

Planning Statement

1. Introduction

This Planning Statement has been prepared in support of the planning application for the proposed alterations and extensions at **90 Brixham Crescent, Ruislip, HA4 8TX**. The application seeks permission for a front extension with a sloping roof, a single-storey side extension and a 2.8m deep single-storey rear extension with a flat roof. The proposed works also include associated internal alterations and changes to the existing fenestration to provide improved and more functional space for the occupants of the dwelling.

2. Existing Property and Surroundings

The property is an existing residential dwelling located within an established residential area of Ruislip. The existing building is a two-storey dwelling with a pitched roof. The surrounding area is predominantly residential in character, with properties displaying a variety of extensions and alterations which have evolved.

The existing ground-floor accommodation comprises a lounge and kitchen/dining area, while the first floor provides two bedrooms and a bathroom. The submitted existing plans and elevations establish the property's current arrangement and appearance.

3. Proposed Development

The proposal seeks to improve the space through single-storey extensions. The front extension will incorporate a sloping roof and will provide additional internal floor area while remaining subordinate to the main dwelling. A single-storey side extension is also proposed, together with a 2.8m deep rear extension incorporating a flat roof. The proposed ground-floor arrangement will provide an enlarged kitchen/dining area, utility and WC facilities and an outbuilding with an office area, improving the functionality of the existing dwelling.

The first-floor accommodation will remain unchanged, with the existing bedrooms and bathroom retained. The proposed first-floor plan identifies that it does not propose an additional storey to the first floor and it remains a single-storey addition. The proposed roof plan confirms that the new extension elements will incorporate flat roofs,

4. Design and Appearance

The proposed extensions have been designed to remain visually subordinate to the original dwelling and to respect the established form and proportions of the property. The extension is kept to a single storey and incorporates a sloping roof at the front, with the remaining extension to be a flat roof.

The side and rear extensions are similarly limited in height and massing, ensuring that the existing dwelling remains the dominant element of the composition.

The proposed elevations indicate that the external appearance of the extensions will be finished to **match the existing dwelling**. The proposed materials and render treatment will therefore allow the new works to integrate with the existing building rather than appearing as a visually unrelated addition.

The design approach is consistent with **Policy DMHD 1 of the Hillingdon Local Plan: Part Two – Development Management Policies**, which requires residential extensions to avoid an adverse impact on the character and appearance of the area, achieve a satisfactory relationship with neighbouring properties, remain subordinate to the main dwelling and respect the design and materials of the original house.

5. Impact on Neighbouring Properties

The proposed works have been designed to minimise any potential impact on neighbouring occupiers. The extensions are single storey and therefore will have a limited impact in terms of overlooking, visual enclosure and loss of outlook when compared with a two-storey addition. The rear extension projects only **2.8m** beyond the existing rear wall, providing additional space without extending excessively into the rear garden.

The proposed development has been designed with regard to the relationship between the existing dwelling and neighbouring properties. The scale and height of the extensions will ensure that they remain proportionate to the existing house and do not create an unacceptable sense of enclosure. The proposal therefore accords with the relevant requirements of Policy DMHD 1 concerning the relationship between extensions and adjacent dwellings.

6. Residential Amenity

The proposal will improve the quality and functionality of the existing residential home. The enlarged ground-floor arrangement will provide a more practical relationship between the kitchen, dining and living spaces, together with dedicated utility, WC and office space. The proposal therefore represents an improvement to the usability of the existing dwelling.

The design also takes account of daylight and natural light. The proposed windows and roof areas will provide appropriate natural light to the new accommodation, while the single-storey form of the extensions will limit the potential for significant overshadowing of neighbouring properties. The approach is consistent with the wider design principles of the London Plan, which seek to ensure that development provides appropriate daylight and sunlight while avoiding overshadowing and overheating.

7. Residential Amenity and Garden Space

The proposed extensions will increase the internal floor area of the existing dwelling while retaining a meaningful area of private external amenity space to the rear. The development is therefore considered to maintain an appropriate balance between additional spaces and the retention of usable garden space. This is consistent with the requirements of Policy DMHD 1, which requires adequate garden space to be retained following residential extensions.

8. Parking and Access

The proposal does not seek to introduce an additional residential unit or materially alter the existing residential use of the property. The development will remain a single-family dwelling and the existing access arrangements will be retained. The proposal does not result in a change in the number of bedrooms or create a requirement for additional residential units, and therefore the existing parking arrangement will remain associated with the dwelling.

9. Sustainability and Energy Efficiency

The proposed extensions will provide an opportunity to improve the thermal performance of the new accommodation. The new construction will incorporate appropriate insulation to the walls, floors and roofs, together with energy-efficient windows and doors and appropriate detailing to minimise heat loss and thermal bridging. The works will be designed to comply with the relevant Building Regulations requirements relating to energy efficiency. The use of efficient lighting and appropriate water-saving fittings will also be considered as part of the detailed construction and fit-out.

The proposed development therefore provides a proportionate opportunity to improve the energy performance of the new accommodation while retaining and adapting the existing dwelling rather than requiring its replacement.

10. Flood Risk

A review of the Environment Agency's long-term flood risk information has been undertaken for the application site. The information identifies the location as **90 Brixham Crescent, Ruislip, HA4 8TX**. The assessment identifies the site as having a **very low yearly chance of surface water flooding** and a **very low risk from rivers and the sea**. The site is also confirmed to be outside a groundwater flood alert area, while flooding from reservoirs is identified as unlikely in the area. Given the minor scale of the proposed residential extensions and the very low identified flood risk, the proposal is not considered to result in an unacceptable increase in flood risk to the site or surrounding properties.

11. Planning Policy Considerations

The proposal has been designed having regard to the relevant policies of the **Hillingdon Local Plan**, particularly Policy DMHD 1 concerning alterations and extensions to residential dwellings. The policy seeks to ensure that extensions are subordinate to the existing dwelling, respect the character and appearance of the original house, use appropriate materials, retain adequate garden space and maintain satisfactory relationships with neighbouring properties.

The proposal also accords with the general principles of good design contained within the **London Plan**, including the requirement for development to respond appropriately to its context, provide good-quality design and protect residential amenity.

The current Hillingdon Local Plan review is ongoing, with the Council's published timetable indicating that consideration of adoption of the proposed Local Plan is scheduled for 2028. The adopted Local Plan policies therefore remain relevant to the consideration of the application.

12. Conclusion

The proposed extensions represent a proportionate and provide improvement to an existing residential dwelling. The front, side and rear extensions are all single storey and have been designed to remain subordinate to the original two-storey house. The 2.8m rear extension provides additional accommodation without resulting in excessive projection into the rear garden.

The proposed external finishes will match the existing dwelling, allowing the extensions to integrate successfully with the existing property and surrounding residential character. The scale, height and siting of the works are considered to avoid unacceptable impacts on neighbouring properties, including loss of outlook, overlooking or overshadowing. The proposal will retain the property's established residential use and provide improved and more functional accommodation for the occupants.

Overall, the proposed works are considered to represent good-quality residential development which respects the character of the existing dwelling, maintains the amenity of neighbouring properties and accords with the relevant provisions of the Hillingdon Local Plan and London Plan. The application is therefore considered to be acceptable in planning terms and should be supported.