



Householder Planning Statement

Single Storey Rear Extension

18 Dunbar Close, Hayes, UB4 0DF

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ArchStruct Limited
www.archstruct.co.uk

35 Whitefriars drive Harrow, HA3 5HW
T. 07306883883
info@archstruct.co.uk

1. Introduction

This Planning Statement accompanies the householder planning application for single-storey rear extension at 18 Dunbar Close, Hayes UB4 0DF. The proposal comprises a 2.5 m deep extension added to the existing 3.5 m rear extension, resulting in a combined depth of 6.0 m from the original rear wall.

The proposal provides improved family accommodation, including a downstairs bathroom, utility room, and an enlarged living room, enhancing the usability of the dwelling while maintaining its residential character.

2. Site and Surroundings

The application property is a semi-detached dwelling located within Dunbar Close, a residential cul-de-sac/close characterised by family houses, many of which already benefit from large rear extensions of similar scale.

The site sits close to the turning head/roundabout, resulting in widened rear boundary angles between neighbouring plots. This spatial characteristic reduces enclosure and improves rear outlook, particularly between Nos. 18 and 20.

3. The Proposal

- Total rear extension depth: 6.0 m
- Eaves height: 3.0 m, matching the existing extension
- Single-storey, full-width extension
- Roofline continuous with existing rear extension
- No side-facing windows
- Retention of private garden and parking provision

The proposal is fully illustrated on submitted drawings A103 (Plans), A104 (Elevations) and A105 (3D Views).

4. Planning Policy Context

4.1 Hillingdon Local Plan – Policy DMHD 1

Policy DMHD 1 (Alterations and Extensions to Residential Dwellings) requires extensions to:

- be subordinate and proportionate,
- respect the original dwelling,
- avoid harm to neighbour amenities (light, privacy, outlook),
- retain adequate garden space and parking.

The proposal has been assessed against these criteria and complies.

4.2 Article 4 Direction

National permitted development allowances allow 6 m rear extensions for semi-detached houses however, Hillingdon has removed this right via an Article 4 Direction, requiring a full planning application for rear extensions exceeding 4 m.

The Direction does not prohibit such development but requires assessment against local policy.

5. Assessment of the Proposal

5.1 Design and Character

The extension is entirely confined to the rear of the property and does not affect the street scene. Its 3 m eaves height, single-storey form and continuity of materials ensure that it remains visually subordinate and respectful of the host dwelling.

5.2 Neighbour Amenity

No. 20 Dunbar Close (left-hand neighbour):

- Already benefits from a rear extension and canopy
- The proposed extension does not project beyond their established rear building line
- No side windows are proposed, preventing overlooking

The widened geometry created by the turning circle further reduces any sense of overbearing or enclosure. Given the modest height and single-storey form, there is no unacceptable loss of daylight or outlook.

5.3 Private Amenity Space

Despite the 6 m projection, the property retains sufficient usable rear garden space, consistent with the established pattern of development on Dunbar Close and compliant with DMHD 1.

5.4 Parking and Access

The dwelling benefits from wide side access / garage provision. No parking spaces are lost or affected by the proposal.

6. Local Precedent (Material Consideration)

Several properties within Dunbar Close already benefit from similar rear extensions, including Nos. 2, 3, 10, 15, 19 and 20. This demonstrates that extensions of this depth are established, accepted and compatible within the street.

7. Conclusion

The proposal:

- complies with Policy DMHD 1,
- satisfies the guidance of the Hillingdon Residential Extensions SPD,
- preserves neighbour amenity,
- respects local character and established precedent,
- retains adequate garden space and parking.

Therefore, we respectfully request that planning permission be granted.