

Planning Statement

For the part single part double storey rear extension
at
31 Tudor Road, Hayes UB3 2QB



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Application documents:

- Planning Statement
- Drawings:
 - 6024-1 Existing Site Plan and Elevations
 - 6024-2 Existing Plans
 - 6024-3 Proposed Site Plan and Elevations
 - 6024-4 Proposed Plans

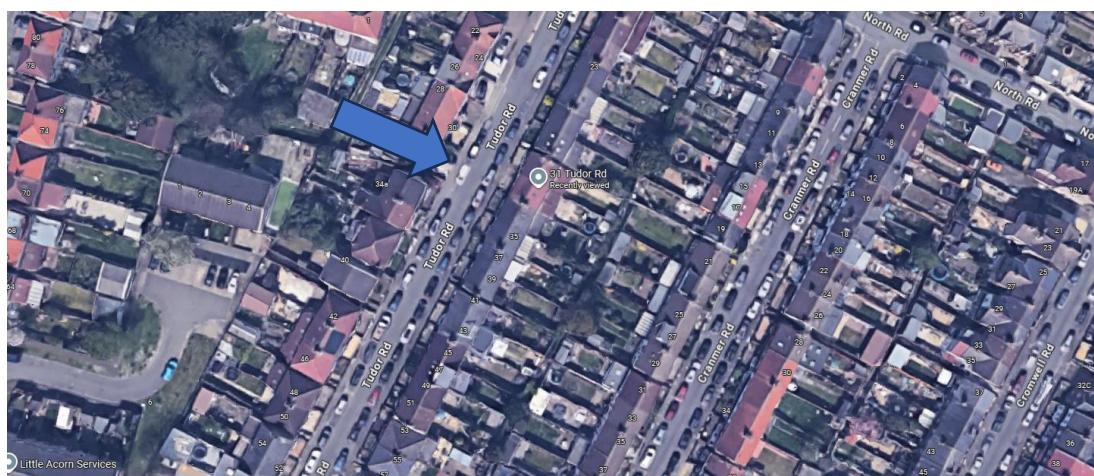
Introduction

This statement is submitted in support of a householder planning application to Hillingdon Borough Council for the erection of a part single-storey, part double-storey rear extension.

The application property already benefits from planning permission for a single-storey 4m rear extension. However, due to the presence of a 5.7m rear extension at the neighbouring property and the recent development at 19 Cranmer Road, located opposite the application site at the garden side. This application seeks permission for a similar development. No. 19 Cranmer Road was granted planning permission in December 2024 for a 6m single-storey rear extension and a 2.92m first-floor extension (application ref. no. 79049/APP/2024/2551).

Location and site

The application site is situated on the eastern side of Tudor Road within a residential area. The property shares its southern boundary with no. 33 Tudor Road. To the north, there is a 1-metre-wide pathway between the application site and no. 29 Tudor Road.



Proposal

The proposal is to erect a single-storey rear extension with a depth of 6m. The extension will feature a partly flat roof with an eaves height of 2.85m and a partly pitched roof, retaining the pitched roof style of the existing single-storey extension. The extension will create a larger living and dining space.

Above the single-storey extension, a part-width first-floor extension with a depth of 2.9m is proposed. This first-floor extension complies with the 45-degree rule and will not adversely impact nos. 29 and 33 Tudor Road.

The ground floor extension will project an additional 3.07m beyond no. 33 Tudor Road, which currently has one window and a large double door leading to a habitable space. Although the extension may cause some loss of light, the impact is minimal and considered acceptable. As the application property is to the north-east of no. 33, any overshadowing will occur only in the early morning, and no. 33 will benefit from daylight for most of the day without significant impact from the proposed extension.

No. 29 Tudor Road already benefits from a single-storey 5.73m extension, and the proposal will not have any adverse impact on this property.

The proposed materials will be brick and roof tiles to match the existing building.

The retained garden space measures approximately 63 sq. m, which is adequate for a 2-3 bedroom house and complies with local amenity space standards.

Conclusion

The proposal will not have an adverse impact on neighbouring properties in terms of overshadowing, loss of outlook, or loss of privacy. The larger ground-floor extension is sympathetic to the character of the surrounding area, where similarly sized extensions exist, notably the recent development at no. 19 Cranmer Road, which received planning permission for a comparable scheme in 2024 (ref. no. 79049/APP/2024/2551).

Overall, the development is in keeping with the established pattern of extensions in the vicinity and will enhance the usability of the application property without causing harm to the residential

amenities of neighbouring occupants. Accordingly, the proposal complies with relevant planning policies and is respectfully submitted for approval.

Photos of the site:**Rear view at nos. 31 and 29 Tudor Road****Rear view at nos. 33 and 31 Tudor Road**



Rear view at nos. 33 , 31and 29 Tudor Road



View from rear garden onto no. 19 Cranmer Road