

The Rancher, Rickmansworth Road, Harefield, UB9 6JX

August 2026

Introduction Letter

Dear Hillingdon Council Planning Officer

This application seeks householder planning permission for a single-storey ground floor front infill extension and small side extension to The Rancher, Rickmansworth Road, UB9 6JX. The property is not listed or within a conservation area.

The proposed works are modest in scale, and carefully consider the existing context. The proposed extensions maintain the heights and form of the existing building, and the proposals are set back from the existing properties projecting forms.

The proposed alterations and materials are in keeping with the existing building and character of the area, the design, scale and layout would also safeguard the amenities of neighbouring residents and adjoining land users. There are many examples of planning precedents for extensions of a similar scale in the close vicinity and the wider area.

Please refer to the following pages, along with the planning drawings, to understand the proposal in context. We would also be very happy to discuss or confirm any information that you require: Please call me on 07767 302318.

Yours sincerely,

Michael Morgan

MArch

Design & Access Statement

Existing Property

- The original house is a detached property of residential use.
- The original house has a small kitchen which lacks natural daylight, is no longer suitable for the applicant's needs, and is not in-keeping with a property of this size and the number of bedrooms. There is also no bathroom with a bathtub.

Use

- The proposal does not change the property's existing use as a single-family home.
- The extensions would not create, or be capable of creating a separate dwelling.

Layout

- The front infill extension extends the kitchen to a size suitable for a four-bedroom property, and allows for a formalised entrance hall with a small WC.
- The small side extension adds a modest dressing area to the master bedroom.
- Internal reconfiguration combines the existing shower room and WC into a generous bathroom, and an ensuite is added to the master bedroom.

Amount & Scale

- The volume is subservient to, and in-keeping with, the scale of the existing property, it's surrounding curtilage, as well as the surrounding dwellings.
- The eaves are in-line with the existing building – extending their existing forms.
- Given the detached nature of the property and the neighbouring properties, the proposal would have little to no impact on the neighbouring properties.
- There will be no adverse effect on character or appearance of the area or the street.

Appearance

- All the extension's materials are to match and complement the existing building.
- The envelope will be highly insulated and utilise high quality, durable materials which match the existing context.
- All new windows and doors with glazing are to match the existing and be double or triple glazed and achieve the current building regulation u-values.
- The new pitched rooflights will be low profile and double glazed.

Access

- The proposed works still maintain a large driveway with ample parking provisions.
- The proposal has no impact on the existing access arrangements to the property.
- The internal circulation has been created at maximum feasible widths to enable ease of movement.