

PLANNING STATEMENT

Partial Demolition of Existing Rear Extension and Erection of Single-Storey Rear and Side Infill Extension

Site Address:

261 Long Dr
Ruislip
HA4 0HT

1. Introduction

This Planning Statement has been prepared in support of a Full Planning Application for the partial demolition of the existing rear extension at **261 Long Dr, Ruislip, HA4 0HT**, and the erection of a new single-storey rear and side infill extension.

The proposal seeks to rationalise the existing rear additions to the property and create a more coherent and functional rear extension. The proposed development will provide an additional **14.92 sqm of Gross Internal Floor Area** and will improve the usability of the existing ground-floor accommodation.

Particular consideration has been given to the relationship between the application property and the adjoining properties at **Nos. 259 and 263 Long Drive**. The proposed form, depth and roof design have been carefully considered to minimise any potential impact upon the neighbouring properties.

2. Existing Site and Surroundings

No. 261 Long Drive is an existing two-storey residential dwelling located within an established residential area of Ruislip.

The property has an existing rear extension which forms part of the current ground-floor accommodation. The adjoining properties at Nos. 259 and 263 Long Drive also have rear extensions of differing depths, resulting in an irregular pattern of rear additions along this section of the terrace.

The existing rear extensions therefore already establish a degree of built form extending beyond the original rear elevations of the properties.

The proposal seeks to rationalise this existing arrangement by partially removing the existing rear extension and introducing a new single-storey rear extension with a side infill element.

3. Proposed Development

The proposed development comprises:

- Partial demolition of the existing rear extension;
- Erection of a new single-storey rear extension;
- Formation of a side infill extension adjacent to No. 263 Long Drive;
- Creation of a more regular and coherent rear footprint to the dwelling;
- A maximum rear projection of approximately **6.0 metres** from the relevant rear elevation of the original dwelling;
- A low-profile **crown-bolted roof** serving the new rear extension only;
- Pitched roof elements to the side and rear of the new extension; and
- Associated internal alterations to provide improved ground-floor accommodation.

The proposed roof is confined to the new extension and does **not** involve any alteration to the existing two-storey roof of the dwelling.

The additional floor area resulting from the proposal is approximately **14.92 sqm GIA**.

4. Design Approach

The principal design objective is to create a well-proportioned and subordinate single-storey addition which rationalises the existing rear development while improving the functionality of the dwelling.

The proposal responds to the existing built form of the property and the neighbouring extensions. In particular, the rear extension is designed to establish a more coherent relationship with the existing rear extension at **No. 259 Long Drive**, while the side infill element provides a logical means of regularising the rear footprint adjacent to **No. 263 Long Drive**.

The proposal does not seek to increase the height or storey count of the dwelling. The development remains entirely single storey and is therefore subordinate to the existing two-storey house.

The roof design has been carefully considered to reduce the visual bulk of the extension. A low-profile crown-bolted roof is proposed, incorporating pitched roof elements to the sides and rear. This arrangement avoids the creation of a tall, flat or visually dominant rear elevation and provides a softer transition between the extension and the surrounding rear gardens.

The proposed roof is solely associated with the new extension and will not alter the existing roof of the two-storey dwelling.

5. Relationship with Neighbouring Properties

Particular attention has been given to the potential effect of the proposal upon Nos. 259 and 263 Long Drive.

The proposed extension will extend to approximately 6.0 metres from the relevant rear elevation of the original dwelling. However, the proposal should be considered in the context of the existing rear extensions and the established built form along this part of Long Drive.

The proposed development has been designed so that the additional depth does not result in an unacceptable relationship with the adjoining properties.

The proposal has been assessed against the relevant **45-degree line of sight from the neighbouring habitable-room windows**. The proposed extension remains outside the relevant 45-degree lines, demonstrating that the additional projection has been designed to avoid an unacceptable obstruction to the outlook from neighbouring habitable rooms.

The roof form further reduces the potential impact. The pitched elements to the side and rear avoid the creation of an unnecessarily bulky or high structure adjacent to the neighbouring properties.

There are no proposals for balconies, raised terraces or other elevated external areas which could give rise to additional overlooking or loss of privacy.

Accordingly, the proposal would not result in an unacceptable loss of privacy, outlook, daylight or sunlight to the adjoining properties.

6. Residential Amenity

The proposal has been designed having regard to the established residential character of the area and the amenity of neighbouring occupiers.

The extension remains single storey and its low-profile roof design limits its visual and physical impact.

The proposal does not introduce additional residential units or additional bedrooms at upper-floor level. It simply improves the existing ground-floor accommodation of the dwelling.

No unacceptable overlooking is created and the proposed development does not introduce any significant additional source of noise or disturbance.

The existing private rear garden will remain available to the occupiers of No. 261 and will continue to provide appropriate external amenity space.

7. Character and Appearance

The proposal represents a proportionate alteration to an existing residential property.

The existing rear extensions within this section of Long Drive are of varying depths and forms. The proposed development seeks to rationalise the rear elevation of No. 261 rather than introduce an isolated or incongruous form of development.

The extension will remain clearly subordinate to the original two-storey dwelling through its single-storey form and lower roof profile.

The proposed roof arrangement, incorporating pitched elements, has been selected to provide an appropriate architectural response and to reduce the perceived mass of the extension when viewed from neighbouring properties and the rear gardens.

Materials will be selected to complement the existing dwelling and will be confirmed on the proposed drawings and/or by an appropriate planning condition.

8. Planning Policy Considerations

The proposal has been designed with regard to the relevant planning policies of the **London Borough of Hillingdon**, including policies relating to residential extensions, design, character, residential amenity and the protection of neighbouring properties.

Particular regard has been given to the principles contained within **DMHD 1 – Alterations and Extensions to Residential Dwellings**, which seeks to ensure that extensions are subordinate to the original dwelling and do not result in unacceptable impacts through over-dominance, overshadowing, loss of outlook, loss of daylight or loss of privacy.

The proposed development is considered to satisfy these principles.

Although the rear projection is greater than the dimensional guidance normally associated with smaller rear extensions, the proposal should be considered in the context of the existing rear extensions at the application property and adjoining dwellings.

The proposal is not an unrestricted enlargement of the dwelling. It involves the partial demolition and replacement of the existing rear addition together with a side infill element designed to rationalise the existing footprint.

The development has also been specifically designed to mitigate its potential impact through its low-profile roof arrangement and pitched side and rear elements.

9. Article 4 Direction

The property is located within an area where permitted development rights have been restricted by an **Article 4 Direction**.

The application is therefore submitted as a **Full Planning Application** rather than relying upon permitted development rights.

The Article 4 Direction does not prevent the principle of an extension being considered through a planning application. The proposal should therefore be assessed on its planning merits against the relevant development plan policies and other material considerations.

The proposed development has been designed having regard to the character of the dwelling, the surrounding built form and the relationship with neighbouring properties.

10. Biodiversity Net Gain

The proposed development provides an additional **14.92 sqm of Gross Internal Floor Area**.

The development will not affect any identified priority habitat and will result in an impact to less than **25 sqm of onsite habitat with a biodiversity value greater than zero**. The proposal will also not affect more than **5 metres of onsite linear habitat**.

The development therefore falls within the scope of the **de minimis exemption** from the statutory Biodiversity Net Gain requirements.

Accordingly, the mandatory 10% Biodiversity Net Gain requirement and submission of a Biodiversity Gain Plan are not applicable to the proposed development.

A separate Biodiversity Net Gain Statement is submitted in support of the application.

11. Sustainability

The proposed development makes efficient use of the existing residential property without requiring additional storeys or the creation of a separate dwelling.

The proposal reuses and rationalises the existing built form and provides additional accommodation within the established residential curtilage.

The extension will be constructed in accordance with the relevant Building Regulations requirements, including requirements relating to thermal performance, energy efficiency, ventilation and drainage.

Where practicable, materials will be selected having regard to durability, thermal performance and compatibility with the existing dwelling.

12. Conclusion

The proposed development represents a carefully considered and proportionate improvement to **261 Long Dr.**

The partial demolition of the existing rear extension and construction of a new single-storey rear and side infill extension will rationalise the existing rear footprint and provide improved and more functional ground-floor accommodation.

The proposal remains subordinate to the existing two-storey dwelling and has been designed to respond positively to the established pattern of rear extensions along Long Drive.

Particular attention has been given to the neighbouring properties at Nos. 259 and 263. The proposed extension has been designed with regard to the relevant 45-degree lines of sight, while the low-profile crown-bolted roof and pitched side and rear elements reduce the potential for visual bulk, overshadowing and loss of outlook.

The proposal would not result in unacceptable overlooking, loss of privacy, loss of daylight or an overbearing relationship with the adjoining properties.

The development therefore represents an appropriate form of residential improvement which respects the character of the existing dwelling and surrounding area while providing a modest increase in accommodation.

On balance, the proposal accords with the relevant planning considerations and policies of the London Borough of Hillingdon, and planning permission is respectfully requested.