

MICHAEL OAKES ARCHITECTS LTD.

Michael Oakes (Director) B.A. Hons Arch, Dipl. Arch, Registered Architect

REGISTERED ARCHITECTS, DESIGNERS + ILLUSTRATORS

Telephone: 01895 235089 - E-mail: michaeloakesarchitect@googlemail.com

To the Planning Department,
Hillingdon Council,
Civic Centre, High Street,
Uxbridge, UB8 1UW

24th January 2026

PLANNING STATEMENT

Dear Sir/Madam,

re 9 Allonby Drive, Ruislip, HA4 7YU; Proposed ground floor rear extension (designed to be no larger than the equivalent of a 'lawful development extension' here); conversion of the existing garage to a children's playroom with the installation of a front-facing window; proposed front porch and small ground-floor bay window

Please find enclosed our forms and other information to enable this application to be considered. We have paid the required £613 fee (council planning fee and £85 planning portal fee) electronically.

This application proposes a 2.98m deep rear single storey extension; the only reason that this requires a full planning application is because we have been informed by Mr Richard Buxton (council duty planning officer) that a planning condition attached to this estate's development removed these government-given rights. We would like to stress that the client has ownership of the adjacent fence here, to be removed as part of these proposals, and that the proposed flank wall would provide more privacy and a 'suntrap' for the adjacent neighbour at number 8 Allonby Drive, and causes no direct sunshine overshadowing due to the proposed extension being due North-East of this neighbour's rear amenity space.

We also note that the retained rear garden space is 17m x 6m = 102m² which is still ample for a 3 bedroomed property.

Regarding the proposed conversion of the existing garage, the current retained driveway will still allow for off-road parking for 2 cars. The available width of the existing garage is 2439mm at its widest (and narrower where brickwork piers are present) so does not sensibly function as a usable parking space (we understand that Hillingdon's current policies expect 3m clear width be provided for proposed garage parking spaces).

The size of the proposed front porch would also usually agree with 'lawful development rights', but now requires a specific planning application approval- the client is also hoping to be granted a small front facing bay window extension, as the council has already approved similar front extensions at the neighbouring properties, for example at 5 and 6 Allonby Drive.

We also note that a 2-storey side and front porch was planning approved at nearby 40 Greystoke Drive on 15th February 2018; this application again has some similarities to this current proposal here.

We believe that the scale and mass of the proposed development is much less than that proposed and approved at numbers 5 and 6 Allonby Drive- please refer to our carefully-prepared scale 3d visualisations.

We have included a flat-roof rear extension proposal here to reduce the visual scale of proposals here, when viewed from the public domain (eg, the nearby neighbour's enclosed parking area) and neighbouring properties..

These proposals (in our opinion) can be seen to meet Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies DMHB 11, DMHB 12 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020)

We hope that this application can receive your approval in due course, but if you have any concerns or questions please do not hesitate to contact us immediately. We would really appreciate this courtesy.

Yours faithfully,

Michael Oakes

enclosed drawings / photos diagrams