
Planning statement

Site Address: 89 & 91 Royal Lane, Hillingdon, UB8 3QT

Proposal: Joint planning application for the implementation of symmetrical single-storey rear extensions to both 89 and 91 Royal Lane

1. Executive Summary

This statement has been prepared to support a joint planning application for 89 and 91 Royal Lane. The proposal involves a coordinated architectural intervention to extend a pair of semi-detached dwellings. By pursuing a unified design approach, the scheme ensures a balanced rear building line that enhances the functional capacity of both residences while maintaining the architectural integrity of the original building pair.

2. Site Morphology and Context

The application site comprises a traditional pair of two-storey semi-detached dwellings. The properties are characterized by generous plot depths and substantial lateral separation from adjacent dwellings (No. 87 and No. 93). This spatial arrangement provides an ideal context for rear-seated expansion without compromising the prevailing density or character of the suburban grain.

3. Design Philosophy and Subordination

The proposed extensions utilize a subordinate design language to ensure the new massing remains secondary to the principal host structures:

- **Volumetric Composition:** The extensions employ a contemporary flat-roof design, significantly reducing the vertical massing and ensuring the additions do not compete with the primary hipped-roof geometry of the original dwellings.
- **Symmetry and Cohesion:** The joint nature of the application allows for a continuous, mirrored rear elevation. This avoids the fragmented "bolt-on" aesthetic often associated with independent extensions, instead providing a purposeful and integrated architectural finish.
- **Street Scene Impact:** The development is confined entirely to the rear of the site. Consequently, the primary frontages remain unaltered, ensuring zero impact on the established street scene and the public realm.

4. Impact on Residential Amenity

The scheme has been meticulously scaled to respect the "Right to Light" and privacy of neighbouring occupiers, adhering to the London Borough of Hillingdon's supplementary planning guidance:

- **Visual Permeability and Outlook:** the extensions maintain a low-profile height. Combined with the ample separation distances from flanking boundaries, the proposal avoids any overbearing impact or sense of enclosure.
- **Privacy and Overlooking:** The fenestration is strategically oriented toward the private rear gardens. No lateral windows are proposed, thereby eliminating any potential for overlooking or loss of privacy to the occupiers of No. 87 or No. 93.



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- **Technical Compliance:** The positioning of the extensions ensures full compliance with the council SPD, preserving the daylighting and sun lighting levels of all adjacent habitable rooms.

5. Materiality and Technical Specification

- **Architectural Dialogue:** To ensure aesthetic continuity, the proposed palette of materials—including masonry brickwork and pebble-dash finishes—will precisely match the existing textures and tones of the host dwellings.
- **Fire Safety (Policy D12a):** In accordance with the London Plan, the design incorporates a protected internal escape route and an integrated network of heat and smoke detection, as detailed in the accompanying Fire Safety Plans (Ref: ART/2025/RE89&91RL/FE).

6. Planning Policy Alignment

The proposal is consistent with the **Hillingdon Local Plan: Part 2 (2020)** and the **Hillingdon Design & Accessibility Statement (HDAS)**:

- **Policy DMHB 11:** High-quality design that respects the scale and appearance of the original dwellings.
- **Policy DMHB 12:** The 6.0m depth is justified by the existing fallback position (consented fallback at No. 91) and the absence of detrimental impact on the amenity of neighbouring residents.

7. Conclusion

The proposed development represents a sensitive and well-articulated expansion of two family homes. By utilizing a shared architectural language and respecting the established planning precedent on Royal Lane, the scheme provides a harmonious addition that is fully compliant with local and regional planning frameworks.

We respectfully request that the Local Planning Authority grants favourable consideration to this joint application.