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Planning Statement

201 Ash Grove, Harefield, Uxbridge, UB9 6HA

Proposal: Erection of a single-storey rear infill extension and associated internal alterations

1. Introduction

This Planning Statement has been prepared in support of a householder planning application for the erection of a single-storey rear infill extension and associated internal alterations at 201 Ash Grove, Harefield, Uxbridge, UB9 6HA.

The application seeks permission to improve the functionality and layout of the existing dwelling through the infilling and rationalisation of the rear ground floor arrangement, together with associated internal reconfiguration.

2. Site and Surroundings

The application site relates to an existing single dwellinghouse situated within an established residential area of Harefield. The property forms part of a traditional residential street and is flanked by neighbouring dwellinghouses of similar domestic character.

The existing dwelling includes an existing rear projection / outrigger arrangement, with ancillary rear elements that currently create a fragmented and inefficient ground floor layout. The proposal has been designed to work with the existing form of the house and improve the relationship between the internal living spaces and the rear part of the property.

3. The Proposal

The proposal comprises:

- a single-storey rear infill extension;
- associated internal alterations at ground floor level to create a more coherent kitchen, dining, utility and WC arrangement; and
- associated first floor internal alterations to improve the bathroom arrangement.

The proposed extension infills the rear gap in a way that better utilises the footprint of the existing house and rear projection, rather than appearing as an overly dominant or disproportionate addition. The extension is to be finished with a flat roof and has been designed to integrate with the scale and form of the host dwelling.

4. Design and Appearance

The proposal has been designed to remain subordinate to the original dwelling and to appear as a logical and well-related addition to the rear of the property.

The works are confined to the rear and are not considered to result in harmful visual impact on the public street scene. The proposed rear extension form is modest and appropriate to the scale of the house, and the infill approach represents a more sympathetic and efficient design response than a more expansive rear projection.

The proposal also regularises and improves the existing arrangement at the rear of the dwelling, creating a more practical internal layout while maintaining a domestic scale and character.

5. Scale and Height

The extension is single storey only and is proposed with a flat roof. The overall height has been limited to approximately 3.0m, which is considered appropriate in the context of the host property and neighbouring residential setting.

By reason of its modest height and contained form, the extension is not considered to appear unduly bulky, dominant or overbearing. The proposal has been designed carefully so that it reads as a subordinate addition to the host dwelling.

6. Impact on Neighbouring Properties

The proposal is not considered to give rise to unacceptable harm to the amenities of neighbouring occupiers.

Given its single-storey form and modest height, the extension is not considered likely to cause significant overbearing impact, undue overshadowing or material loss of outlook to adjoining properties. The proposal remains at rear ground floor level only and has been designed in a way that respects the residential context.

No harmful overlooking is introduced by the proposal. The works are principally focused on improving the internal arrangement of the dwelling and do not result in inappropriate new overlooking opportunities toward neighbouring properties.

Overall, the proposed development is considered to provide an acceptable relationship with adjoining occupiers and to preserve their reasonable residential amenities.

7. Garden Space and Functionality

The proposal retains a usable rear garden area and continues to provide an appropriate level of private amenity space for the occupiers of the dwelling.

In addition to the physical extension works, the proposal significantly improves the functionality of the property by creating a more coherent family layout, improving circulation, and making better use of the existing rear arrangement. The internal alterations allow for a more practical and modern family home while remaining proportionate to the host property.

8. Planning Assessment

The proposal is considered acceptable in principle as a domestic extension to an existing dwellinghouse.

In summary, the proposed development:

- represents a sympathetic rear infill form of extension;
- remains subordinate in scale to the host dwelling;
- is modest in height and appropriate in design;
- does not result in unacceptable harm to neighbouring amenity; and
- preserves adequate private garden space for the occupiers.

The proposal is therefore considered to comply with the relevant design and residential amenity objectives of the London Borough of Hillingdon's residential extension guidance and broader development plan considerations.

9. Conclusion

This application seeks planning permission for a well-considered single-storey rear infill extension and associated internal alterations that will improve the quality and functionality of the dwelling.

The proposal is modest, subordinate and appropriate to its context. It is not considered to result in material harm to the character of the host property, the surrounding area, or the amenities of neighbouring occupiers.

For the reasons set out above, it is respectfully requested that planning permission be granted.