



Addendum to Decision Notice and Officers Report for Application ref. 65293/APP/2026/1726

Application Reference: 65293/APP/2026/1726

Application Type: Prior Approval

Site Address: 395 Field End Road, Ruislip

Proposal: Erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4.00 metres, for which the maximum height would be 3.40 metres, and for which the height of the eaves would be 3.00 metres.

Original Decision Date: 19th August 2026

Addendum Effective Date: 17th September 2026

1. Purpose of the Addendum

This addendum has been prepared to formally rectify a clear typographical error identified within both the issued Officer's Report and the final Decision Notice dated 19th August 2026 for the above-referenced application. The primary error relates to the address of the adjoining property, 393 Field End Road, Ruislip. Within the neighbouring amenity assessment section of the Officer's Report and the formal Reason for Refusal on the Decision Notice, this property was incorrectly referenced as '393 Pavilion Way, Ruislip'. A secondary error relates to the address of 3 Garth Close and 4 Garth Close. These properties were incorrectly referenced as '3 Gareth Close and 4 Gareth Close.'

2. Affected Sections and Corrections

The specific corrections to the public record are detailed below:

Officer's Report – Section 1 (Recommendation), Paragraph 1.1 and the Decision Notice – Reason for Refusal:

Instead of: 'The proposed development does not constitute permitted development by virtue of the provisions of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015, as the proposed development would unduly detract from the residential amenity of the adjoining occupier at **393 Pavilion Way**, by reason of loss of light, loss of outlook thereby leading to a sense of enclosure to the adjoining neighbours. The proposal is contrary to Policies DMHB 11 and DMHD 1 of the Hillingdon Local Plan: Part Two – Development Management Policies (January 2020) and Prior Approval is refused.'

Read as: 'The proposed development does not constitute permitted development by virtue of the provisions of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015, as the proposed development would unduly detract from the residential amenity of the adjoining occupier at **393 Field End Road**, by reason of loss of light, loss of outlook thereby leading to a sense of enclosure to the adjoining neighbours. The proposal is contrary to Policies DMHB 11 and DMHD 1 of the Hillingdon Local Plan: Part Two – Development Management Policies (January 2020) and Prior Approval is refused.'

Officer's Report – Section 5 (Assessment of Impact on Neighbours), Paragraph 1:

Instead of: 'As a neighbour representation was submitted in objection to the proposed development, the local planning authority is required to assess the potential impact of the proposed development on the amenity of any adjoining premises. In this particular case, this requires an assessment on the potential impact on the residential amenity of 393 Field End Road, 397 Field End Road, **3 Gareth Close and 4 Gareth Close**.'



Read as: 'As a neighbour representation was submitted in objection to the proposed development, the local planning authority is required to assess the potential impact of the proposed development on the amenity of any adjoining premises. In this particular case, this requires an assessment on the potential impact on the residential amenity of 393 Field End Road, 397 Field End Road, **3 Garth Close and 4 Garth Close.**'

Officer's Report – Section 5 (Assessment of Impact on Neighbours), Paragraph 5:

Instead of: 'The application property is attached to **393 Pavilion Way** along the northwestern site boundary. **393 Pavilion Way** does not benefit from a full width rear extension and has ground floor rear windows that serve habitable rooms adjacent the application property that is situated on the original rear wall. Officers consider that the overall depth of the proposed extension would create an adverse impact on this neighbour's closest window to the detriment of their amenity. It is also worth noting that the proposed rear extension would not meet the Council's policy requirements of 3.6m deep rear extensions. The depth requirements within the policy are in place to ensure good design but also, to protect neighbour's amenity from adverse impact. The north facing orientation of the rear elevations of these properties also limit the amount of sunlight that reaches the rear windows during the day, which would be exacerbated by the proposed extension. It is therefore considered that the proposed 4m depth would impact on the residential amenity of **393 Pavilion Way** through the loss of light and outlook to the rear habitable room windows of the neighbouring property, given that the depth projecting from this neighbour's nearest rear habitable window exceeds the Council's depth standards set out in Part B of Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020).'

Read as: 'The application property is attached to **393 Field End Road** along the northwestern site boundary. **393 Field End Road** does not benefit from a full width rear extension and has ground floor rear windows that serve habitable rooms adjacent the application property that is situated on the original rear wall. Officers consider that the overall depth of the proposed extension would create an adverse impact on this neighbour's closest window to the detriment of their amenity. It is also worth noting that the proposed rear extension would not meet the Council's policy requirements of 3.6m deep rear extensions. The depth requirements within the policy are in place to ensure good design but also, to protect neighbour's amenity from adverse impact. The north facing orientation of the rear elevations of these properties also limit the amount of sunlight that reaches the rear windows during the day, which would be exacerbated by the proposed extension. It is therefore considered that the proposed 4m depth would impact on the residential amenity of **393 Field End Road** through the loss of light and outlook to the rear habitable room windows of the neighbouring property, given that the depth projecting from this neighbour's nearest rear habitable window exceeds the Council's depth standards set out in Part B of Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020).'

Officer's Report – Section 5 (Assessment of Impact on Neighbours), Paragraph 6:

Instead of: 'The potential impact upon the amenities of 397 Field End Road, **3 Gareth Close and 4 Gareth Close** is considered to be limited due to the separation distances between these properties and the proposed rear extension.'

Read as: 'The potential impact upon the amenities of 397 Field End Road, **3 Garth Close and 4 Garth Close** is considered to be limited due to the separation distances between these properties and the proposed rear extension.'

Officer's Report – Section 5 (Assessment of Impact on Neighbours), Paragraph 7:

Instead of: 'Having regard to the above, it is considered that the proposed rear extension would have a harmful impact to the living conditions of the occupants of the attached property, **393 Pavilion Way,**



Ruislip, and would fail to comply with Policies DMHB 11 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020). The application is therefore recommended for refusal.'

Read as: 'Having regard to the above, it is considered that the proposed rear extension would have a harmful impact to the living conditions of the occupants of the attached property, **393 Field End Road, Ruislip**, and would fail to comply with Policies DMHB 11 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020). The application is therefore recommended for refusal.'

3. Material Planning Impact and Status of Documents

For the avoidance of doubt, this amendment is strictly clerical and non-material in nature. The correction from "393 Pavilion Way" to "393 Field End Road" amends the written description of the adjoining property only. The officer assessment was undertaken in respect of the neighbouring property adjoining the application site, and the correction does not alter any facts relied upon in the assessment, the consideration of neighbouring amenity impacts, the officer recommendation, the reason for refusal, or the decision reached. The amendment is made solely to ensure that the planning record accurately reflects the property that was assessed.

The original Officer's Report and Decision Notice dated 19th August 2026 will remain on the public register for statutory purposes but **must be read in conjunction with this addendum document**, which takes effect immediately from the date of publication.

Signed:

Roz Johnson
Head of Development Management and Building Control

Date: 17th September 2026