

**STATEMENT TO ACCOMPANY A HOUSEHOLDER'S APPLICATION FOR
ALTERATIONS AT 10 KENT CLOSE, UXBRIDGE, UB8 1XR**



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1. Introduction

1.1 This statement accompanies a Householder's planning application for alterations to 10 Kent Close.

1.2 The alterations include:

- A 4m deep single storey rear extension
- A single storey side extension of a depth of less than 50% of the width of the original building
- A first floor rear extension
- A rear dormer roof

2. Pre-application submission

2.1 A pre-application submission was made to Hillingdon, reference 41956/PRC/2025/133, and a response was received dated 14th October 2025. The scheme submitted included a rear single storey extension and part 1st floor rear extension, a single storey side extension and a 1st floor side extension.

2.2 Hillingdon's pre-application advice included:

Rear Extensions

- i) Single storey extensions to semi-detached houses with a plot width of 5m or more should not exceed 3.6m
- vi) Two storey extensions should not extend into an area provided by a 45 degree sight line drawn from the centre of the nearest ground or 1st floor habitable room window of an adjacent property and should not contain windows or other openings that overlook other houses

Side Extensions

- i) 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
- iv) Two storey side extensions to semi-detached properties should be set back a min of 1m behind the main front elevation

3. Amenity

The application site is elevated. No 11 is sited in close proximity to the boundary with the application site and has a 1st floor side facing bedroom window. Whilst

officers note that the roof of the extension directly in front of the side facing window would sit below the cill height of this window, the pitched roof side extension would result in reduced outlook at an oblique angle. The scale and proximity of the proposed extensions would result in a significant loss of light and outlook to the occupants of this property.

3. Description of the proposed alterations.

3.1 The single storey side extension has a depth less than 50% of the width of the original house. The first floor side extension has been omitted.

3.2 The single storey rear extension is 4m deep. This exceeds the 3.6m in Hillingdon's advice. However, under Permitted Development Rights Class A1 (g)(i), a single storey rear extension to a semi-detached house can extend to a maximum depth of 6m. This is subject to a neighbour consultation, and notifying the Local Authority. Works cannot commence until the local planning authority notifies the householder that no prior approval is required, or gives prior approval, or 42 days have passed without any decision by the local planning authority.

3.3 The rear dormer is no higher than the existing ridge line and is set back on each side from the gable wall and the party wall line. There are several full width dormers at 81, 87 and 103 Harefield Road which back onto the rear gardens of Kent Close.



There is also a similar rear dormer at No8 Kent Close.



4. Design and Access

4.1 Design

4.1.1 The single storey extensions are brick clad with low pitched Zinc sheet roofs, the 1st floor extension is also brick clad with a matching tiled roof. The dormer is clad in grey cementitious boards.

4.2 Amount

4.2.1 The floor areas:

	Existing GIA m ²	Proposed GIA m ²
Ground floor	46	112
First floor	44	58
Total	90	170

4.2.2 The plot ratios:

	Building footprint m ²	Footprint as % of plot area
Existing	46	12
Proposed	112	30

4.3 Layout

4.3.1 The extensions wrap around the side and rear of the building, retaining 70% of the site as undeveloped.

4.4 Scale

4.4.1 The increase in total building footprint on the site is 30%, which is below the maximum 50% mentioned in Permitted Development Rights Class A1(b).

4.5 Landscaping

4.5.1 The existing rear steps and terracing will be moved to the rear to accommodate the extensions.

4.6 Appearance

4.6.1 The wall materials will be of similar brickwork and the pitched roof of similar tiles, in line with Permitted Development Rights Class A3(a)

4.7 Access

4.7 Existing parking and access arrangements remain unaltered.