

Supporting Statement for Minor Amendment

1. Introduction

This Supporting Statement is submitted in respect of a minor amendment to planning application 34843/APP/2024/1191. The amendment includes:

- A double-storey front extension;
- Addition of dormer windows to the side and rear elevations.

This statement demonstrates compliance with planning policy and references two previously approved, similar developments in the vicinity:

1. 13006/APP/2014/3529: Approved side dormer window;
2. 33758/APP/2022/3846: Approved two-storey front extension.

2. Site and Proposal Overview

- Application Site: Residential property in Hillingdon;
- Existing Permission (34843/APP/2024/1191): Granted under current scheme;
- Proposed Minor Amendment:
 - Addition of a double-storey front extension, matching materials, fenestration, and roof pitch to the existing dwelling;
 - Insertion of dormer windows to both side and rear elevations, finished to harmonise with the existing roofscape.

3. Planning History: Precedent Developments

3.1 13006/APP/2014/3529 – Side Dormer

- Approval Date: 2014
- Development: Side dormer window to existing roof.
- Context: Permission granted based on scale, appearance, and minimal impact on neighbours.

3.2 33758/APP/2022/3846 – Double-Storey Front Extension

- Approval Date: 2022
- Development: Two-storey extension to front elevation.
- Design: Extension mirrored existing architectural details—roof pitch, window pattern, materials—so as to integrate seamlessly.

4. Design & Impact Assessment

4.1 Design Harmony

The front extension and dormers replicate the roof forms, window styles, and external finishes used in the approved schemes, ensuring a unified appearance with the existing property.

4.2 Neighbour Amenity

Side dormer is modestly proportioned and positioned to avoid overlooking and shadowing, replicating spatial relationships proven acceptable in 2014 application (13006/APP/2014/3529).

4.3 Visual Impact

Materials are matched to the host dwelling. Dormer windows are designed to remain subordinate in scale to the original roof, minimising visual intrusion.

5. Planning Policy Compliance

The proposal accords with local and national planning policies:

- Maintains acceptable appearance, massing, and form relative to existing built form;
- Respects residential amenity by replicating forms previously judged acceptable and non-intrusive in the locality;
- Supports sustainable neighbourhood growth through sensitive design.

6. Summary & Conclusion

This minor amendment request is fully supported by two nearby, previously approved schemes that are directly analogous:

- Side dormer: 13006/APP/2014/3529;
- Front double-storey extension: 33758/APP/2022/3846.

The amendments proposed maintain the same design philosophy and preserve the appearance, character, and amenity of the street scene. As such, this statement respectfully requests formal acceptance of the minor amendment under the same terms as the original permission, subject to any standard conditions.