

## Planning Statement

Proposed Extensions at 112 Warwick Crescent, Hayes, UB4 8RQ

### 1. Introduction

This Planning Statement is submitted in support of a householder planning application at 112 Warwick Crescent, Hayes. The property is a residential dwelling, and the proposal seeks to improve the living accommodation through a loft conversion, roof alterations, and associated internal changes.

The application is supported by the following drawings prepared by Merchant Design Services:

- Existing & Proposed Floor Plans (Ground & First Floor)
- Proposed Loft Floor Plan and Roof Plan

It should also be noted that planning permission has previously been granted for a single-storey rear extension (ref. 22729/APP/2025/1837) and a loft conversion (ref. 22729/APP/2025/1827).

### 2. Site and Surroundings

The application site is located on Warwick Crescent, within a residential area of Hayes. The surrounding street scene is characterised by two-storey terraced and semi-detached houses, many of which have been extended at the rear and into the roof space. The property is not listed, nor is it within a Conservation Area.

### 3. The Proposal

The proposed development includes:

- A loft conversion with rear dormer and skylights to provide additional habitable accommodation.
- Associated roof alterations, including the installation of Velux windows.
- Internal reconfiguration to improve layout and functionality, including provision of additional bedrooms and bathrooms.

The works will use materials that match or are similar in appearance to the existing dwellinghouse to ensure consistency.

### 4. Planning Policy Context

The application has been assessed against the London Plan (2021), the Hillingdon Local Plan, and national planning guidance (NPPF).

Key policy considerations include:

- Design and Character: The development respects the form, scale, and design of the host property and wider street. Dormer extensions are common in the area and the proposed

dormer is modest in scale and subordinate to the roof.

- Neighbour Amenity: The proposal avoids adverse impacts on neighbours. The side windows will be obscure-glazed and fixed below 1.7m to protect privacy.
- Sustainability: The scheme optimises the use of existing housing stock by providing additional family accommodation without the need for new land take.

## **5. Design and Impact Assessment**

The proposed loft conversion and rear dormer will be constructed with matching tiles to the main roof. Roof lights will not project more than 150mm above the roof plane, complying with design guidance.

The dormer is positioned to minimise visual impact and ensure the extension remains subordinate. Privacy is protected by the use of obscure glazing on side-facing windows.

No loss of daylight, sunlight, or outlook to neighbouring occupiers will occur due to the siting and scale of the proposal.

## **6. Conclusion**

The proposed loft conversion and associated works at 112 Warwick Crescent will provide much-needed additional living accommodation for the applicant's family. The scheme has been carefully designed to respect the character of the property and surrounding area, and it will not result in undue harm to the amenities of neighbouring occupiers.

The proposal is consistent with local and national planning policy, and planning permission is therefore respectfully sought.