

Planning Statement

Proposed Side/Rear Extension (Utility Room)

Property Address: 14 South Park Way, Ruislip, HA4 6UL

Local Planning Authority: London Borough of Hillingdon

1. Introduction

This Planning Statement has been prepared in support of a householder planning application for the construction of a modest side/rear extension at **14 South Park Way, Ruislip, HA4 6UL**.

The proposal seeks permission to construct a small extension to provide a dedicated utility room, improving the internal layout and functionality of the existing family home. The extension has been carefully designed to remain sympathetic to the character of the dwelling and the surrounding residential area.

2. Site Description

The application site comprises an existing residential dwelling situated within an established residential street in the London Borough of Hillingdon. The surrounding area is characterised by similar family homes with a number of properties having been extended over time.

The property benefits from sufficient external space to accommodate the proposed extension without appearing cramped or resulting in overdevelopment of the plot.

3. The Proposal

The proposal consists of the construction of a modest side/rear extension measuring approximately:

- **Length:** 4.0 metres
- **Width:** 1.4 metres

The extension will create a functional utility room, allowing essential household appliances and storage to be relocated from the kitchen, thereby improving the overall living accommodation for the occupants.

The extension occupies only the rear corner of the property and has been designed to minimise its visual presence.

4. Design and Appearance

The proposed extension has been designed to complement the existing dwelling through the use of matching external materials, roof design and detailing.

Due to its modest footprint and position to the side and rear of the property, the extension will appear as a subordinate addition and will integrate naturally with the existing house.

The development will not appear dominant or visually intrusive.

5. Impact on the Street Scene

The proposal will have **no material impact upon the character or appearance of the street scene.**

The extension is positioned to the side/rear of the dwelling and is largely screened from public viewpoints. As a result, it will not alter the established appearance of South Park Way or detract from the visual character of the surrounding residential area.

The proposal respects the scale, form and appearance of neighbouring properties.

6. Impact on Residential Amenity

The proposed extension has been carefully designed to ensure there is **no unacceptable impact upon neighbouring occupiers.**

Given its limited width of only 1.4 metres and modest projection, the extension will not result in significant overshadowing, loss of outlook or an overbearing impact.

Any side-facing windows will be fitted with **obscure glazed glass** to protect neighbouring privacy. These windows will be non-opening below the standard privacy level where required by Building Regulations.

Consequently, there will be **no overlooking or loss of privacy** to adjoining properties.

7. Highways and Parking

The proposal does not alter the existing access arrangements or parking provision.

As the extension simply provides a utility room, there will be no increase in vehicle movements or parking demand.

8. Planning Policy

The proposal has been designed having regard to the relevant planning policies of the London Borough of Hillingdon, together with the National Planning Policy Framework (NPPF).

The development:

- Is proportionate to the existing dwelling.
- Respects the character of the surrounding area.
- Protects neighbouring residential amenity.
- Maintains privacy through the use of obscured glazing.
- Has no adverse impact on the street scene.
- Represents sustainable development by improving an existing family home without extending into open land.

9. Conclusion

The proposed side/rear extension is a modest and well-designed addition that will provide a much-needed utility room for the existing household.

The proposal:

- Creates improved internal living accommodation.
- Has **no adverse impact on the street scene**.
- Has **no unacceptable impact on neighbouring properties**.
- Protects privacy through the use of **obscure glazed side windows**.
- Is sympathetic to the existing dwelling in terms of scale, design and appearance.
- Complies with the relevant objectives of the National Planning Policy Framework and the planning policies of the London Borough of Hillingdon.

For these reasons, it is respectfully considered that the proposal represents an appropriate form of development, and the applicant respectfully requests that planning permission be granted.

Regards

D Black