



11th March 2025

Duty Planning Officer

London Borough of Hillingdon
Environment and Community Services
3 North, Civic Centre
High Street
Uxbridge, Middlesex
UB8 1UW

Dear Sirs

Reference: **Pre-Application Advice Service – Free Duty Planning**

Property Address: **13 Berwick Avenue, Hayes, UB4 0NF**

We, LENIO Consultants Ltd, are acting on behalf of our client, **Mr. K. Arumugasamy**, the owner and resident of **13 Berwick Avenue, Hayes, UB4 0NF**, regarding a proposed **single-storey rear extension** for his residential property.

We are seeking your advice and guidance for a 6m ground floor single storey rear extension. The property at the above address has already been extended with a 4m single-storey rear extension. However, due to growing family needs, he wishes to extend the existing rear extension by an additional 2m, resulting in a total extension of 6m, matching the length of the adjoining owner's extension. The proposed extension will comply with lawful development criteria in terms of height and length for a long house extension and will be designed to match the existing house.

Before submitting a formal planning application, we seek your advice and guidance on the feasibility of the following **two options**:

OPTION 1 (Preferred Option)

- **Proposal:** Demolish the existing conservatory, extend the existing 4m rear extension by an additional 2m, making a total of 6m from the original house.
- **Key Benefits:**
 - Minimised cost and reduced disruption to daily life.
 - Less construction work, leading to lower environmental impact.
 - Compliance with Building Regulations will be ensured in the next phase

We would appreciate your guidance on whether this additional 2m extension can be approved as an extension of the existing 4m structure.

Attached Drawings for Option 1:

- B25044-OPTION 1-ARC – 1001 – Existing Plans
- B25044-OPTION 1-ARC – 2001 – Existing Elevations and Sections



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OPTION 2:

- **Proposal:** Demolish the existing conservatory and 4m extension and construct a new 6m single-storey rear extension from the original house.
- **Key Considerations:**
 - This option matches the adjoining property and complies with lawful development requirements.
 - It is more costly, environmentally impactful, and disruptive compared to Option 1.

Attached Drawings for Option 1:

- B25044-OPTION 2-ARC – 1001 – Existing Plans
- B25044-OPTION 2-ARC – 2001 – Existing Elevations and Sections

We propose Option 2 only if Option 1 is not deemed acceptable by the planning officer.

Additionally, our adjoining neighbours fully support the proposed development and have confirmed they will not object. If necessary, we can provide written confirmation from them.

We kindly request your advice and comments on the feasibility of Option 1 and, if necessary, the acceptability of Option 2. Based on your feedback, we will proceed with a formal planning submission.

Please let us know your availability for a call to discuss this further. You may contact us via email at info@leniogroup.com or by phone at 07538 697972 / 020 4558 8272.

Thank you for your time and consideration. We look forward to your response.



Yours sincerely,

S. Easwaran BEng (Hons), MSc, DIC, CEng, MICE
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