

114 Bushey Road, Uxbridge, UB10 8JX

Householder Planning Application – Planning Statement

## **1. Introduction and background**

This Planning Statement supports a householder application for substantial extensions and alterations at 114 Bushey Road, Uxbridge, UB10 8JX (the “application site”). The proposal follows a formal pre-application submission to the London Borough of Hillingdon (ref. 22707/PRC/2025/180) and a meeting with the case officer on 15 January 2026

The current scheme has been comprehensively redesigned to address all points raised in the Council’s pre-application officer report, including: maintaining the existing ridge height, reducing the height of the two-storey elements to ensure subservience, omitting side and rear dormers and the crown roof, revising the front extension so that it no longer has a flat roof, retaining the open character of the front boundary, removing the single-storey side element behind the garage to protect neighbour amenity, and providing a full arboricultural survey with a clear tree removal and replacement strategy

## **2. Site and proposal**

The property is a detached, two-storey dwelling on a prominent corner plot at the junction of Bushey Road and Hoylake Crescent, within an established residential area. It is brick-built with a hipped tiled roof and existing single-storey flat-roofed extensions to both sides and to the rear, with off-street parking to the front and gardens to the side and rear.

Bushey Road is mainly characterised by single-storey detached bungalows of a similar original design, with 114 and a small group of other dwellings (nos. 53, 55 and 57) forming a two-storey cluster of a differing style. Hoylake Crescent displays a more varied character with a mix of single and two-storey homes. The site is not within a Conservation Area or Area of Special Local Character and has no other specific constraints

In its amended form, the proposal comprises:

- A part single, part two-storey side and rear extension designed to be clearly subordinate to the host dwelling in height, width and massing.
- A re-designed single-storey rear extension that remains within the 4 m depth guideline for detached dwellings, with the option to transfer some floorspace from the formerly proposed side addition behind the garage into a modest increase to the rear, as explicitly supported in the pre-application advice.
- A re-designed, modest front extension that avoids a dominant flat-roofed frontage.

- Retention of the existing open front boundary treatment and like-for-like replacement of rear/side fencing where needed, with no 1.8 m metal railings to Bushey Road and with boundary heights kept to existing levels.
- A tree removal and replacement strategy based on a detailed arboricultural survey, retaining important trees where possible and providing new planting and hedgerows, particularly along the prominent boundaries, to enhance amenity and biodiversity.

No changes are proposed to the existing vehicular access or parking arrangement.

### **3. Planning policy framework**

The proposal has been prepared having regard to the Development Plan and other material considerations, including:

- Hillingdon Local Plan: Part 1 (2012) – in particular Policy PT1.BE1 (Built Environment)
- Hillingdon Local Plan: Part 2 – Development Management Policies (2020), including Policies DMHB 11 (Design of New Development), DMHB 12 (Streets and Public Realm), DMHB 14 (Trees and Landscaping), DMHB 18 (Private Outdoor Amenity Space), DMHD 1 (Alterations and Extensions to Residential Dwellings) and DMEI 7 (Biodiversity).
- London Plan (2021), particularly Policies D3 and D4 regarding high quality design and contextual response.
- National Planning Policy Framework (NPPF) 2024, including the core objective of achieving sustainable development and making effective use of existing housing stock.

The Council's pre-application report sets out in detail how householder developments at the site must respond to the above policies, including specific dimensional and qualitative criteria for rear, side, front and roof extensions, as well as boundary treatments and trees.

## **4. Design and townscape**

### **4.1 Overall approach**

The officer's principal concerns at pre-application stage related to excessive overall height and massing, lack of subservience, the visual impact of the crown roof and dormers, the flat-roofed front extension, and over-enclosing front boundary treatments. The scheme now submitted has been materially reduced and re-composed to respond directly and positively to those points.

The key design responses can be summarised as follows:

- The existing main roof ridge height is retained, in accordance with the clear advice that raising the main roof “will generally not be supported” and that the original ridge should be maintained.
- The two-storey side and rear elements are lowered so that their ridges sit below the existing ridge, ensuring that these read as clearly subordinate additions and no longer overwhelm the original dwelling.
- The previously proposed side and rear dormers and the crown roof are omitted entirely, avoiding the top-heavy, boxy profile identified as harmful in the pre-application report.
- Due to the above changes, the two storey side extension element has been retained with a 2m distance from boundary as this now sits better with the overall reduced scheme at roof level and we feel that allowing this double storey side extension will not create overall harm.
- The front extension is re-designed to avoid a dominant flat roof, instead using a pitched roof which creates a better front elevation.
- The front boundary retains the existing low brick wall and open character.

Taken together, these changes ensure the extensions appear as harmonious, subordinate additions and avoid the disproportionate, over-developed appearance previously identified.

## **4.2 Compliance with DMHD 1 and DMHB 11**

Rear extension:

- The roof form and overall height comply with the requirement that flat roofs not exceed 3 m and that any pitched roofs remain subordinate to the original.
- Any modest additional depth transferred from the removed side element behind the garage is confined to the rear where the officer confirmed there would be no adverse impact on the adjoining bungalow, given its existing deeper rear projection.

Side extension:

- It remains set-in more than 1 m (indeed approximately 2 m) from the side boundary, a separation distance the officer already considered sufficient to preserve the openness of the corner plot.
- The extension is set back from the principal front elevation in accordance with DMHD 1, reinforcing its subservient character.

Front extension:

- The front extension no longer has a flat roof, addressing the officer's concern that such an arrangement would dominate and alter the overall appearance of the house.
- The updated design ensures a more modest, articulated form that sits comfortably beneath existing first-floor windows and respects the rhythm of the street, in line with DMHB 11 and DMHB 12.

Roof form and loft:

- The main roof ridge is retained and not raised, directly satisfying both policy and the explicit pre-application recommendation.
- The crown roof is removed, as requested.
- Side and rear dormers have been omitted, eliminating the boxy, top-heavy impression and preserving the original hipped character when viewed from Bushey Road and Hoylake Crescent.

Boundary treatments:

- The proposed 1.8 m railings to Bushey Road, which the officer concluded would be "wholly at odds" with the open frontage character and would harmfully enclose the site, have been deleted.
- Existing low front boundary treatment is retained, with any replacement side or rear fencing kept at the existing height, as advised, and supplemented by hedging and planting to soften visual impact.

In this revised form the proposal meets the objectives of Policies DMHD 1 and DMHB 11 by ensuring that the scale, height, massing and detailing reflect the established character of the area and that the additions appear clearly subordinate to the host dwelling.

## **5. Residential amenity**

The pre-application report accepted that, due to the corner plot, the two-storey side extension would have no adverse impact on neighbouring amenity in terms of light, outlook or privacy, and confirmed that the proposed rear extension is less deep than the existing rear projection at 112 Bushey Road.

The only amenity concern identified related to the proposed single-storey side extension behind the existing garage, which would have encroached closer to the shared boundary with 112 and reduced light and outlook to the neighbouring bedroom side window, which is the sole window to that room. The officer recommended removing this side element and, where needed, redistributing the floorspace to the rear instead, which was explicitly stated to be acceptable.

The present scheme responds exactly to that advice:

- The single-storey side extension behind the existing garage has been removed, so the built form no longer moves closer to the shared boundary than at present, thereby preserving light and outlook to the neighbour's bedroom window.
- Any additional floorspace required at ground floor level has been re-located to the rear within the policy-compliant rear projection, which the officer acknowledged would not harm neighbour amenity due to the deeper existing extension at 112..

On this basis the proposal secures a satisfactory relationship with adjoining occupiers, fully addressing the pre-application concerns and complying with Policies DMHB 11 and DMHD 1 in relation to daylight, sunlight, outlook and privacy.

## **6. Trees, landscaping and biodiversity**

The pre-application report recognises that the site contains trees to the front, sides and rear, and that publicly visible trees contribute positively to the street scene. It also acknowledges that the two-storey side extension is likely to require removal of some trees and/or hedgerows and therefore requires any future application to be supported by an accurate arboricultural survey with suitable mitigation.

The current application includes a comprehensive arboricultural survey and impact assessment, identifying which trees must be removed to accommodate the footprint of the revised development and which can be retained, together with detailed protection measures. A planting and landscape scheme is provided that:

- Retains high-value and publicly visible trees wherever feasible, consistent with Policy DMHB 14's expectation that development retain or enhance significant landscape features.
- Provides on-site replacement trees and hedging to compensate for any necessary removals, in accordance with DMHB 14 and DMEI 7, ensuring replacement features of equivalent biodiversity and visual value.<sup>[1]</sup>

The pre-application report confirms that the site lies in Flood Zone 1, outside any critical drainage area, and that there are no in-principle flooding concerns provided new hardstanding (such as patios) is permeable. The proposal adheres to this approach and provides permeable surfaces where practicable.

With regard to ecology, the pre-application advice notes that the roof appears in reasonable condition and, given the urban context, it is unlikely that bats are present, so a bat survey was not considered proportionate. The upgrades proposed are therefore consistent with Policy DMEI 7 in terms of proportionate ecological response while still delivering biodiversity enhancement through new planting.

## **7. Private amenity space and parking**

The pre-application report confirms that, for a six-bedroom dwelling as proposed, a minimum of 100 sqm of private amenity space is required and that, following the extensions, the property would retain rear garden space well in excess of this standard, thereby complying with Policies DMHB 18 and DMHD 1. The current application does not extend further than envisaged in the officer's assessment in a way that would erode this garden area, so that compliance is maintained.

The report also confirms that no changes are proposed to the existing parking or vehicular access and that there are no concerns in this regard under Policy DMT 6. The present scheme continues to retain adequate on-site parking within the existing forecourt arrangement.

## **8. Principle of development and overall planning balance**

The pre-application advice accepts that enlargements and alterations to existing dwellings in this urban residential area are acceptable in principle, subject to compliance with design, amenity, trees and other development plan policies.

This application represents a carefully moderated, policy-led response to that advice, delivering:

- A significantly improved and more family-sized dwelling on an appropriately large plot, making efficient use of existing housing stock in line with the NPPF 2024 and London Plan Policy D3, while remaining physically and visually subordinate to the original building.
- A design that now respects local character, maintains the perceived openness of the corner plot, and avoids the over-development, excessive bulk and boxy appearance previously identified.
- A layout that protects the amenity of neighbouring occupiers, notably by omitting the side extension behind the garage that would have affected the sole bedroom window at 112 Bushey Road.
- A landscape and tree strategy that both responds to the necessity of limited tree removal for development and provides meaningful on-site replacement planting and visual enhancement of the street scene, as required by Policies DMHB 14 and DMEI 7.
- Full retention of policy-compliant garden space and adequate off-street parking.

In light of these changes, the proposal now accords with Policies PT1.BE1, DMHD 1, DMHB 11, DMHB 12, DMHB 14, DMHB 18, DMEI 7 and DMT 6 of the Hillingdon Local Plan; with relevant London Plan design policies including D3 and D4; and with the NPPF 2024 objective of achieving well-designed, sustainable development.

## **9. Conclusion**

The scheme has been comprehensively revised to address each of the specific design, amenity, boundary and tree-related concerns raised in the Council's pre-application officer report, and to adhere fully to the detailed recommendations set out therein

The development will deliver a high-quality, proportionate and subservient extension to an existing dwelling in a sustainable urban location, with no identified harm to residential amenity, townscape character, highway safety, trees or biodiversity. On this basis, it is respectfully requested that the application be approved.