

Planning Statement

Additions to Roof

at

95 Pole Hill Road, Uxbridge, UB10 0QD

for

Arshad Malik

by

Articlus Ltd

July 2026



Site:

95 Pole Hill Road, Uxbridge, UB10 0QD

Proposal:

Additions to Roof to combine 4no. side facing dormers into 2no. side facing dormers

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. A Loft Conversion including the 4no. side facing dormers is being constructed under Lawful Development Certificate: 282/APP/2024/144.
5. A First-Floor Rear Extension is being constructed under Planning Permission: 282/APP/2025/1939.
6. The current proposal is to combine the 4no. side facing dormers into 2no. side facing dormers, in order to allow for a more rational internal layout.
7. The dormer infills are to exactly match the dormers height, extent and finishes.
8. The First Floor Ceiling Height is to be maintained at minimum 2.3m.
9. Biodiversity at the site will not be affected by the development, as the proposed changes are at the First Floor level only.
10. The site is not within a flood zone.
11. We trust that the above is to your satisfaction and will lead to a positive outcome of our application.