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DESIGN & ACCESS/ PLANNING STATEMENT**APPLICANT**

Lyondale Planning Ltd

APPLICATION SITE: 93 Eastcote Road, Ruislip, HA4 8BG

PROPOSAL: Erection of a Part one Part two storey extension

OUR REF : **25/ 2539**

DATE : **JULY 2025**

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EXPERT TOWN PLANNERS AND ARCHITECTURAL DESIGN CONSULTANTS SPECIALISING IN ALL ASPECTS OF RESIDENTIAL & COMMERCIAL PLANNING APPLICATIONS AND PLANNING APPEALS

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ENCLOSURES

1. Appendix A - Site Location Plan.
2. Appendix B - Planning Application Form.

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1.1 INTRODUCTION

- 1.1 This Planning Statement has been prepared by **LYONDALE** to accompany the full planning application for the erection of a part one, part two storey extension at, 93 Eastcote Road, Ruislip, Middlesex, HA4 8BG (referred as 'Site').
- 1.2 A site location plan, site layout plan, detailed plans as well as supporting documents, which illustrate that the site is capable of accommodating the development.

Table 1.1 Schedule of Supporting Documents/Plans

Documents/Plans
Site location plan
Site layout plan
Existing and proposed plans
Completed application form & certificates

2.0 SITE LOCATION AND DESCRIPTION

- 2.1 The application site comprises a detached dwelling sited on the north side of Eastcote Road, Ruislip. The application site benefits from an area of hardstanding to the front for off street parking and a rear garden accessible via the side of the dwelling. The surrounding area is predominantly residential in character. Number 95 Eastcote Road is sited to the east of the application site and Number 91 Eastcote Road is located to the west of the application site.
- 2.2 The application site is not designated within a Conservation Area nor an Area of Special Local Character. The application site does not contain any Listed Buildings. The application site is subject to a Tree Preservation Order. The application site is sited within a Critical Drainage Area.

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Figure 1: Location plan with site boundary highlighted in red

3.0 PLANNING HISTORY

3.1 Relevant Planning History

Planning reference: 3608/APP/2025/78:

Description : Erection of a part single storey, part two storey rear extension with amendments to fenestrations. Conversion of roof space to habitable use to include extension of the existing roof to create a crown roof, 2 side facing dormers, 1 rear facing dormer and 1 front roof light.

Decision: 28-03-2025 Refused

Planning reference: 3608/TRE/2024/259

Description : TPO 106 - T108 Holly and T1 11 Box Elder to fell T112 Cypress Lift crown by 3m and remove lowest branches.

Decision: 21-01-2025 Approved

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4.0 THE PROPOSAL

4.1 The application seeks planning permission for the demolition of the existing garage and erection of a part one, part two storey extension at, 93 Eastcote Road, Ruislip, Middlesex, HA4 8BG. The ground floor wrap around extension would have a depth of approximately 12m and a width of 9.7m. On the first floor the extension is set back from the main front elevation by 1.5m and extends along the boundary of no. 96. Protruding to the rear of the original main rear elevation of the host dwelling by approximately 4m with a hipped roof.

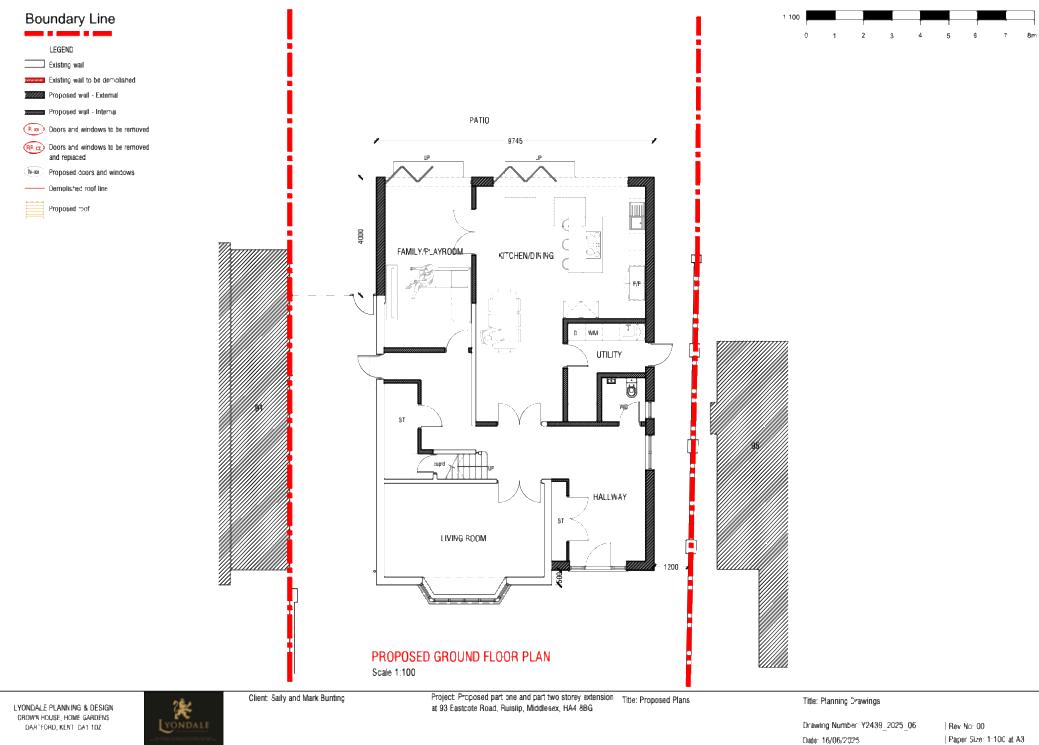


Figure 2: Proposed ground floor plan layout

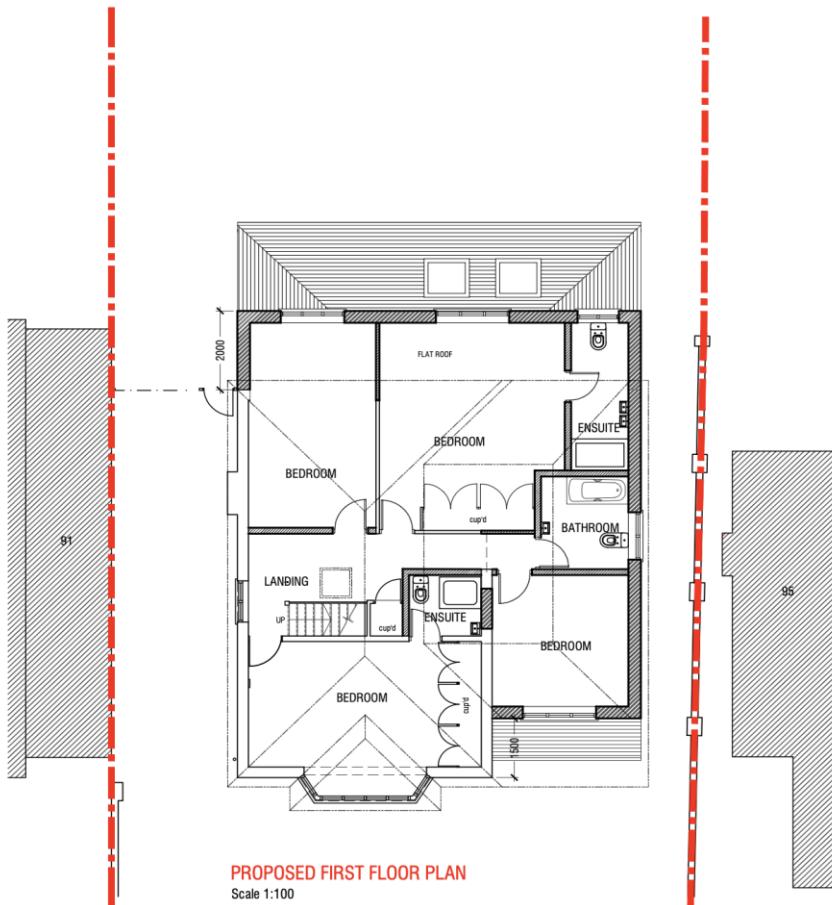


Figure 3: Proposed first floor plan layout

5.0 DESIGN, ACCESS AND LAYOUT

5.1 The choice of materials will match that of the existing property. This approach to materials will be in keeping with the design and appearance of the host dwelling, in line with policy.

5.2 Access to the property is currently provided via the front entrance and two side gates on the left and right. The proposed development would not alter any existing access arrangements. Off street parking spaces would be retained at the property. The proposal does not undermine Policy DMT of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) and would therefore be considered acceptable.

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5.3 The proposed layout creates a larger more welcoming entrance and hallway reception and provides for a new utility room, kitchen/dining room and family room at ground floor, and three double size bedrooms with a master bedroom with ensuite at first floor. The revised layout spaces have been carefully sited and designed to accommodate for the needs of the applicant's family whilst ensuring the design and appearance of the proposal integrates well within the streetscape and context of the local area. It is considered that the layout of the proposed part one, part two storey extension part extension would provide an improved quality residential environment for the occupants and whilst respecting and preserving the original appearance of the host dwelling from the streetscene.

6.0 POLICY CONSIDERATIONS

6.1 This section considers the planning issues relating to this planning application and demonstrates – with reference to relevant Development Plan policies and other material considerations - that permission should be granted.

6.2 National planning Policy Framework (2024)

- Chapter 11: Making effective use of land
- Chapter 12: Achieving well-designed and beautiful places

6.3 Local Plan Policies are considered relevant to the application: - Part 1 Policies: PT1.BE1 (2012) Built Environment Part 2 Policies:

- DMHB 11 Design of New Development
- DMHB 12 Streets and Public Realm
- DMHB 14 Trees and Landscaping
- DMHB 18 Private Outdoor Amenity Space
- DMHD 1 Alterations and Extensions to Residential Dwellings
- DMT 6 Vehicle Parking
- LPP D4 (2021) Delivering good design
- LPP D6 (2021) Housing quality and standards

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7.0 PLANNING CONSIDERATIONS

7.1 With regard to side extensions, **Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020)** states that: **i) side extensions should not exceed half the width of the original property; ii) extensions to corner plots should ensure that the openness of the area is maintained and the return building line is not exceeded; iii) garages should reflect the size guidelines set out in Appendix C Parking standards; iv) two storey side extensions should be set in a minimum of 1 metre from the side boundary or in the case of properties in the Copse Wood and Gatehill Estates, at least 1.5 metres, but more if on a wider than average plot, in order to maintain adequate visual separation and views between houses;**

7.2 The proposed part one, part two storey extension provides a wrap around extension at ground floor to align with the main front elevation of the original house with a depth of approximately 12m and a width of 9.7m in line with the requirements of Policy DMHD 1 ensuring, the extension would not exceed half the width of the original property. On the first floor the extension is set back from the main front elevation by 1.5m to ensure that the extension appears subordinate to the existing house.

7.3 The combined depth of the ground and first floor extension along the boundary of no. 96, would be approximately 12.5m . However, the separation between the host dwelling and no. 96 of approximately 2.5m allows for the first floor rear extension to project approximately 3m from the main rear elevation. The part one storey rear extension would extend approximately 6m at single storey with no windows along the elevation facing no.96 to mitigate against any loss of privacy. When considered in views from the streetscene, the proposed part one, two storey extension would be considered a subordinate addition due to the lowered ridge line for the extension, which would be 1m lower than that of the host dwelling. This and the set back at first floor ensures that the proposal would not result in any harm to its character or appearance of the streetscene or the local area. (See figure 4)

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PROPOSED FRONT ELEVATION

Scale 1:100



PROPOSED REAR ELEVATION

Scale 1:100

Figure 4: Proposed front and rear elevation

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7.3 Overall, the size, scale and bulk of the extension with a hipped roof and lower ridgeline at first floor and overall height of the single storey extension at 2.7m to the eaves of the hipped roof. Ensures that the proposal respects the architectural composition of the original dwelling and is considered to be in keeping with other side extensions in the local area and would not appear as overbearing and visually incongruous addition.

7.4 Residential Amenity: Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that, **planning applications relating to alterations and extensions of dwellings will be required to ensure, amongst other matters, that: ii) a satisfactory relationship with adjacent dwellings is achieved; and v) there is no unacceptable loss of outlook to neighbouring occupiers.** Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) seeks to ensure that **development proposals do not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space.** The surrounding area is predominantly residential in character. Number 91 Eastcote Road is located to the west of the application site. And no 96 to the east. Number 91 Eastcote Road benefits from extensions to the side and rear of the dwelling. Due to this, the proposed first floor extension almost aligns with no. 91 and the ground floor extends approximately 2m beyond no. 91's rear building line. Therefore, it is considered that the proposal would not adversely affect the residential amenity of no 91. No. 96 is separated from the flank elevation of the proposed extension by approximately 2.5m. Whilst the first and ground floor extensions would project by approximately 6m from the main a rear elevation in line. The separation distance between the properties ensures that the extensions would not result in significant harm to the amenity of this neighbour, in terms of access to sunlight, daylight, outlook or overbearing effect. To maintain neighbour amenity, there are no windows facing adjoining properties. These measures ensure the proposal respects neighbouring privacy and outlook, consistent with Policy DMHD 1 and the amenity principles in the NPPF.

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7.5 More than a sufficient amount of private amenity space will be retained to meet the minimum standards set out in Table 5.3 (Private Outdoor Amenity Space Standards) of the Hillingdon Local Plan Part 2: Development Management Policies (2020)

8.1 CONCLUSIONS

8.1 This Planning Design & Access Statement is prepared as part of the full planning application pack for 'the erection of a part one, part two storey extension at, 93 Eastcote Road, Ruislip, HA4 8BG. This statement addresses the development opportunities and planning constraints of the Site and demonstrates that the proposed part one, part two storey extension would optimise the use of the Site to positively, align with its context seamlessly integrating with the scale and architectural character of the neighbouring properties, whilst enhancing and protecting the unique character of the local area.