

Yu Han Erskine Chang

1 Pine Gardens

HA4 9TN

17th June 2025

Planning Department

London Borough of Hillingdon

PLANNING STATEMENT

Retrospective Planning Application for a single-storey rear extension at 1 Pine Gardens, HA4 9TN

Dear Sir/Madam,

Please see the documentation supporting a retrospective planning application for **1 Pine Gardens, HA4 9TN** including: application form, location plan, block plan, site plan, existing, proposed floor plans, existing and proposed elevations.

1.0 Proposed Development

1.1 The proposed development consists of a single-storey rear extension under 4 metres, which is within the limits of permitted development. However, the proposed rear extension is joined to the wall of the side extension that was completed in 2004.(59360/APP/2004/1385) Therefore, according to the *Technical Guidance for Permitted Development Rights for Householders* under paragraph (ja), page 28, which states:

'Any total enlargement (being the enlarged part together with any existing enlargement of the original dwellinghouse to which it will be joined) exceeds or would exceed the limits set out in sub-paragraphs (e) to (j);'

the rear extension would require an application for planning permission.

1.2 The reason for this retrospective planning application is that, although I initially understood the works did not require planning permission, I have since been advised otherwise by the Council.

Prior to carrying out the works, I sought advice from a planning officer at Hillingdon Council, who advised that planning permission would not be required for the proposed development. Based on this guidance, I proceeded in good faith. Subsequently, when I contacted the Planning Department to apply for a Certificate of Lawfulness for the development, I was informed that a planning application would now be required. I am therefore submitting this retrospective application in order to regularise the development.

1.3 The rear extension has a sloped roof with an eaves height of 2.80 m, measured from ground level at the base of the outside wall to the point where that wall meets the upper surface of the roof slope - the overhang should be ignored for the purposes of measurement (*P.12 Permitted Development Rights for Householders Technical Guidance*, September 2019). Please refer to the proposed elevation drawing showing the eaves height.

2.0 Design Considerations

2.1 The proposal has been designed in accordance with the *Hillingdon Design and Accessibility Statement (HDAS) Supplementary Planning Document* (2008). The property is a semi-detached dwelling, not listed, and is situated outside any conservation area or the Green Belt. There are numerous precedents for single-storey rear extensions that have been approved on neighbouring properties within the same street.

2.2 Careful consideration has been given to the impact of the proposed development on neighbouring properties. The proposal does not give rise to any concerns in terms of neighbouring amenity, including issues of privacy, overlooking, or loss of outlook. The design respects the established pattern and scale of surrounding development and integrates well with the existing architectural character. Matching roof slopes and tiles have been incorporated to ensure a consistent and cohesive appearance, maintaining the visual harmony of the wider scene.

2.3 Furthermore, the development has been inspected and certified by Building Control at all key stages of construction, ensuring compliance with relevant building regulations.

2.4 Please find below a photo showing the completed development and its relationship to the surrounding context.

2.5 Site Photo showing rear side of 1 Pine Gardens, HA4 9TN

