



## Planning Statement

**Proposal:** First-floor rear extension and roof extension over existing side extension

**Property Address:** 64 Bridgwater Road, Ruislip, HA4 0EB

**Local Authority:** London Borough of Hillingdon

**Reference (Previous Approval):** 40270/APP/2024/2727 (Ground floor extension)

### Contents

1

Planning Statement.....	1
Introduction .....	1
Description of the Proposal.....	1
Planning Justification .....	2
Conclusion.....	2
Photos .....	3

### Introduction

This planning statement accompanies an application for a first-floor rear extension and a roof extension over an existing side extension at 64 Bridgwater Road, Ruislip. The proposal seeks to enhance the property while respecting the local street scene and neighbouring amenity, in line with Hillingdon's planning policies and precedents.

### Description of the Proposal

#### *1. First-Floor Rear Extension:*

- Designed to minimise impact on neighbouring properties by not breaching the 45-degree daylight rule.
- Roof set down by 500mm to ensure a subservient appearance to the host dwelling.
- No increase in bedroom numbers, maintaining the residential character.
- Follows the design precedent of No. 10 Bridgwater Road (Ref: 19056/APP/2014/1073), which features a similar crown roof rear extension.

#### *2. Roof Extension Over Existing Side Extension:*

- Replaces the existing flat roof with a pitched roof to align with the prevailing street scene.

- Ensures visual consistency with typical Hillingdon extensions, where flat roofs on first-floor side extensions are uncommon.
- Creates a more cohesive and aesthetically pleasing elevation.

## Planning Justification

### 1. Compliance with Local Policy & Precedents:

- The proposal aligns with Hillingdon's Residential Extension Guidelines and the National Planning Policy Framework (NPPF) by:
- Respecting the scale and character of the area.
- Avoiding undue impact on neighbouring amenity (daylight, privacy).
- Precedent approvals support the design approach:
- No. 10 Bridgwater Road (Ref: 19056/APP/2014/1073) – Similar rear crown roof extension.
- 79 Queens Walk (Ref: 24286/APP/2006/3497) – Comparable roof design in the vicinity.

### 2. Impact on Neighbouring Amenity:

- The rear extension is carefully positioned to avoid overshadowing or overlooking, complying with the 45-degree rule.
- The lowered roof ensures the extension remains secondary to the main dwelling.

### 3. Street scene & Design Quality:

- The pitched roof over the side extension harmonises with the local architectural style, replacing an incongruous flat roof.
- The rear extension's design follows established patterns in the area, ensuring visual continuity.

## Conclusion

The proposed extensions are thoughtfully designed to integrate with the existing property and surrounding area, supported by strong precedents and adherence to planning policies. The scheme enhances the dwelling without harming residential amenity or street scene character.

We respectfully request approval of this application.

Submitted by:

Jag Brard

H-Jag Architecture

28/03/2025

## Photos



10 BRIDGWATER ROAD REAR ELEVATION



79 QUEENS WALK SIDE AND REAR ELEVATION PERSPECTIVE