

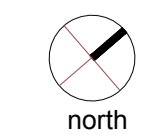
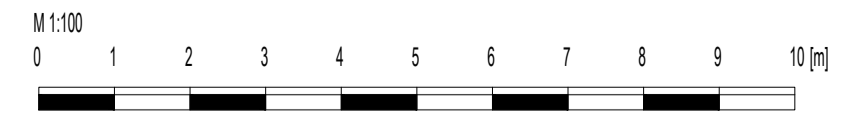
**Planning Statement**


The canopy structure shown is a lightweight, open-sided timber frame with translucent polycarbonate roofing, located to the rear of the dwelling and ancillary to the main house. The structure is modest in scale, visually subordinate, and secondary to the previously approved extensions (ref. 47586/APP/2021/4018).

Due to its rear garden location, lightweight construction, and limited height, the development does not result in material harm to the character and appearance of the host dwelling or surrounding area. There are no habitable room windows to the adjacent dwelling at No.2 facing the structure, and as such the proposal does not give rise to unacceptable impacts on neighbouring residential amenity in terms of overlooking, overshadowing, or loss of privacy.

The retrospective application seeks to regularise the development, which is considered acceptable in planning terms and consistent with the general principles applied by London Borough of Hillingdon to minor domestic structures.

Revision	




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drawing notes		<small>© Akaal Architecture Ltd 2026</small>	
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client:	Mr Gill	project:	23 Iver Lane, Uxbridge UB8
drawing title:	PRE-EXISTING & AS-BUILT PLANS + ELEVATIONS		
date:	Feb. 2026	scale:	1:100 @A1 1:200 @A3
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