

10-10-2022

**London Borough of Hillingdon**

3 North, Civic Centre  
High Street, Uxbridge  
UB8 1UW

**Planning Application Statement**

**Site:** 78 STATION APPROACH, SOUTH RUISLIP, HA4 6SB

We are applying with this application for an extension to the existing outbuilding.

The application site comprises a two-storey, detached dwelling with a big garden.

The existing outbuilding is a green house and play room. The new space will be used as a home office and gym room.

There are many similar outbuilding applications approved in Hillingdon recently, such as 29 Parkfield Road outbuilding (ref: **14459/APP/2022/1357** - proposed outbuilding area is 60sqm). We are proposing a lower height than that application.

**Residential Amenities:**

There are garages, high trees and 2.6m-high fences around the proposed outbuilding. The existing shed will be removed. Therefore, the extension will not have any adverse affect on the neighbouring properties regarding right of light and privacy.

**Car Parking Provision:**

No change. There are two parking spaces available on the front driveway.

**External Amenity Space:**

There is 336 sqm rear garden space available.

The existing outbuilding (33sqm) + the extension (29sqm) = 62sqm

The total amenity space remaining is 274sqm.

**Character and Appearance:**

The outbuilding will not be seen from any garden or street.

Yours faithfully,

Sevda Kucuk  
Senior Architectural Technologist  
AVA Home Design Ltd.