

Planning Statement

20 Westholme Gardens, Ruislip, HA4 8QJ

1. Introduction

This Planning Statement has been prepared in support of a householder planning application at 20 Westholme Gardens, Ruislip, HA4 8QJ.

The application seeks planning permission for the extension and alteration of the existing detached dwelling, including a part single-storey and part two-storey side/rear extension, alterations to the front elevation, roof alterations to facilitate habitable accommodation within the roof space, amendments to fenestration, and associated external alterations.

This statement should be read alongside the submitted application drawings prepared by Pringle.Design, including the existing and proposed plans, elevations, roof plans, location plan and block plan. The revised drawings show the proposed layout, elevation treatment, roof form and relationship with adjoining properties.

Pre-application advice was previously sought from the London Borough of Hillingdon under reference 35528/PRC/2025/181, dated 27 January 2026. The current proposal has been reviewed and amended having regard to the officer comments received.

2. Site and Surroundings

The application site comprises a two-storey detached dwelling situated on the northern side of Westholme Gardens. The property benefits from an existing front driveway and a rear garden.

The surrounding area is residential in character, comprising a mixture of detached and semi-detached dwellings of broadly similar suburban form. The Council's pre-application advice identifies the area as falling within the Metroland typology as set out in the Hillingdon Townscape Character Study, where repetition of architectural features, roof forms and materials contributes to the cohesive character of the street.

The site is not located within a conservation area or an area of special local character. The pre-application advice notes that the property lies within a Critical Drainage Area.

3. The Proposal

The proposed development comprises alterations and extensions to the existing dwelling, including:

- demolition of existing side/rear elements;
- erection of a part single-storey and part two-storey side/rear extension;
- alterations to the front elevation, including a revised entrance/porch arrangement;
- conversion of the roof space to habitable accommodation;
- roof alterations including dormer elements;
- amendments to fenestration;
- use of external materials to complement the existing dwelling and surrounding street scene;
- retention of adequate off-street parking and rear private amenity space.

4. Planning Policy Context

The relevant development plan comprises:

- Hillingdon Local Plan: Part 1 – Strategic Policies;
- Hillingdon Local Plan: Part 2 – Development Management Policies;
- London Plan;
- relevant supplementary planning guidance and material considerations.

The key policies relevant to this application include:

Policy BE1 of the Hillingdon Local Plan Part 1, which seeks high-quality design that respects local character, scale, form and materials.

Policy DMHB 11 of the Hillingdon Local Plan Part 2, which requires development to be designed to a high standard and to avoid adverse impacts on neighbouring amenity.

Policy DMHD 1, which relates specifically to alterations and extensions to residential dwellings and requires proposals to appear subordinate to the host dwelling, avoid harm to the street scene, and maintain acceptable relationships with neighbouring properties.

Policy DMHB 18, which relates to private outdoor amenity space.

Policy DMT 6, which relates to vehicle parking.

The Council's pre-application advice also referred to the London Plan, the National Planning Policy Framework and the Hillingdon Townscape Character Study as relevant material considerations.

5. Response to Pre-application Advice

Pre-application advice was issued by the London Borough of Hillingdon on 27 January 2026. The advice confirmed that the principle of extending the property was acceptable, subject to compliance with relevant design, amenity and parking policies. The officer expressly accepted that there is scope to further extend the property beyond its existing form, provided the proposal is sympathetic to the character and appearance of the dwelling and surrounding area.

The pre-application advice identified several matters requiring amendment before a formal application was submitted. The current proposal has been revised to respond to those comments as follows.

Single-storey rear extension

The pre-application scheme included a single-storey rear extension with a depth of approximately 6 metres and a height of approximately 3.47 metres. The Council advised that this should be reduced to a depth of 4 metres and a height of 3 metres to better accord with Policy DMHD 1.

The submitted proposal has been amended accordingly. The proposed floor plan and side elevation now show the rear extension reduced to a depth of 4 metres, with a reduced height to sit more comfortably with the host dwelling and neighbouring properties. This directly addresses the officer's concern regarding the scale of the rear projection.

Two-storey side extension

The pre-application advice considered the width and set-back of the two-storey side extension acceptable in principle, noting that it did not exceed half the width of the original dwelling and was set back from the main front elevation. However, the officer recommended that the side extension should appear more subservient to the main dwelling.

The revised scheme has been designed so that the extension reads as a subordinate addition to the host dwelling. The proposed roof arrangement has been amended to integrate more appropriately with the existing roof form, while maintaining the character and proportions of the original house.

Roof alterations and dormers

The pre-application advice raised concerns that the previous rear dormer visually clashed with the pitched roof form of the proposed two-storey rear extension. It was also recommended that the side dormer should be set down from the ridge line to achieve a more subservient appearance.

The submitted roof design has been revised to improve the relationship with the main roof form. The dormer arrangement have been removed to minimise any roof impacts.

Crown roof

The Council noted that large crown roofs on detached houses are generally not supported, while also acknowledging that there are examples of smaller crown roof forms within the locality and that there may be an on-balance argument for a modest, well-integrated crown roof within an amended proposal.

The revised proposal has sought to ensure that the roof form is integrated with the host dwelling and surrounding context. The roof design has been amended so that a crown is not required.

Front elevation materials

The pre-application advice recommended that some exposed brickwork be retained to the front elevation, either through a brickwork band at ground floor level or by retaining or expanding the existing brick quoining pattern. The officer considered that this would help preserve visual interest and better reflect the established Metroland character of the area.

The current proposal has been amended to incorporate brickwork detailing to the front elevation. This responds directly to the officer's comments and ensures that the revised frontage retains visual interest, relates appropriately to the original dwelling, and sits comfortably within the wider street scene.

Amenity concerns

The pre-application advice identified potential amenity concerns for No. 22 Westholme Gardens, particularly in relation to overshadowing from the previously deeper and higher single-storey rear extension.

The revised scheme addresses this by reducing the depth of the single-storey rear element to 4 metres and lowering its overall height. This materially reduces the potential for overshadowing and overbearing impact. The proposed relationship with No. 18 Westholme Gardens remains acceptable, particularly given the angled relationship between the properties, as identified by the Council in the pre-application advice.

6. Residential Amenity

The proposed development has been designed to avoid unacceptable harm to neighbouring occupiers.

The closest neighbouring properties are Nos. 18 and 22 Westholme Gardens. The Council's pre-application advice noted that No. 18 is set at an angle to the application property and that the relationship between the two dwellings reduces the likelihood of harmful impacts arising from the proposed extensions.

In relation to No. 22, the principal concern previously identified was the depth and height of the single-storey rear extension and its potential to cause overshadowing. The current scheme has responded to this concern by reducing the rear projection to 4 metres and lowering the height of the single-storey element. This reduces the massing adjacent to the shared boundary and improves the relationship with the neighbouring garden and rear-facing windows.

The proposal would not result in unacceptable loss of light, outlook or privacy. Any side-facing upper-floor windows can be conditioned to be obscure glazed and non-opening where required.

The development therefore accords with Policies DMHD 1 and DMHB 11.

7. Highways and Parking

The proposal would retain off-street parking to the front of the dwelling. Although the existing garage accommodation is affected by the proposed works, the front hardstanding remains capable of accommodating parking associated with the dwelling.

The Council's pre-application advice confirmed that, despite the loss of garage space, the hardstanding area to the front would retain sufficient parking space for the property, subject to parking being indicated on a site plan.

The proposal would therefore not result in unacceptable highway or parking impacts and complies with Policy DMT 6.

8. Private Amenity Space

The dwelling would retain a substantial rear garden following completion of the proposed development.

The Council's pre-application advice confirmed that the proposal would retain more than 265 sqm of rear garden space, which would exceed the minimum private amenity space standards for a 4+ bedroom house as set out in the Hillingdon Local Plan.

The proposal would therefore provide an acceptable standard of outdoor amenity space for existing and future occupiers, in accordance with Policies DMHD 1 and DMHB 18.

9. Drainage

The pre-application advice notes that the site lies within a Critical Drainage Area.

The proposed development relates to the extension and alteration of an existing dwelling. Surface water drainage will be managed appropriately and can be secured through standard planning conditions if required. The proposal would not give rise to unacceptable drainage impacts with the use of SUDS systems for the rainwater.

10. Community Infrastructure Levy

The Council's pre-application advice noted that the proposal may be liable for CIL if the gross increase in floorspace exceeds 100 sqm.

The relevant CIL additional information form will be submitted as part of the application package, and any liability will be addressed through the standard CIL process.

11. Conclusion

The proposed development represents an appropriate and well-considered scheme of extensions and alterations to an existing detached dwelling.

The principle of extending the property has already been accepted by the Council through the pre-application process. The scheme has since been revised to respond directly to the officer's comments, including reducing the depth and height of the single-storey rear extension, improving the roof and dormer relationship, ensuring the extension reads as subordinate, and introducing brickwork detailing to the front elevation to better reflect the Metroland character of the area.

The proposal would preserve the character and appearance of the host dwelling and the wider street scene, would not result in unacceptable harm to neighbouring amenity, would retain adequate parking, and would preserve a generous rear garden.

For these reasons, the proposal accords with the relevant policies of the Hillingdon Local Plan and should be supported.