



Mark Smith <msarchitect2@gmail.com>

Fwd: Residential Planning Guidance-59 Lynmouth Drive, Ruislip Manor

Graham Tudball <grahamtudball@gmail.com>
To: Mark Smith <msarchitect2@gmail.com>

Tue, Jul 9, 2024 at 1:56 PM

Here is the conversation I had with Richard Buxton.

----- Forwarded message -----

From: **Planning** <planning@hillingdon.gov.uk>
Date: Thu, 20 Jun 2024 at 09:56
Subject: Re: Residential Planning Guidance-59 Lynmouth Drive, Ruislip Manor
To: Graham Tudball <grahamtudball@gmail.com>

Hi Graham,

As you are an end of terrace property the roof form can line through with the existing roof and doesn't need to be subordinate.

Please note that the comments made in this email represent officer opinion and cannot be seen to prejudice the Local Planning Authority's formal determination in relation to any application or planning matter.

Regards

Richard Buxton

BA (Hons) Dip TP
Planning Information Officer
Planning Services
Planning, Regeneration and Environment
Central Services

Hillingdon Council



From: Graham Tudball <grahamtudball@gmail.com>

Sent: Thursday, June 20, 2024 8:51 AM

To: Planning <planning@hillington.gov.uk>

Subject: Re: Residential Planning Guidance-59 Lynmouth Drive, Ruislip Manor

Hi Richard,

Sorry, I have one last question. Assuming that we did a first floor side extension similar to what we have been discussing in this thread, what is the situation with the roof? As we are an end of terrace property can the extended roof match the existing ridge line (and front overhang), or does it need to be subordinate to the roof for the main part of the house in some way?

Thanks,
Graham

On Wed, 19 Jun 2024 at 09:50, Planning <planning@hillington.gov.uk> wrote:

Hi Graham,

The 1.5m set-in was correct but applied to the design guide that has been superseded with the 2020 version (that policy requirement was not rolled-over) so 1m should be fine and the fact that you are a terrace means that you don't need a first floor front set-back.

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Regards

Richard Buxton

BA (Hons) Dip TP
Planning Information Officer
Planning Services
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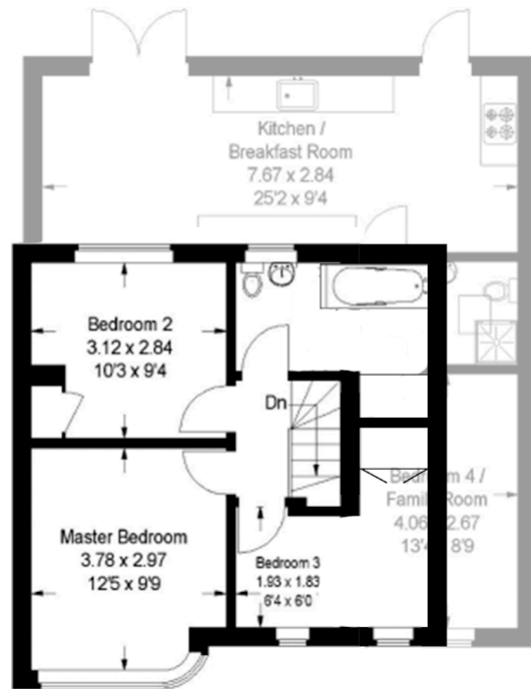


From: Graham Tudball <grahamtudball@gmail.com>
Sent: Monday, June 17, 2024 3:04 PM
To: Planning <planning@hillington.gov.uk>
Subject: Re: Residential Planning Guidance-59 Lynmouth Drive, Ruislip Manor

Hi Richard,

Thank you for your insight. Yes, unfortunately our house abuts next door's ground floor, so there is no gap between our two properties on that boundary. Assuming that the ground floor remains the same, are you saying that a first floor side extension only needs to be set back 1 metre from ground floor side boundary? I thought it had to be set back 1.5 metres if going out above an existing ground floor extension that already went up to the side boundary.

If we did choose to go out to the side are there any limitations where the front of the side extension can be? Could this be inline with the existing ground floor side extension (like in the below sketch)? I have seen plenty of recent examples where this has been done, but it would be good to get your opinion.



Kind Regards,
Graham

On Mon, 17 Jun 2024 at 15:48, Planning <planning@hillingdon.gov.uk> wrote:

Graham,

Thanks for confirming that.

I was hoping you might have had a service road to the side of you so you could have gone right up to the boundary-but it is not to be.

If you want a first floor side approval it would need to be set-in one metre from the boundary but it may be worth combining with a rear dormer if there is adequate head height in the loft space (a hip to gable end with rear dormer can be constructed as permitted development subject to the normal caveats) .

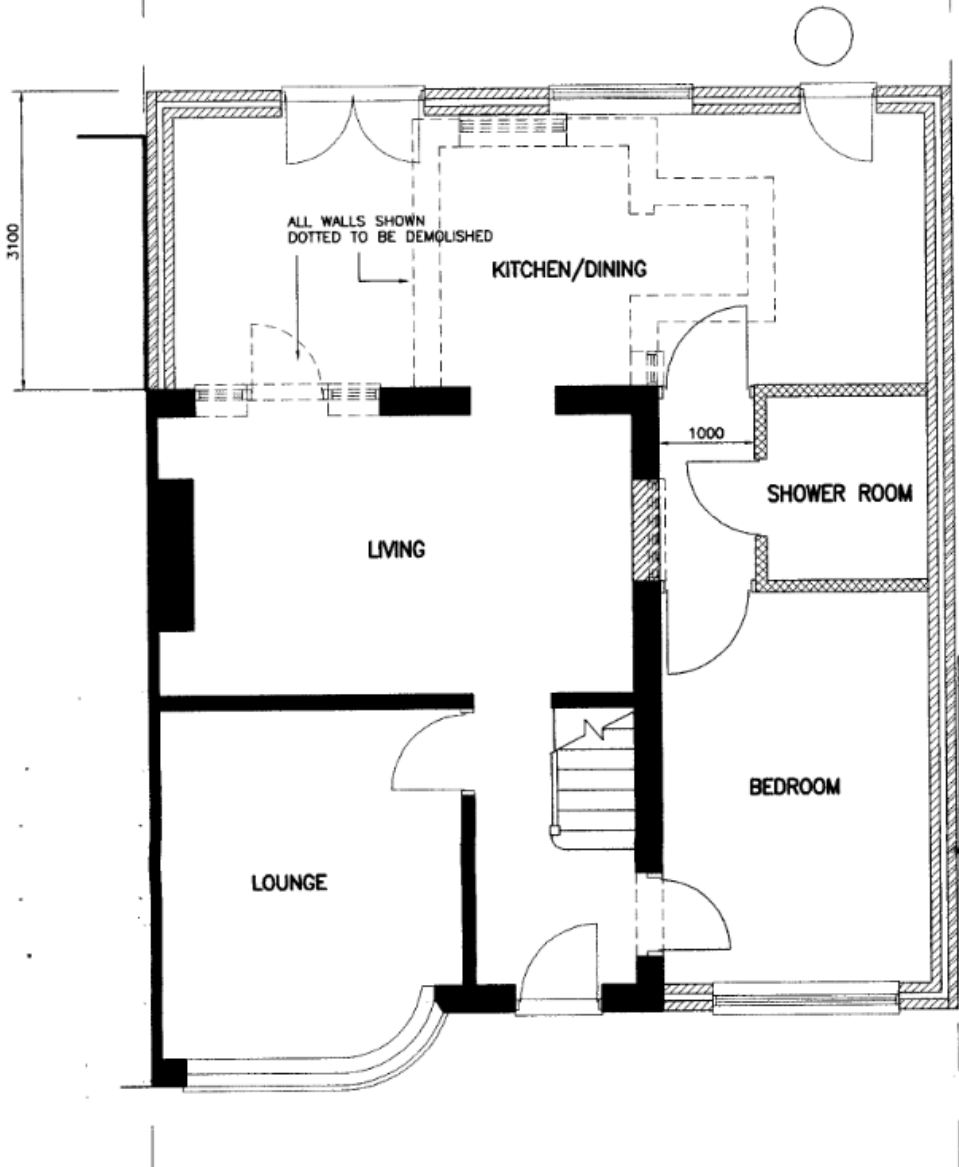
The ability to extend at ground floor is limited I would suggest given what has already been built:-



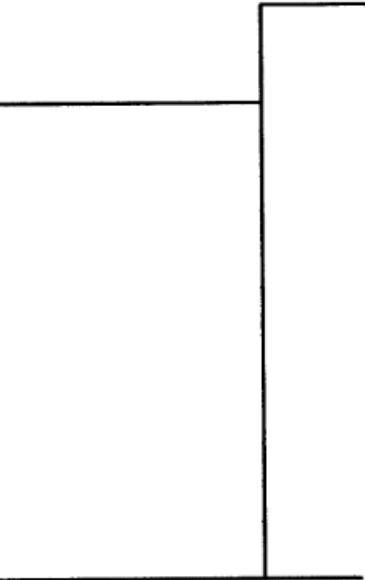
FRONT ELEVATION

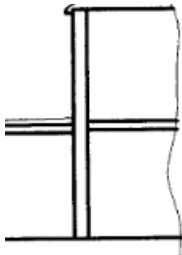


REAR ELEVATION



PROPOSED GROUND FLOOR PLAN





D SIDE ELEVATION
FROM NO.57

Project		Drawing	
59 LYNMOUTH DRIVE RUISLIP MIDDLESEX		SINGLE STOREY FRONT, SIDE & REAR EXTENSIONS	
AMENDED			
A	PORCH REMOVED & PROPOSED FRONT WALL MOVED BACK IN LINE WITH MAIN HOUSE WALL		5.12.05
REVISIONS			
Drawn	K.G.D.	Checked	
Scale	1:50 1:100	Date OCT'05	
Stage	Drg. No. 59LD/P01		Rev A

Please note that the comments made in this email represent officer opinion and cannot be seen to prejudice the Local Planning Authority's formal determination in relation to any application or planning matter.

Regards

Richard Buxton

BA (Hons) Dip TP
Planning Information Officer
Planning Services
Planning, Regeneration and Environment
Central Services

Hillingdon Council



From: Graham Tudball <grahamtudball@gmail.com>

Sent: Friday, June 14, 2024 4:51 PM

To: Planning <planning@hillingdon.gov.uk>

Subject: Re: Residential Planning Guidance

You don't often get email from grahamtudball@gmail.com. [Learn why this is important](#)

Hi Richard,

Thank you for getting back to me and sharing the document. The address is 59 Lynmouth Drive, Ruislip Manor. We are an end of terrace house with an existing back and side ground floor extension (built c2008) that goes up to the property boundary. We are aware that there are limitations with how far out to the side that we can go (should we choose that option).

We've had provisional conversations with a couple of Hillingdon based architects, but if you have any targeted guidance on what we can/can't do that would obviously be extremely helpful.

Kind Regards,
Graham

On Fri, 14 Jun 2024 at 16:31, Planning <planning@hillingdon.gov.uk> wrote:

Hi Graham,

Thank you for your e-mail.

Yes we keep the most recent one hidden away in our Part 2 Local Plan! Copy attached.

If you could provide the exact address we can advise on permitted development possibilities along with Prior Approval options (4m (d) single storey rear extensions).

Please note that the comments made in this email represent officer opinion and cannot be seen to prejudice the Local Planning Authority's formal determination in relation to any application or planning matter.

Regards

Richard Buxton

BA (Hons) Dip TP
Planning Information Officer
Planning Services
Planning, Regeneration and Environment
Central Services

Hillingdon Council



From: Graham Tudball <grahamtudball@gmail.com>

Sent: Friday, June 14, 2024 1:46 PM

To: Planning <planning@hillingsdon.gov.uk>

Subject: Residential Planning Guidance

You don't often get email from grahamtudball@gmail.com. [Learn why this is important](#)

Hello,

We live in an end of terrace property in Ruislip Manor and are considering options for extending (either on the first floor or a loft conversion). I was wondering if you had a guide available for what is/isn't possible with residential extensions. I do have a document produced by Hillingdon Council, but it dates from 2009 and I suspect it has subsequently been updated.

If there is any information that you can share I would appreciate it. I struggled to find anything on the council website.

Kind Regards,
Graham

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