



Planning Statement

Proposal: Deconversion of two self-contained flats into a single dwellinghouse, and construction of a rear 1ST storey extension.

Site Address: 4 & 4a Townsend Way, Hillingdon, HA6 1TF (to be reverted to 4 Townsend Way)

1.0 Introduction

- 1.1. This Planning Statement has been prepared to support a full planning application for the deconversion of the existing property at 4 & 4a Townsend Way back into a single dwellinghouse, and for the construction of a rear extension at first floor level only.
- 1.2. The existing property is a semi-detached dwelling that was previously subdivided into two self-contained flats: a two-bedroom ground floor flat (4 Townsend Way) and a two-bedroom first floor flat (4a Townsend Way). The ground floor of the property has already been subject to a prior rear extension.
- 1.3. The proposed development seeks to: Deconvert the two existing flats to form one single, family dwelling (to be known as 4 Townsend Way). Construct a rear extension at first floor level only, to enlarge the two rear bedrooms.
- 1.4. This statement will demonstrate that the proposal is a sustainable form of development that complies with the relevant policies of the Hillingdon Local Plan and the National Planning Policy Framework (NPPF). It will positively enhance the character of the area, cause no undue harm to neighbouring amenity, and reinstate a family-sized home in the borough.

2. Site Description and Context

- 2.1. The application site is a semi-detached property situated within a primarily residential area. The property, currently operating as two separate units, is of a typical domestic scale and design, consistent with the surrounding built form. It is noted that the ground floor has already been extended to the rear.

- 2.2. The site benefits from good access to local services and public transport links. The property has a rear garden and off-street parking to the front.

3. The Proposal

- 3.1. Deconversion to a Single Dwelling: The internal layout will be reconfigured to create a cohesive, single-family home over two floors. The existing ground floor layout, including the previous extension, will be incorporated into the new dwelling to provide a living room, kitchen/diner, utility and a WC. The first floor will contain three bedrooms and a family bathroom. The two rear bedrooms will be significantly enlarged by the proposed first-floor rear extension. The separate entrances for 4 and 4a will be removed, and the original main entrance to the property will be reinstated as the sole access point. Upon completion, the property will function as one dwelling with three bedrooms.
- 3.2. First-Floor Rear Extension: A two-storey rear extension is proposed at first floor level only, to extend the two rear bedrooms. The design, massing, and materials of the extension will match the existing property to ensure a coherent and sympathetic appearance. The extension is designed to align with the rear wall of the existing ground floor extension, creating a balanced and tidy aesthetic.

4. Relevant Planning Policy

The proposal has been assessed against the following key planning documents:

- National Planning Policy Framework (NPPF): Emphasises the importance of achieving sustainable development, high-quality design, and protecting residential amenity.
- London Plan 2021: Policies include promoting good design (D3), optimising housing potential (H2), and protecting neighbour amenity (D6).
- Hillingdon Local Plan (2019):
- Policy BE1 – Design Quality: Requires development to be of high architectural quality, respect local character, and use appropriate materials.
- Policy SC1 – Housing Supply: Seeks to provide a mix of housing tenures and sizes to meet community needs.
- Policy DE1 – Amenity: Protects the amenity of neighbouring occupiers from overlooking, loss of light, overbearing impact, and noise.

5. Planning Assessment

Principle of Development

- The principle of de-converting a property back to a single dwelling is acceptable, as it contributes to the housing mix by providing a family-sized home. The proposal does not

result in a loss of overall housing units but reconfigures the existing stock to meet a different demographic need, which is supported by policy.

- The principle of a first-floor rear extension is established in this residential context, and its acceptability hinges on its detailed impact on character and amenity.

Impact on Character and Appearance

- The deconversion will have no negative impact on the external character of the building. Reverting to a single front door will reinstate the property's original architectural form.
- The first-floor rear extension has been designed to be subservient to the host dwelling. The use of matching materials will ensure the development integrates seamlessly with the host dwelling. The scale and form are consistent with the pattern of development in the area and will not harm the character of the locality.

Impact on Residential Amenity

- Loss of Light & Overbearing Impact: The key consideration is the impact on the neighbouring property to the rear. The first-floor rear extension has been specifically designed in accordance with the 45-degree rule.
- As demonstrated on the submitted plans, the extension has been carefully positioned so that it does not cross the 45-degree line taken from the centre of the nearest first-floor habitable room window of the adjacent property.
- This adherence to this established planning guidance demonstrates a robust design approach that successfully safeguards the daylight and amenity of the neighbouring occupiers. The extension will not cause an unacceptable loss of light or a sense of overbearing enclosure.
- Overlooking & Loss of Privacy: The fenestration of the rear extension consists of windows facing directly rearwards into the application site's own garden. These windows do not create any new or additional overlooking into the principal windows or private garden spaces of neighbouring properties beyond what already exists from the current first-floor rear windows. Therefore, the proposal does not give rise to a loss of privacy.

6. Conclusion

- The proposed deconversion and first-floor rear extension represent a well-considered and compliant development.
- Complies with national and local planning policy.
- Reinstates a family-sized home, contributing to a balanced housing mix.
- Is of a high-quality design that respects and enhances the character of the area.
- Has been carefully designed to ensure no material harm to the amenity of neighbouring properties, with the first-floor extension specifically complying with the 45-degree rule to protect the daylight and outlook of the adjacent property.

For these reasons, the proposal represents a acceptable development in planning terms, and it is respectfully requested that Hillingdon London Borough Council grant full planning permission.