

**PLANNING STATEMENT**

**AC CONTRACTORS LTD**

**76 EXMOUTH ROAD, HA4 OUG**

**PROJECT NUMBER UK25084**

**DATE: 25/10/2025**



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WE CONSIDER OUR CREDENTIALS, HOW WE HAVE STRUCTURED OUR BID AND OUR PROPOSED CHARGING RATES TO BE COMMERCIALY SENSITIVE INFORMATION. WE REQUEST THAT THESE BE TREATED AS CONFIDENTIAL.



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## 1 INTRODUCTION

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- 1.1.1. This Planning Statement has been prepared in support of a householder planning application to the London Borough of Hillingdon for the erection of a single storey wrap-around extension at 76 Exmouth Road, Ruislip, Middlesex ("the site").
- 1.1.2. The purpose of this Planning Statement is to demonstrate that the proposed development complies with all relevant policies contained within the development plan and is acceptable, having regard to any other material planning considerations.

## 2 SITE CONTEXT

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- 2.1.1. 76 Exmouth Road comprises a two-storey end of terrace dwelling situated on the easterly side of Exmouth Road, Ruislip. The property benefits from an existing small rear outrigger extension, which is proposed to be demolished as part of this application. The plot has a generous width of 7.7 metres, which exceeds the 5-metre threshold referenced in Policy DMHD 1 and therefore allows for greater development potential.
- 2.1.2. The property benefits from off-street parking to the front and a substantial rear garden. The surrounding area is predominantly residential in character, with a mix of original dwellings and properties that have been extended to varying degrees.

## 3 SITE DESIGNINATION

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- 3.1.1. The application site is not designated within a Conservation Area nor an Area of Special Local Character. The application site does not contain any Listed Buildings or Trees subject to a Tree Preservation Order. The application site does not lie within a Critical Drainage Area or a Surface Water Flood Zone.

## 4 PLANNING HISTORY AND BACKGROUND

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- 4.1.1. The property has an extensive and positive planning history demonstrating the Council's consistent support for well-designed extensions at this address. Most significantly, application 66257/APP/2010/1112 was approved on 3rd February 2011 for a part single storey, part two storey side/rear extension involving demolition of existing detached garage and single storey extension to rear.

## 4.2 THE APPROVED 2010 SCHEME INCLUDED:

- Single storey side extension: 2.35m wide and 10.1m deep, projecting 3.65m beyond the rear wall
- Single storey rear extension: 7.6m wide (full width of property) and 3.65m deep
- Part first floor rear extension: 2.6m wide, 2.6m deep with hip end roof

### 4.2.1. Additional planning history includes:

4.2.2. 66257/APP/2010/2268 (27-09-10): Conversion of roofspace to habitable use including rear dormer, front rooflights - APPROVED

4.2.3. 66257/APP/2010/1117 (14-05-10): Part single storey, part two storey side/rear extension with demolition of existing garage - APPROVED

4.2.4. 66257/APP/2008/1786 (11-08-09): Single storey side and rear extension with demolition of existing garage - APPROVED

4.2.5. Crucially, the 2010 Committee Report (66257/APP/2010/1112) concluded that the proposed extensions 'would harmonise with the character and proportions of the original house' and 'would not detract from the character and appearance of the surrounding area generally'. The Council found the extensions complied with all relevant policies including BE13, BE15, BE19, BE20, BE21, BE23, BE24 and AM14.

4.2.6. The immediate context includes varying development patterns: 74 Exmouth Road (adjacent terrace) already benefits from a rear extension, while 78 Exmouth Road (neighbouring detached property) features an extension that projects 2.9m from the front elevation and extends 2.7m beyond the existing rear building line of 76 Exmouth Road.

## 5 PLANNING POLICY CONTEXT

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The following Local Plan Policies are considered relevant to the application:

- PT1.BE1 (2012) Built Environment
- DMHB 11 Design of New Development
- DMHB 12 Streets and Public Realm
- DMHB 18 Private Outdoor Amenity Space
- DMHD 1 Alterations and Extensions to Residential Dwellings
- DMT 6 Vehicle Parking

## 6 PRINCIPLE DEVELOPMENT

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- 6.1.1. Single storey wrap-around extensions are a common and accepted form of residential development, supported by Policy DMHD 1. The proposal provides additional family accommodation while maintaining the character of the original house.
- 6.1.2. The design responds to the site's specific context. 78 Exmouth Road sits 2.9m back from 76's front building line and extends well beyond 76's rear wall. Rather than applying a standard depth limit, the proposal aligns with 78's building line then steps back in an L-shape, creating a logical relationship between the properties.
- 6.1.3. The mono-pitched roof reflects the area's varied roofscape - 74 Exmouth Road has a flat roof extension, 78 has two side extensions, and the street shows a mix of flat and pitched roof extensions. The mono-pitched design follows current guidance while fitting this established pattern.
- 6.1.4. The planning history shows this property can accommodate extensions without harming the area or neighbors. This single storey proposal is more modest than previous approvals.

### 6.2 TECHNICAL SPECIFICATIONS:

- 6.2.1. Design approach: Extension aligns with the building line of 78 Exmouth Road, then steps back in L-shaped configuration
- 6.2.2. Height: 3.4 metres to ridge (mono-pitched roof design, compliant with policy requirements)
- 6.2.3. Roof form: Mono-pitched design in line with design guidance and local roofscape variety
- 6.2.4. Materials: To match existing dwelling
- 6.2.5. Design Rationale: The extension responds to the specific site context where 78 Exmouth Road is set back 2.9m from the front building line of 76 Exmouth Road and extends further to the rear. By aligning with this established building line before stepping back in an L-shape, the proposal creates a cohesive relationship with the neighboring property while maintaining appropriate separation and garden amenity.

## 7 IMPACT ON RESIDENTIAL AMENITY

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- 7.1.1. 74 Exmouth Road (Adjacent Terrace): The extension aligns with the existing development at this property, ensuring no additional impact on daylight, sunlight, or outlook. The compatible building line maintains the established relationship between properties.

- 7.1.2. 78 Exmouth Road Given the existing substantial extension at this property that projects well beyond the proposed development, there will be no adverse impact on residential amenity. The stepped L-shaped design actually reduces potential impact compared to a straight extension aligned with 78's building line.
- 7.1.3. Garden Amenity Space: The proposal retains sufficient private outdoor amenity space to meet the minimum standards set out in Policy DMHB 18. The generous 7.7m plot width ensures that adequate garden depth is maintained despite the extension.

## 8 CONCLUSION

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- 8.1.1. This planning statement demonstrates that the proposed single storey wrap-around extension at 76 Exmouth Road fully complies with relevant planning policies while delivering a contextually appropriate design response. The principle of extension at this property is firmly established through extensive planning precedent.
- 8.1.2. Planning Precedent: The Council has previously approved a significantly larger scaled development at this property under application 66257/APP/2010/1112 (approved 3rd February 2011). This Committee approval included a part single storey, part two storey side/rear extension with a depth of 3.65m plus two-storey elements. The Committee Report concluded that such extensions 'would harmonise with the character and proportions of the original house' and found full policy compliance. The current single storey proposal (3.6m depth on one side and in line with 78 exmouth road, no two-storey element) represents a more modest intervention with reduced impact.

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