

PLANNING STATEMENT



CLIENT: ANDY AND SAM THOMPSON

PROJECT ADDRESS: 11 SWEETCROFT LANE, HILLINGDON, MIDDLESEX. UB10 9LD

DATE: 07 FEBRUARY 2025

REF: 0429

INTRODUCTION / PLANNING HISTORY

This planning Statement is to support a Householder application in relation to a single storey rear extension and new front porch at 11 Sweetcroft Lane, Hillingdon.

The only planning history on the site, accessible on the Hillingdon Borough Council's website is:

REF: 25480 / TRE/ 20007 / 79 : Tree Surgery to 3 oak trees in group G1 TPO 39 : approved

OTHER RELEVANT PLANNING APPROVALS:

17 Sweetcroft Lane, Hillingdon : the adjoining property:

REF: 45031/app/2021/131 : Single Storey Rear Extension : APPROVED

OBJECTIVES / PLANNING CONSIDERATIONS

The objective is to form a single storey rear extension, projecting to the rear as far as the existing store at the rear of the garage.

This gives a projection of 5.6m from the rear of the house and is considered acceptable because it is tucked to the side of an existing structure so does not have any adverse impact on the amenity of neighbouring properties, particularly given that the adjoining property at 17 Sweetcroft Lane has recently extended to a similar depth at the rear.

Because it would adjoin the existing side wall of the store, it would not appear dominating or intrusive in relation to neighbouring properties. It would not affect light in to the neighbour's property and would not cause any loss of amenity.

The proposals also include a new enclosed front entrance porch with a new pitch roof very similar to the existing.

The property currently has three parking spaces and these would remain as existing.

DESIGN AND ACCESS

USE

The existing property is a domestic residential house with ground and first floor accommodation. The use remains unchanged.

AMOUNT

The proposed single storey extension projects 5.6m to the rear and is positioned alongside an existing single storey structure that runs parallel to the side boundary with 17 Sweetcroft Lane.

The height of the flat roof will be about 3.1m from the general ground level.

The proposed extension does not extend the full width of the house at the rear so that the existing sitting room opens out on to the terrace. The extension is 6.3m wide.

LAYOUT

The layout of the proposed ground floor extends the existing kitchen to create a new utility room and kitchen / dining / casual seating area within the new extension, looking out on to the rear garden.

DESIGN AND ACCESS

SCALE

The size and scale of the proposed extension is subordinate to the main house. The new enclosed front porch is a very similar design to the existing porch canopy.

LANDSCAPING

The existing hardstanding at the front of the property, will remain unchanged.

APPEARANCE

The walls to the new extension and porch will be of matching facing brick to ensure that the materials blend and coordinate with the existing materials

ACCESS

Vehicular access to the property will be via the existing driveway off Sweetcroft Lane

PROTECTED TREES



There are two groups of trees to the front of the properties

They are all protected by TPO 39, G1 on the schedule.

It is proposed to protect the trees during the construction work using HERAS fencing located around the trees to create a protective barrier

Please see Drawing 0429.13

CONCLUSION AND ECOLOGY

Consideration has been given to the local planning policies in the design of both the front porch and the rear extension.

Consideration has been given to the protection of the oak trees in the front garden mindful of the need to protect the trees during the construction work.

Materials have been chosen to compliment the existing materials and the scale of the proposed extension are considered appropriate given the existing site characteristics.

As the proposals do not disturb or cut in to any existing roof or structure it is deemed that a PRA is not required.