

Design and Access Statement

Relating to

**Proposed Single Storey Side Extension
Proposed Part Double Storey First Floor Rear Extension
Internal Alterations to accommodate the above**

at

28 Breakspear Road, Ruislip HA4 7QZ

for

Mr and Mrs Mistry

Prepared by

Stones Architects Ltd

10 September 2026

Project ref: 2026.021/FA/CV

Description of existing house and site

This Planning Statement has been prepared in support of a householder planning application for the property at 28 Breakspear Road, Ruislip, HA4 7QZ. The proposal comprises:

- A proposed single storey side extension.
- A proposed part first floor rear extension.
- Internal alterations to accommodate the proposed development.

The application seeks to provide additional living accommodation suitable for the needs of the existing household while maintaining the character and appearance of the host dwelling and surrounding residential area.

The property is an established dwelling in a predominantly residential area of Ruislip. The surrounding streetscape comprises a mix of detached and semi-detached family homes, many of which have been altered or extended over time. The site sits within a generous residential plot capable of accommodating sensitively designed extensions without harming the character of the area.

Brief

The proposed single storey side extension will enlarge the ground floor accommodation and improve the functionality of the dwelling. The extension has been designed to appear subordinate to the host property and will be constructed using materials that closely match the existing building.

The proposed part first floor rear extension will provide additional family accommodation at first floor level. The extension is positioned to the rear of the property where it will have limited visibility from the public realm and will integrate with the existing form of the dwelling.

Internal alterations are proposed in conjunction with the extensions to improve the layout and circulation within the property, creating a modern and practical family home.

Planning

The main and relevant policies

These policies have been reviewed before undertaking the proposed design and alterations.

London Plan (2021)

Policy D3 - Optimising Site Capacity Through Design

Policy D4 - Delivering Good Design

Policy D6 - Housing Quality and Standards

Hillingdon Local Plan Part 1 (2012)

Relevant policies include:

Policy BE1 - Built Environment

Hillingdon Local Plan Part 2: Development Management Policies (2020)

DMHD 1 - Alterations and Extensions to Residential Dwellings

DMHB 11 - Design of New Development

DMHB 18 - Private Outdoor Amenity Space

DMHB 12 - Streets and Public Realm

DMT 6 - Vehicle Parking

Planning History

The site has the following planning history, we have also included other relevant planning history:

Application Ref.	Proposal	Date	Decision/Reason
59541/APP/2026/1719	Certificate of lawfulness for the erection of a rear roof extension with hip to gable conversion and front roof windows and the erection of a front porch to the house.	9 September 2026	Approved

Design

The proposal has been carefully designed to respect the scale, proportions and architectural character of the existing dwelling. The extensions remain subordinate to the original building and are appropriate to the size of the plot.

The single storey side extension will not appear overly dominant within the street scene and will maintain an appropriate relationship with neighbouring properties. The part first floor rear extension is located predominantly to the rear and therefore will not adversely affect the visual character of the locality.

The use of matching brickwork, roof tiles, windows and external finishes will ensure the development integrates seamlessly with the existing property.

The proposed extensions have been designed to minimise any impact on neighbouring occupiers. Given the scale, siting and orientation of the development, the proposal will not result in unacceptable loss of daylight, sunlight, outlook or privacy to adjoining residential properties.

The first-floor rear extension has been designed to respect established separation distances and will not create undue overlooking or an unacceptable sense of enclosure.

The significant external changes proposed involve the following:

- Revised fenestration including windows, external doors
- External finish to match existing pallet
- Pre-cast concrete coping on parapet wall
- Flat roof covering to be GRP with hopper head and black rainwater goods

With the extensions and alterations, the Architects can provide a better planned dwelling. The general range of materials and detailing is drawn from a palette existing at the time of the original design as it is considered that a more contemporary approach would conflict with the general grain of the area.

Access and Parking

The existing street access will be retained. The new proposals will comply with the Building Regulations current at the time of commencement.

- No changes are proposed to the existing vehicular access
- On-street parking arrangements remain unchanged
- The existing front entrance and access arrangements are retained as per Lawful Development consent

The proposal does not increase parking pressure beyond what is typical for residential extensions of this nature.

Summary

The proposed single storey side extension, part first floor rear extension and associated internal alterations constitute a well-designed and proportionate form of residential development. The proposal respects the character of the host dwelling and surrounding area, preserves neighbouring residential amenity and provides improved accommodation for the occupants.

Accordingly, the development complies with the relevant planning policies of the London Borough of Hillingdon, and planning permission is respectfully requested.

Appendix

List of documents submitted with the application:

Drawing no.	Scale	Drawing title
S01	1:1250 at A3	Site location plan
S02	1:100 at A1	Existing plans, elevations, and section
S03	NTS	Existing photo sheet
C10	1:100 at A3	Proposed plans
C11	1:100 at A3	Proposed roof and section
C12	1:100 at A3	Proposed elevations
DAS	NTS	Brief design and access statement

ends