

08 November 2023

Planning Department  
London Borough of Hillingdon  
Civic Centre  
High Street  
Uxbridge  
UB8 1UW

Dear Planning Team,

8 ELMBRIDGE CLOSE HOUSEHOLDER PLANNING APPLICATION FOR ERECTION OF SINGLE-STOREY SIDE/REAR EXTENSION WITH HABITABLE ROOF SPACE AND CONVERSION OF EXISTING ROOF SPACE TO HABITABLE USE TO INCLUDE 1 REAR DORMER WITH 1 ROOF LIGHT ON THE FRONT SLOPING PART OF THE ROOF AND 3 ROOF LIGHTS ON THE FLANK ELEVATIONS.

Please consider this letter as a supporting document for the application enclosed.

We are instructed by our client, Mr Farid Sadiq, to submit the enclosed planning application for the erection of side/rear extensions and loft conversion to include a rear dormer.

#### THE NEIGHBOURHOOD



Figure 1 View from Elmbridge Close looking over to 8 Elmbridge Close (in red), No: 7 on the left and No: 9 on the right

The application site is located within a residential area of Ruislip comprising largely interwar dwellings of a variety of size, design, scale and appearance. The application site is located within a street scene of single-storey detached dwellings with side/rear extensions with roof conversion and two-storey semi-detached dwellings. The application site forms one of three matching single-storey dwellings located at the end of a cul-de-sac and is of traditional design featuring a pitched roof with red clay tiles and a front gable. The property includes a hard-surfaced front yard and a grassed rear garden. The application site borders two detached dwellings, No 7 and 9 which have been extended previously with similar strategies.

#### PRECEDENTS

At No 9 Elmbridge Close, planning permission was granted in April 2011 (32220/APP/2011/430) for Single storey side/rear extension with habitable roof space to include 1 x side dormer, 1 x side and 1 x rear rooflight and conversion of existing roof space to habitable use.



Figure 2: No 9 Elmbridge Close

From the case officer's extract,

The proposed scheme has been amended to set the ridge height of the side extension down to match the main ridge height of the existing dwelling and side the extension further back from the front elevation. As a result, the proposed side extension would appear subordinate to the roof slope and main dwelling, in accordance with the guidance set out within section 7.0 of the HDAS Residential Extensions SPD.

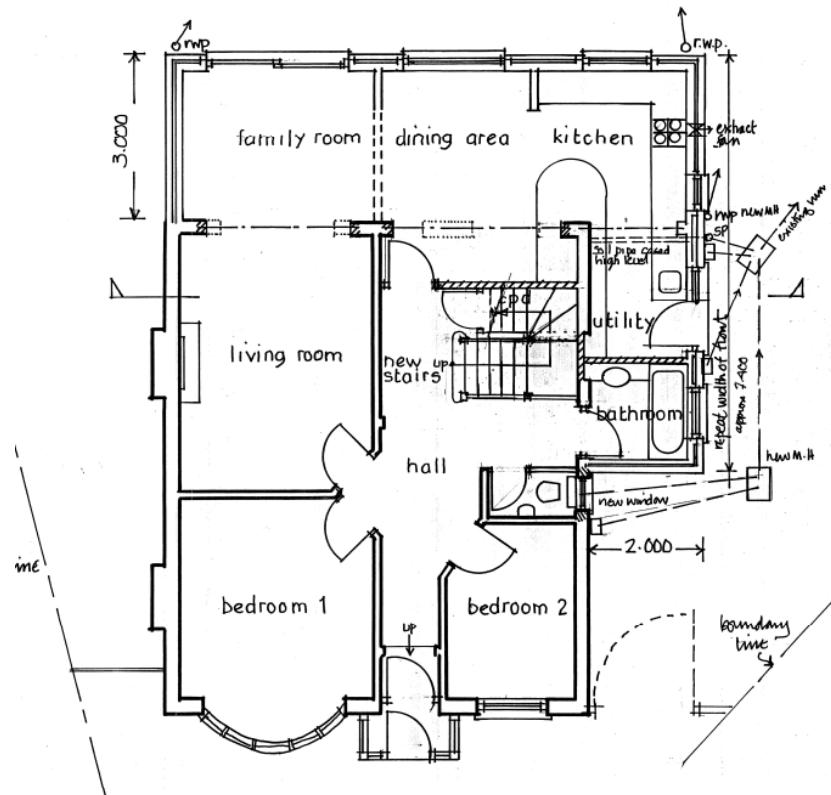
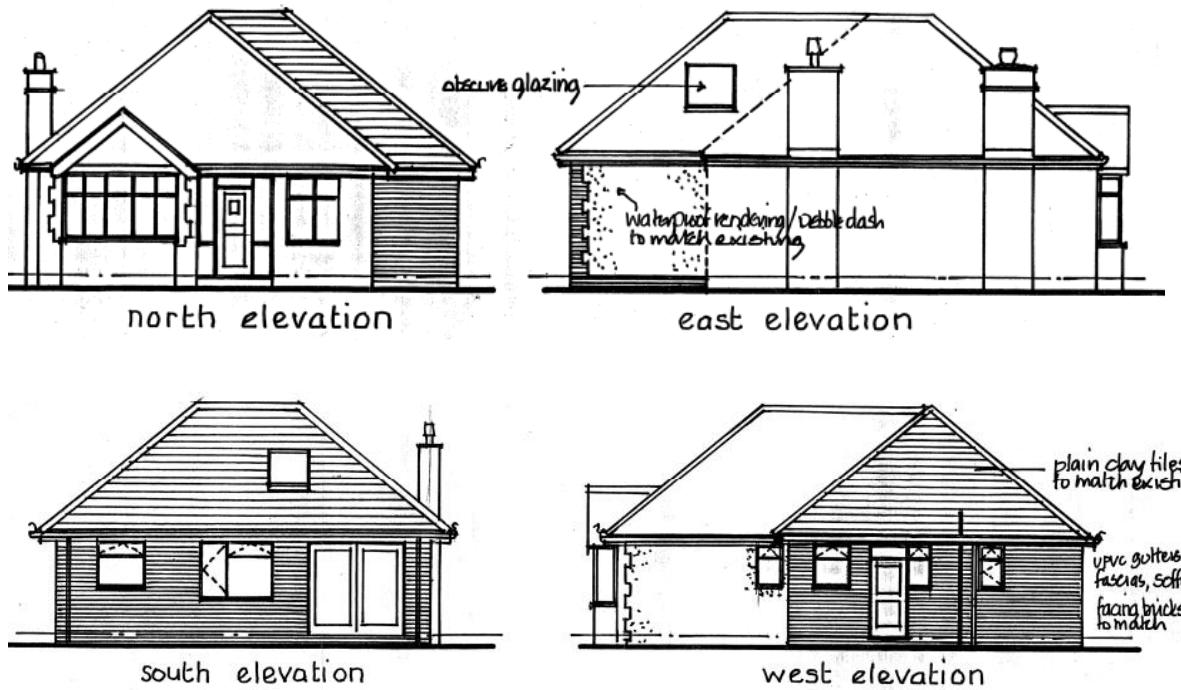


Figure 3: Approved drawings for No:9 Elmbridge Close



Figure 4: No 7 Elmbridge Close

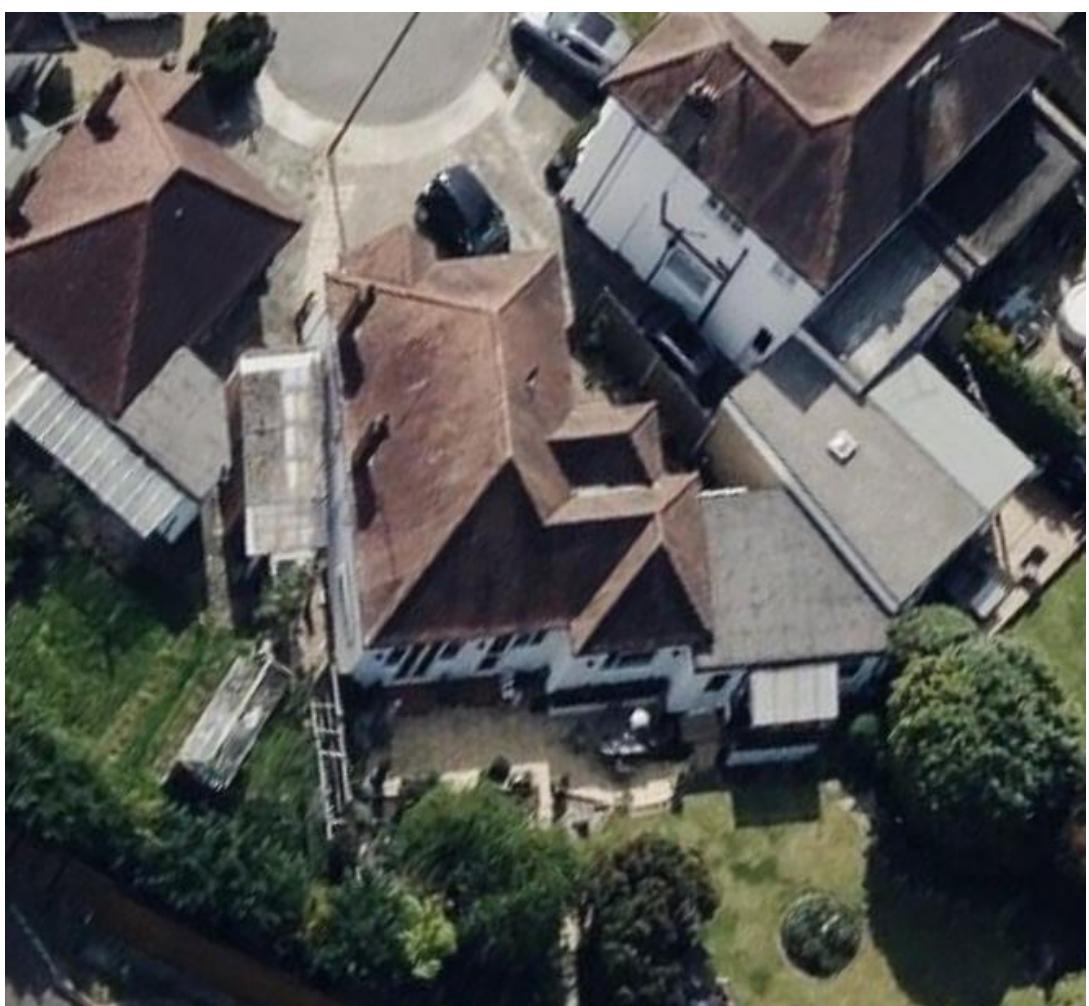


Figure 5: Roof Extensions at No: 7 Elmbridge Close

At No: 7 Elmbridge Close, planning permission was granted in July 2000 (55285/APP/2000/1239) for the erection of single-storey side and rear extensions. No drawings were found on the council website.

#### THE PROPOSAL



Figure 6: Front Elevation

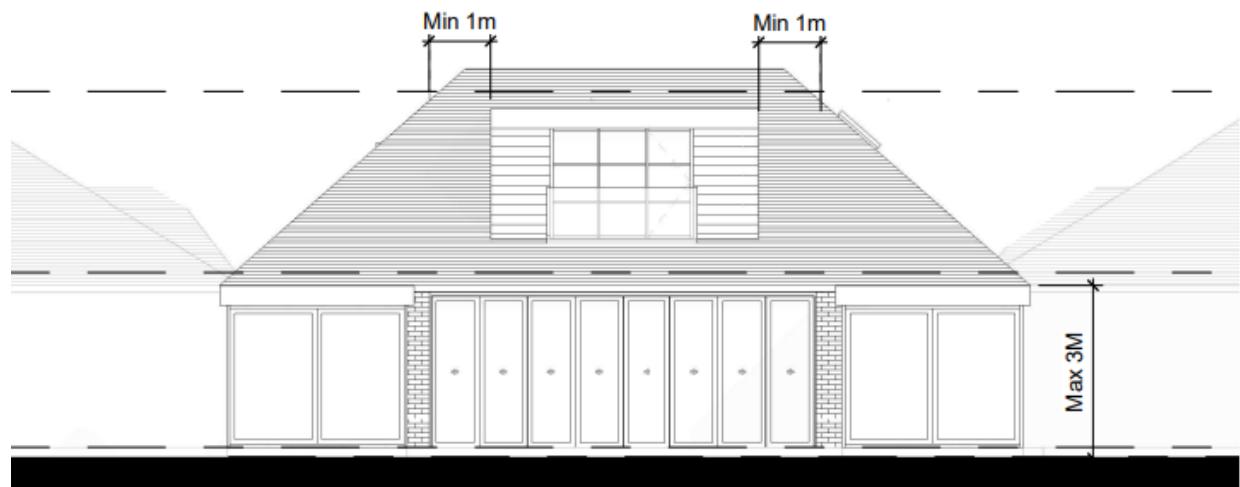


Figure 7: Rear Elevation



Figure 8: Side Elevation 1



Figure 9: Side Elevation 2

The proposal seeks to erect side extensions on both sides and a 2-4m rear extension with associated conversion of habitable roof space to include a rear dormer. The access to the existing garage is too narrow for modern car access and the applicants are unable to use the garage as intended. The existing garage structure is thus demolished, and the existing driveway and the spaces are retained.

#### CONCLUSION

The proposal seeks to enhance the quality of life for a single household/family. The neighbourhood has had similar extensions, and it is considered that there will be no detrimental impact on the amenities of neighbouring occupiers.