's parking standards.

Trees, landscaping and drainage (Policies DMHB 14, DMEI 9 and DMEI 10)

6.7 No protected trees are affected by the proposal. The site lies within Flood Zone 1. Surface water from the new front hardstanding will be managed in accordance with the drainage hierarchy.

7. Planning balance and conclusion

7.1 Read as a whole, the proposal accords with the development plan. It provides a well-designed, subordinate, single-storey enlargement of an existing dwelling that respects the character of the building and the street scene, protects neighbouring amenity, retains appropriate off-street parking and amenity space, and raises no heritage, tree or flood-risk concerns. It is respectfully requested that planning permission be granted.