

Planning Statement

For the First Floor Rear Extension

at

95 Pole Hill Road, Uxbridge, UB10 0QD

for

Arshad Malik

by

Articlus Ltd

July 2025



Site:

95 Pole Hill Road, Uxbridge, UB10 0QD

Proposal:

3m Deep First Floor Rear Extension

Local Planning Authority:

London Borough of Hillingdon

Planning Statement

1. The existing property is a detached single-storey three-bedroom dwelling house at 95 Pole Hill Road.
2. The house has ample front and rear garden space.
3. A Ground Floor 6m deep rear extension is being constructed under Planning Permission: 282/APP/2024/254.
4. The proposal is to construct a single storey rear extension, to allow for the addition of a new staircase to the loft, being converted to habitable space under LDC: 282/APP/2024/144, and adjacent storage area.
5. The First Floor rear extension is to have its ridge at a lower level than the original house, with walls to the sides stepped back from the ground floor walls by 1.3m, in order to keep the extension subservient to the original house.
6. All finish materials are to match the existing materials.
7. Biodiversity at the site will not be affected by the development, as the proposed changes are at the First Floor level only.
8. The site is not within a flood zone.
9. We trust that the above is to your satisfaction and will lead to a positive outcome of our application.