



Planning Statement

Site address: 48 Pole Hill Road, Hillingdon, UB10 0QB

Part Single Part Double Storey Rear Extension – Further application to obtain permission for side dormer

Relevant Planning history is that the application was granted permission. The two rear side dormers were removed. We now seek permission for one side dormer which faces the neighbouring property.

The reasons for allowing permission in our view:

- The dormer facing the street is not being re-introduced so from the street the extension will look identical to that already permitted.
- The side dormer proposed is very well hidden by the gable end and therefore doesnt impact the character of the building at all
- The proposed side dormer is not impacting the neighbouring property at all
- The window will be obscured glazing with all glazing fixed below 1700mm so there will be no detrimental impact on the neighbouring house
- Without the dormer the building the council have permitted, would mean a bedroom which is too small to use

We had a previous application refused and the issues were overcome with application 33924/APP/2025/348. The alterations to make this small change, do not alter the design to an extent that the original issues are prevalent. From the street the application looks identical to that approved in application 33924/APP/2025/348.

Proposed Scheme's alteration – in line with Planning Officer and Inspector's comments

We have ensured to take note of planning officer and inspector's comments. The key issue found by the inspector was from their report, point no.7:

"The proposed dormer would be of a width that would allow part of each side dormer cheek to be seen, it would, nevertheless, exacerbate both the box-like appearance of the dwelling and its top-heavy appearance. It would also mask the rear gable which is a valuable remaining defining characteristic of the original bungalow. Overall, it would be a poor, overdeveloped and inharmonious design."

The scheme takes account of these comments by:

- The boxlike dormer has been removed
- From the street, all that can be seen is an extension of the existing rear gable
- The rear gable (considered a key feature and defining characteristic) has been retained

Further to these points:

- The depth of the rear extension is reasonable and not imposing in scale
- The first floor extension is located above an already approved ground floor extension
- From the street, the building looks identical to how it currently is
- There is no negative impact on any neighbours

Scale of Proposal

The proposed first floor is extremely minimal in relation to neighbouring houses.

The proposed first floor extension stays well away from the boundaries. At the closest point, 4000mm from the boundary with the Harrow View side road and 2000mm from next door no.50 Pole Hill Road

The site is huge and the development is very small in relation to the site size

It gives a third bedroom to an otherwise un-proportioned 2 bedroom house. Further to this, the rear extension increases the length of the gable and therefore decreases the impact of the existing side dormers – by ensuring they sit within a larger roof setting.

Impact on Neighbours - zero

The first floor extension will have no impact on neighbouring houses. The only next door neighbours is number 50. The proposed first floor extension passes the 45 degree rule very comfortably.



Rear photo showing no.48 and no.50. Clearly the first floor extension will be set far enough away from no.50, to have no negative impact.



Approved rear development beyond. This application is much larger than the development we are proposing. This first floor extension is around 6000mm. It is absolutely huge in relation to our proposed extension.



Views from street. The first floor extension will not be visible





Variation in architecture in the local area

This photo shows the rear of no.48, taken from the side road Harrow View. This shows how the houses along the street stagger backwards. So the proposed extension will have even less impact on the rear of the houses along the street.

Photos of local houses with large developments

Local developments which are on corners and highly built up



Rear Extension

Aug 2025



Mike Beck Design Ltd

The properties on this page have all been extended from bungalows to full double storey houses and are all very close to our dwelling.



66 Star Rd

a year ago · See more dates >



38 Star Rd

a year ago · See more dates >



21 Pole Hill Rd

10 months ago · See more dates >



A box like structure, common to the area

Next door oner plot with large double storey



Extensions demonstrating that large buildings on corners are acceptable in the area.



Local large box-like approved structure.

Conclusion

In conclusion the proposed 3.5m first floor extension is very well proportioned for the house and site, it has no negative impact on the neighbours and also takes account of the planning officer and inspectors comments in that it does not create a box-like structure and it retains the important rear gable feature. It gives a third bedroom to an otherwise un-proportioned 2 bedroom house. Further to this, the rear extension increases the length of the gable and therefore decreases the impact of the existing side dormers – by ensuring they sit within a larger roof setting. The small alteration of the additional dormer does not alter the design to any detrimental amount.