

Planning Statement

Single storey rear and part side extension following demolition of existing conservatory.
98 Long Lane, Hillingdon, UB10 0EQ

1. Introduction

This Planning, Design & Access Statement is submitted in support of a Householder Planning Application for a single-storey rear and part-side extension at 98 Long Lane, Hillingdon, UB10 0EQ. The proposal seeks to modernise the property and create a bright, open-plan family living space that improves day-to-day usability while respecting the architectural character of the existing dwelling and surrounding residential context.

2. Site Description

The application property is a semi detached, two-storey family home located within a well established residential area of Hillingdon. The rear of the property currently accommodates a full width conservatory, constructed from bricks and lightweight materials that provide limited insulation and year round usability. The proposal includes demolition of the conservatory to allow for a high quality brick built replacement.

The surrounding area is residential in character, featuring a variety of single and two storey extensions. No. 84 Long Lane benefits from a 6 metre full width extension. No. 96 and 100 both feature single storey rear extensions projecting 3.3 metres from the rear elevations. The site is not in a conservation area, not listed, and not subject to any Green Belt or flood zone constraints.

3. The Proposal

The application seeks planning permission for the demolition of the existing full width rear conservatory and the construction of a single storey rear and part side extension across the full 8.3 metre width of the dwelling.

The proposed extension will project 6 metres from the original rear wall and achieve a maximum height of 3 metres with a flat roof design incorporating five roof lights positioned above the new kitchen and dining areas to maximise natural daylight and create a bright, welcoming interior. The rear elevation will feature a large set of sliding glazed doors, providing direct access to the garden and establishing a strong visual connection between indoor and outdoor spaces. All external materials will match the existing dwelling, using high quality facing brickwork.

In summary, the proposed extension represents a well considered, modern addition that responds positively to the property's scale and proportions, replacing a poor-quality conservatory with a high-performance structure designed for long-term family enjoyment.

4. Design & Impact Assessment

Design and Appearance

The proposed extension adopts a simple, flat roof form that reflects contemporary domestic design while remaining subordinate to the main house. Matching materials ensure seamless integration with the existing dwelling. The design takes visual cues from the wider street, where rear additions of similar scale are present, particularly at No. 84. The extension's proportions and materiality ensure it remains in harmony with the host property and the established character of Long Lane.

5. Planning Policy Context

The proposal has been designed with regard to the following policies and guidance:

- Hillingdon Local Plan: Part 2 Development Management Policies (2020), including Policy DMHD 1 (Alterations and Extensions to Residential Dwellings).
- Hillingdon Residential Extensions SPD (2019).
- National Planning Policy Framework (2023) promoting well designed and energy efficient homes that respond positively to local context.

The proposal satisfies key policy objectives by ensuring a high-quality design, maintaining neighbour amenity, and preserving the established suburban character of the area.

6. Justification and Conclusion

Adjoining property No. 96: A mature hedge which exceeds 3 meters in height marks the shared boundary. Although a small section will be removed during construction, the proposal will not result in any additional loss of light or outlook for the conservatory at No. 96 as the proposed wall will be replacing the existing hedge.

Adjoining property No. 100: The nearest window faces an external gazebo/outbuilding located 1.5m away from the window which restricts light and outlook. The proposed extension at No. 98 would have a very minimal impact on the existing conditions and the minor reduction in light would be negligible and acceptable under Hillingdon's Residential Extensions SPD. Given the modest height, the proposal would have no significant impact on neighbouring amenity.

There are clear examples of similar or larger rear extensions within the immediate vicinity, notably at No. 84, 86 & 88. The proposed 6 metre projection therefore reflects the prevailing pattern of development and will not appear dominant or out of character. The proposal complies with Policy DMHD 1 of the Hillingdon Local Plan (Part 2) and aligns with the Residential Extensions SPD (2019) in terms of scale, design, and neighbour relationships.

The proposed single storey rear and part side extension at 98 Long Lane represents a modest, well designed improvement to the existing dwelling. It will replace a dated conservatory with a permanent, thermally efficient brick built extension, match the materials and character of the existing property, respect the scale and form of other developments on the street, preserve neighbouring amenity, and modernise the home to create a comfortable, light filled family space that can be enjoyed throughout the year. Accordingly, the proposal is fully compliant with the Hillingdon Local Plan and the Residential Extensions SPD, and planning permission should be granted.