



Planning, Design & Access Statement

Householder Extensions
AT
26 Mount Pleasant,
Ruislip HA4 9HG

Reference:
26MP-2656

Date:
6 March 2025

1. Introduction

- a. This Planning Statement has been prepared by Just Planning on behalf of Mrs Lucy Dunn to support a householder planning application for a roof extension to 26 Mount Pleasant, in Ruislip.
- b. Following a description of the site and surrounding area, the report will describe the proposal, provide an overview of relevant planning policy and outline the case for the applicant.
- c. It will be demonstrated that the proposal represents good design and is otherwise appropriate in planning terms, and the planning permission should be granted.

2. Site Description

- a. The application property is a two-storey, detached house located on the western side of Mount Pleasant. It is a relatively narrow building with rendered elevations and a tiled, hipped roof. There is a two-storey and single-storey extension to the rear. Figure 1, below, provides an image of the property, viewed from the street.



Figure 1: Image of the front of the application property.

- b. The immediate surrounding area is suburban and residential in character. The house immediately to the north, number 28 (visible on the right-hand side of the image above), was originally of the same general design as the application property but has been extended at roof level.
- c. The house immediately to the south, number 24, has a large two-storey side and rear extension. Other houses in the area also have roof extensions.
- d. The property is not listed and not located in a designated conservation area.

3. Application Proposal

- a. The application proposes hip-to-gable roof extensions to both sides of the existing roof, matching a similar development next door at number 28.
- b. It also proposes a rear dormer window and the creation of a flat roof to the rear of the building at first floor level.
- c. The dormer is set off the edges of the rear roofslope and is clad in hanging tiles to match the existing roof. It has two rear-facing windows.
- d. The new first-floor flat roof is created by removing the pitched roof over the existing two-storey rear extension.
- e. The existing flat-roofed ground floor rear extension is retained.
- f. Two rooflights are proposed for the front roofslope and two new obscure-glazed side windows in the main part of the house.
- g. The existing house has cramped upstairs living accommodation with, in particular, an impractically small third bedroom. The application proposal allows the creation of two new bedrooms and a bathroom in the converted loft (with the small bedroom on the first floor becoming a dressing room).
- h. The application proposal will therefore make a meaningful contribution to the quality of accommodation this property provides to the applicant and her family.

4. Planning Policy

- a. Planning law states that decisions on planning applications must be taken in accordance with the statutory development plan unless material considerations indicate otherwise.
- b. The relevant parts of the development plan for the area are the Hillingdon Local Plan: Part One - Strategic Policies (2012), the Hillingdon Local Plan: Part Two - Development Management Policies (2020) and the London Plan (2021).
- c. Policy BE1 (Built Environment) of the Strategic Policies requires that all new development improve the quality of the built environment in order to create successful and sustainable neighbourhoods. Among other things, the policy states that development proposals should be sensitive to local identity, landscapes, townscapes and views, improve areas of poor environmental quality, improve the quality of the public realm, and not result in the inappropriate development of gardens and green spaces that erode the character of suburban areas.
- d. Policy DMHB 11 (Design of New Development) of the Development Management Policies requires that all new development exhibit a high quality of design. Development should harmonise with its surroundings in terms of its scale, size and detailed design. It should use high quality materials. It should not unacceptably harm the residential amenity of close neighbours.
- e. Policy DMHD 1 (Alterations and Extensions to Residential Dwellings) sets out criteria for extensions. It seeks to ensure that there is:

"no adverse cumulative impact of the proposal on the character, appearance or quality of the existing street or wider area"

- f. It requires that extensions are subordinate to the host dwelling *"in their floor area, width, depth and height"*. It recommends the use of matching materials. It requires that adequate garden space and parking is retained.
- g. For roof extensions, it recommends that they:

"be located on the rear elevation only, be subservient to the scale of the existing roof and

should not exceed more than two thirds the average width of the original roof. They should be located below the ridge tiles of the existing roof and retain a substantial element of the original roof slope above the eaves line"

- h. It goes on to say that:

"the Council will not support poorly designed or over-large roof extensions including proposals to convert an existing hipped roof to a gable"

- i. It recommends that the ridge line of the existing house not be raised and that materials are used that match the external appearance of the dwelling.
- j. Policy D3 of the London Plan seeks to *"make the best use of land by following a design-led approach that optimises the capacity of sites"*. Part C of the policy states that the *"incremental densification of sites should be actively encouraged"*.
- k. The policy goes on to state that development should represent a high quality of design and respect and reflect the character of the area. It should also protect the residential amenity of close neighbours.
- l. The revised National Planning Policy Framework (NPPF), adopted on 12 December 2024, sets out the government's national planning policies and how these policies should be applied. It identifies a presumption in favour of sustainable development. Development is sustainable when it meets the economic, social and environmental needs of a community.
- m. According to paragraph 39:

"Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible."

- n. Chapter 11 encourages developers and local planning authorities to *"make effective use of land"*. Part (d) of paragraph 124 promotes *"the development of under-utilised land and buildings"*.

- o. Chapter 12 requires good design. Paragraph 131 describes the *"creation of high quality, beautiful and sustainable buildings and places"* as *"fundamental to what the planning and development process should achieve"*.
- p. Paragraph 130 requires that densities be maximised, to *"ensure that developments make optimal use of the potential of each site"*.
- q. According to paragraph 135, developments must *"function well add to the overall quality of the area"*, be *"visually attractive as a result of good architecture"*, be *"sympathetic to local character and history, including the surrounding built environment"* and provide *"a high standard of amenity for existing and future users"*.

5. Assessment

- a. The council's policies have no objection in principle to the extension of the existing house to enhance and enlarge its residents' living accommodation.
- b. The policies set out in the Hillingdon Local Plan require that extensions represent a high quality of design that respects and reflects the character of the surrounding area and preserve neighbours' living conditions in terms of light, outlook, privacy and general amenity.
- c. The council also seeks to ensure that the extended house retains sufficient off-street parking and outdoor amenity space.

Design & Appearance

- d. Policies BE1 and DMHB 11 of the Hillingdon Local Plan seek a high quality of design in all new development and policy DMHD 1 provides more detailed guidance on different types of householder extension.
- e. For roof extensions, DMHD 1 recommends that roof extensions are not over-sized and are subordinate additions to the host building.
- f. In this case, the design of the roof extensions has been guided by surrounding development. In particular, they closely match roof extensions built at number 28, next door, following the issuance of a lawful development certificate in August 2017 (18498/APP/2017/2010). The plans and decision notice for that approval are provided in the appendices.
- g. The image in figure 2, on the next page, shows the house at number 28 before it was extended, indicating that it had the same original design as the application property. The image in figure 3, below it, shows the house as it is today. In both images, the application property is visible on the left-hand side.
- h. The main difference between the development next door and the application proposal is that number 28 does not have a two-storey rear extension. Viewed from the front, the application proposal will bring the two houses back into symmetry.



Figure 2: Image of the neighbour at number 28 prior to its roof extensions.



Figure 3: Image of the neighbour at number 28 after its roof extensions.

- i. Beyond number 28 there are two houses (numbers 30 and 32) with relatively large two-storey side and rear extensions and beyond them there is a collection of houses with roof extensions similar to those proposed by the applicant. The image in figure 4, below, shows number 36. Numbers 40 and 42 are shown in figure 5.



Figure 4: Extensions at number 36 Mount Pleasant.



Figure 5: Extensions at numbers 40 and 42 Mount Pleasant.

- j. Number 44 has a pair of mismatched side dormers, one to each side of its roof, as shown in the image in figure 6, below.



Figure 6: Extensions at number 44 Mount Pleasant.

- k. There are also various roof extensions to houses on the other side of the application property, to the south. There is a side dormer to number 18 and hip-to-gable extensions of the kind proposed by the applicant at number 16, both houses shown in figure 7, below.



Figure 7: Extensions at numbers 16 and 18 Mount Pleasant

- l. The council initially refused to issue a lawful development certificate for the development at number 16 (reference: 69187/APP/2020/2501), but the development was approved at appeal.
- m. There is also a hip-to-gable extension and full-sized rear dormer at number 8, shown on the next page.



Figure 8: Extensions at number 10 Mount Pleasant

- n. On the other side of the road, there are large roof level extensions to numbers 25 and 29, roughly opposite the application site, and shown in the image in figure 9, below.



Figure 9: Extensions at numbers 25 and 29 Mount Pleasant.

- o. There are also side dormer extensions to various other houses along the row, such as numbers 35 and 45.
- p. Most of these roof extensions were built through the exercise of permitted development rights, but they are nevertheless permanent, lawful features of the streetscene along this part of Mount Pleasant and they alter the context in which the application proposal should be assessed. Their presence is a material planning consideration.
- q. Although the roof extensions are somewhat larger than would usually be allowed by policy DMHD 1, they reflect the character of the surrounding area and will not therefore cause any harm to visual amenities.
- r. The proposal includes the creation of an area of flat roof to the rear of the building, behind the dormer. This area will not be readily visible from the street and will have a low profile. The flat roof will match the variety of other flats roofs to extensions along the rear streetscape – almost all of the dormers and ground floor extensions to surrounding houses have flat roofs.
- s. There are also other houses on Mount Pleasant with first floor flat roofs. The image in figure 10, below, shows a very similar development at 55 Mount Pleasant, for example.



Figure 10: Extensions at number 55 Mount Pleasant.

Impact on Neighbours

- t. Paragraph 135 of the NPPF and policy D3 of the London Plan require that development does not cause any harm to neighbours' living conditions.
- u. In this case, the proposal is at roof level only and does not project to the front or rear of the existing established building line. The hip-to-gables and the rear dormer will roughly align the houses to either side, including the similar development at number 28.
- v. The application proposes two new side-facing windows, but these will be obscure-glazed and non-opening below a height of 1.7m measured from internal finished floor level.

Other Issues

- w. The proposal does not increase the footprint of the building and so does not result in a loss of rear garden space.
- x. The house is enlarged by the equivalent of just one bedroom. The proposal does not increase the occupancy of the house – the extra space simply makes it more comfortable for the family that already lives there.
- y. There will not therefore be any increased parking demand and no implications in terms of highway safety or parking stress.

6. Conclusions


- a. The application proposes roof extensions comprising hip-to-gable extensions to both sides of the roof, a rear dormer, and creation of a flat roof to the rear of the building at first floor level.
- b. The extensions have been carefully designed to complement the character of the area, particularly taking into account similar extensions to the neighbouring property at number 28 and other nearby properties along Mount Pleasant.
- c. Although the proposed roof extensions are somewhat larger than would typically be recommended by policy DMHD 1, they reflect the established character of the surrounding area, where numerous properties have similar roof-level extensions, many constructed through the exercise of permitted development rights.
- d. The proposal will not cause any harm to the visual amenities of the area, as it aligns with the pattern of development already evident in the streetscene.
- e. The application will not have any detrimental impact on neighbours' living conditions. The extensions are at roof level only and do not project beyond the established building line. New side-facing windows will be obscure-glazed and non-opening below a height of 1.7m to protect privacy.
- f. The proposal does not increase the building's footprint, thus preserving the existing garden space. It also does not increase the occupancy of the house, merely providing more comfortable accommodation for the current residents, and therefore will not create additional parking demand.
- g. The proposed development is in accordance with the relevant policies of the Hillingdon Local Plan and the London Plan, as well as the National Planning Policy Framework's emphasis on making effective use of land and creating high-quality, sustainable buildings.
- h. The proposal represents sustainable development that will meaningfully improve the quality of accommodation at the property while respecting the character of the area and protecting neighbours' amenity. For these reasons, it is respectfully requested that planning permission be granted.



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