

Planning Statement for 27 Croft Gardens, HA4 8EY

This planning statement supports the proposed design alterations and rear extension at 27 Croft Gardens, located within Hillingdon's Area of Special Local Character (ASLC). The justification considers local precedents, council policies, and the property's specific context.

1. Design Considerations for Windows

Council Guidance: During the pre-planning meeting, it was suggested that the windows at the front of the property remain white to preserve the character of the ASLC.

Local Precedents: There are precedents for dark-colored windows within the vicinity:

12 South Drive (Planning Ref: 13950/APP/2023/1835): This corner property features dark-colored windows. As a corner site, it is more visually prominent than 27 Croft Gardens.

39 Croft Gardens (Planning Ref: 49229/APP/2019/3904): This property has dark-colored windows and doors across the front, rear, and sides. These examples demonstrate that dark-colored windows can coexist with the ASLC designation without compromising its character.

Proposal Justification: Given these precedents, dark-colored windows at 27 Croft Gardens would align with established patterns on the street while maintaining harmony with the area's architectural identity. While the windows are proposed to be dark in colour, the style of the front windows will remain as existing glazing bars and curved detail.

2. Rear Extension Proposal

Depth of Extension: The proposed rear extension matches the depth of the existing conservatory, even though it exceeds standard planning guidelines.

Contextual Justification:

Existing Structure at No. 29: The conservatory on the side of 29 Croft Gardens establishes a precedent for this depth, as it is an existing structure rather than a new addition.

Neighboring Impact: The neighbor at 25 Croft Gardens is angled away from the application site. This orientation minimizes any potential impact on their outlook or amenity.

Design Rationale: The extension would function as an infill rather than a rear addition, blending seamlessly with the existing layout and preserving the rhythm of development in this ASLC.

3. Compliance with Hillingdon Policies

The proposal adheres to relevant policies within Hillingdon's Local Plan:

Policy DMHB 11: Ensures high-quality design that respects local character. The proposed materials and design align with established precedents and maintain consistency with ASLC standards.

Policy DMHD 1: Requires extensions to appear subordinate to the main dwelling without adverse impacts on neighboring properties or streetscape. The proposed rear extension meets these criteria by maintaining proportionality and minimizing visual intrusion.

Conclusion

The proposed design changes at 27 Croft Gardens—including dark-colored windows and a rear extension—are justified based on local precedents, minimal neighbor impact, and compliance with Hillingdon Council policies. These alterations will enhance the property while preserving the architectural character of this ASLC.



Purpose - Householder planning application

All dimensions to be checked on site. All omissions & discrepancies to be reported to the designer.	PROJECT: 27 Croft Gardens, Ruislip, HA4 8EY	DATE: 30/04/2025
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