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Planning Statement



For a proposed two storey rear extension at

19 Windermere Way, West Drayton UB7 8LX

BMD/1245

November 2025

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Introduction

This planning statement has been prepared to support a revised planning application for a proposed two-storey rear extension at 19 Windermere Way, West Drayton UB7 8LX

The existing dwelling is a two storey, 1-bedroom, end of terrace, property granted planning approval planning permission in 1985 as part of a development of 21 new houses.

The property has not previously been extended nor is it located within the Green Belt, a Conservation Area or an area liable to flooding.

Permitted development rights have been removed for the property.

Previous Planning Application

Planning application Ref: 44782/APP/2020/2769 was refused on 25th November 2020 for a proposed two-storey rear extension.

The following two reasons were given for the previous refusal.

1. The proposed two storey rear extension, by reason of its size, scale, bulk, width, depth and design would be a discordant and incongruous addition which would fail to harmonise with the architectural composition of the original dwelling and would be detrimental to the character and appearance of the surrounding area. Therefore the proposal would be contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies DMHB 11 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020).

2. In the absence of a Tree Survey and Arboricultural Implication Assessment to BS5837:2012 standards, the application has failed to demonstrate that the development will safeguard existing trees on or adjoining the site and further fails to demonstrate protection for and long-term retention of the trees. The proposal is therefore detrimental to the visual amenity of the street scene and the wider area contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policy DMHB 11, DMHB 14 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies.

Revised Design

The revised design submitted as part of this new planning application has been prepared to address the previous two reasons for refusal.

The officers report raised concerns with regards to the size of the new rear extension in relation to the proposed depth and width.

The previous depth of 3.3m was considered unacceptable as it was more than half the depth of the original house.

The depth of the revised scheme has been reduced to 2.813m which is now less than half the depth of the existing house which is 5.839m

The proposed depth complies with Policy DMHD 1 of the Local Plan which states a maximum depth of 3.3m

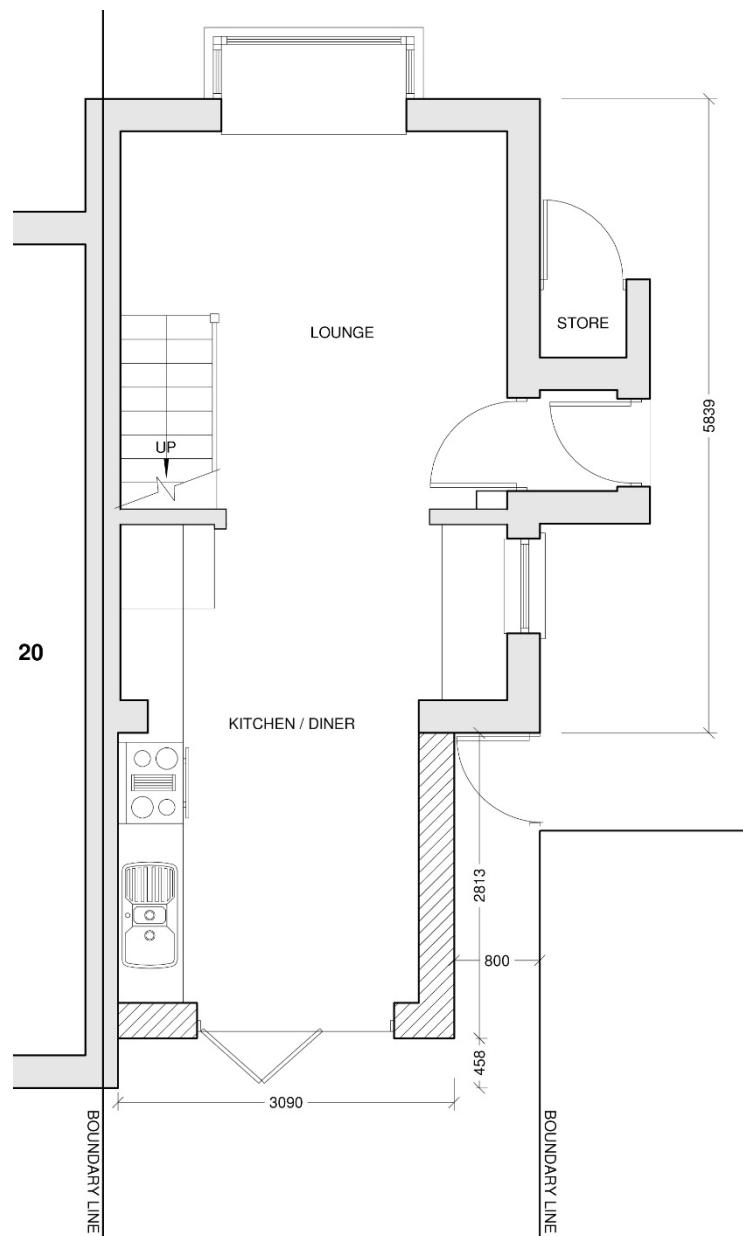


Image 1 Proposed Ground Floor Plan

The proposed extension has been set in 800mm from the side of the property to retain access to the rear garden. This will also mean that the new extension will not be clearly visible from the public realm.

Policy DMHD 1 states that ***full width two storey rear extensions are not considered acceptable in designated areas or as extensions to Listed Buildings or Locally Listed Buildings.***

The application property is not located in a conservation area or is it listed.

The reduced width will allow the new extension to appear subordinate to the main dwelling.

The new roof design will allow the extension to blend seamlessly with the existing house compared to the previous design.



Image 2 Proposed Rear Elevation

Tree Survey

A Tree Survey and Arboricultural Impact Assessment have been prepared by Arbtech and are included with this new application.

A proposed piled foundation design has been prepared by Structural Engineers CWPM in conjunction with the arboriculturalist to avoid any damage to the root protection areas of the trees.

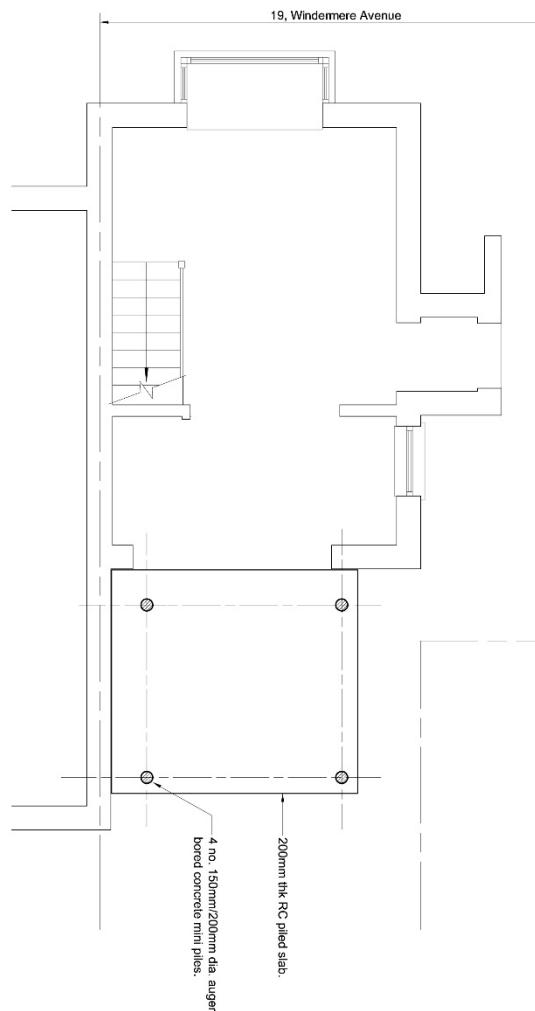


Image 3 Proposed Foundation Design

Conclusion

We are of the opinion that the reduced size and scale of the proposed rear extension now addresses **Reason 1** of the previously refused application.

A Tree Survey and Arboricultural Impact Assessment have now been provided as part of this new planning application to address **Reason 2** and a suitable piled foundation design has been prepared to avoid any damage to the tree roots and to safeguard the existing trees on or adjoining the site.

We therefore are of the opinion that this new planning application should be approved.