

GFG Real Estate

Supporting Planning Statement

Retrospective Householder Planning Application

44A & 44B Berkeley Close, Ruislip, HA4 6LE

Planning Permission Ref: 69863/APP/2023/465

1. Introduction

This Supporting Planning Statement accompanies a retrospective Householder Planning Application relating to 44A and 44B Berkeley Close, Ruislip. The application seeks to regularise a number of limited, minor external amendments undertaken during construction of the approved development for varying reasons including viability, availability of material during periods of shortages caused by geopolitical considerations, and maximising quality of life for future occupants. The development has now been completed and a Building Regulations Completion Certificate has been obtained. We therefore request that the proposals are therefore considered on their planning merits in the context of the completed development.

2. Site Description

The site was formerly occupied by garages and has been redeveloped to provide two high-quality residential dwellings known as 44A and 44B Berkeley Close. The surrounding area is residential in character and includes a number of properties with first-floor balconies which establish a consistent architectural rhythm along the row. The rear of the site enjoys an open outlook across playing fields.



Figure 1: photo taken from the garden of the newly developed houses shows all adjacent dwelling enjoy private balconies



Figure 2: photo taken from the fields show that the balcony feature extends all along the row of adjacent houses, all the way to the end of the row

3. Planning History

Planning permission was granted by the London Borough of Hillingdon on 19 June 2023 under reference 69863/APP/2023/465 for the redevelopment of the former garage site to provide two two-bedroom dwellings with associated parking and amenity space.

During construction a number of minor external amendments were made. A retrospective Section 73 application was subsequently submitted to vary Condition 2 (Approved Plans) in order to regularise those amendments.

During determination of that application the Local Planning Authority indicated positive sentiment towards the application. However, the complication was simply that a site inspection was requested and, at that time, the site remained a very active construction site and, in the interests of health and safety, it was not appropriate for any member of the public (including planning officers) to access the development. The application was therefore voluntarily withdrawn without determination, with the intention of resubmitting the proposals once construction had been completed and the site could be inspected safely.

The development has since been completed, Building Regulations approval has been achieved and the site is now fully accessible. This application has therefore been submitted voluntarily to enable the Local Planning Authority to assess the completed development in its finished form.

4. Description of the Amendments

44A Berkeley Close:

- Retention of a first-floor rear balcony.
- Approved windows replaced with full-height glazed tilt-and-turn door units providing access to the balcony.
- Obscure glazed privacy screens installed to both sides.

44B Berkeley Close:

- Approved side elevation bi-fold door omitted.
- Approved rear French doors replaced with bi-fold doors.
- Approved balcony retained (for the avoidance of doubt, no amendment).

The submitted drawings identify fenestration using B (Bi-fold Door), F (French Door), W (Window) and D (Door/Tilt-and-Turn Door).

5. Design and Character

The amendments do not in any meaningful way alter the approved scale, footprint, massing, roof form or architectural language of the development. External materials remain consistent with the approved scheme. The balcony at 44A aligns with neighbouring balconies and follows the established building line, reinforcing the existing character of Berkeley Close rather than appearing as an incongruous addition.

6. Residential Amenity

Residential amenity has been carefully considered. The balcony at 44A principally overlooks open playing fields, has no directly opposing residential windows and benefits from obscure

glazed side privacy screens. Approximately eight metres separate the balcony from the rear boundary. The amendments at 44B are limited to fenestration changes and do not create additional overlooking, overshadowing or loss of privacy.

7. Planning Policy

The proposal accords with the National Planning Policy Framework, the London Plan 2021 and the London Borough of Hillingdon Local Plan by maintaining good design, respecting local character and safeguarding residential amenity. The amendments are proportionate and do not give rise to material planning harm.

8. Conclusion

This application seeks retrospective consent for a series of limited external amendments to a completed residential development. The proposals preserve the quality of the approved scheme, integrate with the surrounding area and protect neighbouring amenity. The application is submitted voluntarily to regularise the completed development and retrospective planning permission is respectfully requested.