

Planning Statement

Proposed First-Floor Side Extension and Loft Conversion
80 Torrington Road, Ruislip, HA4 0AU



Image 1A: Nos. 78, 80 and 82 Torrington Road AS-IS: existing relationship incl. set-back between 78 and 80

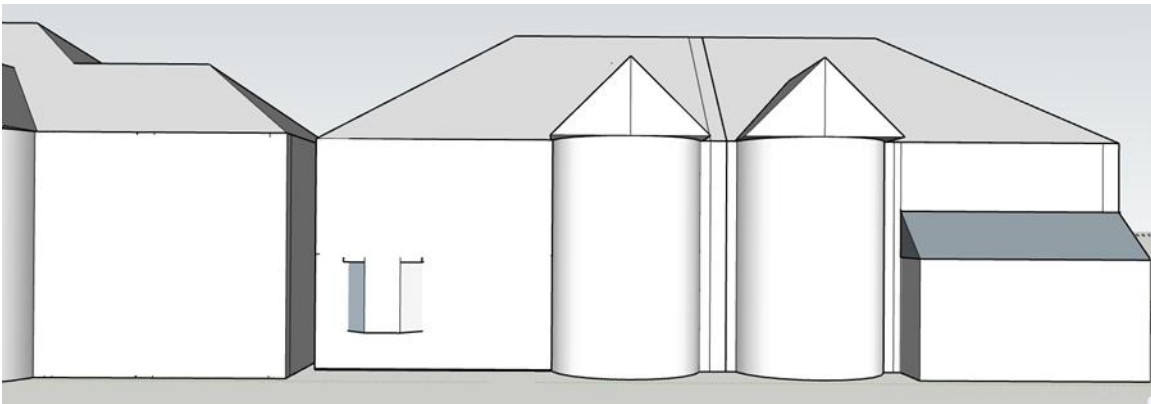


Image 2B: Nos. 78, 80 and 82 Torrington Road TO-BE: Illustrative 3d Sketch

1. Introduction

This application proposes a first-floor side extension and rear dormer loft conversion at 80 Torrington Road. The design responds directly to the site context, neighbouring relationships, and the established character of Torrington Road.

The proposal is supported by four planning objectives:

- Restore visual balance within the semi-detached pair (Nos. 80 and 82)
- Remain consistent with the architectural rhythm and street scene of Torrington Road
- Remain visually separate from No. 78 and avoid a terracing effect
- Avoid material harm to neighbouring amenity at No. 78

2. Restoring Balance Within the Semi-Detached Pair (Nos. 80–82)

No. 80 forms one half of a semi-detached pair with No. 82. The proposal re-establishes balance across the pair by aligning first-floor massing and roof form.

The proposed extended hipped roof mirrors the existing roof at No. 82, maintaining compatible ridge and eaves relationships. This reinforces the traditional appearance of the semi-detached pair when viewed from the street.

3. Relationship With the Street Scene and Architectural Rhythm

The proposal reflects a well-established pattern of development along Torrington Road and incorporates three characteristics already prevalent within the street.

A. First-floor side extensions with an extension of the existing roofline

The proposal extends the existing roof laterally to form a continuous hipped roof, rather than a subordinate or stepped element. This approach contributes to balanced and coherent front elevations and is already common along the street.

- Comparable examples on the existing street scene can be observed at Nos. 23, 25, 33, 49, 65, 78, 82, 96 and 104 Torrington Road.
- This roof form has also been expressly supported through recent planning approvals where first-floor side extensions were permitted with laterally extended hipped roofs that were not subordinate to the original dwellings.
 - 20 Seaton Gardens (Ref: 78652/APP/2024/700, approved 2024),
 - 2 Hatherleigh Road (Ref: 76449/APP/2023/3116, approved 2023)
 - 86 Dartmouth Road (Ref: 61982/APP/2022/1469, approved 2022)

B. First-floor side extensions not set back from the principal elevation

The proposed extension aligns with the principal elevation of No. 80 and is not set back from the main façade. This is a common feature within Torrington Road.

- Comparable examples on the existing street scene include Nos. 4, 6, 9, 23, 25, 30, 33, 36, 49, 57, 62, 65, 70, 76, 78, 82, 96 and 104 Torrington Road.
- This approach has also been supported by recent approvals where first-floor side extensions were permitted without a front set-back
 - 20 Seaton Gardens (Ref: 78652/APP/2024/700, approved 2024)
 - 86 Dartmouth Road (Ref: 61982/APP/2022/1469, approved 2022)

C. Two-storey side walls not set back from the side boundary

A further characteristic of Torrington Road is the presence of two-storey side walls positioned directly on, or close to, side boundaries.

This is true of the direct neighbour at 78 as well as Nos. 6, 9, 23, 25, 33, 49, 55, 57, 65, 96 and 104 Torrington Road.

4. Visual Separation From No. 78

Although the proposal reduces the first-floor gap between Nos. 80 and 78, it does not result in a terraced appearance for two reasons:

- No. 78 sits approximately 1.5 metres forward of No. 80, preventing the buildings from reading as a continuous run.
- Both properties also employ hipped roofs sloping away from the boundary, providing a clear visual break at roof level.

An existing example of a similar relationship can be seen between Nos. 23 and 25 Torrington Road (see Image 2). This demonstrates that

- close two-storey relationships can exist without creating a terracing effect.
- The proposal at 80 Torrington Road is consistent with the existing street scene



Image 3: Nos 23 & 25 Torrington Road - Hipped roofs sloping away from the boundary provide a clear visual break

5. Neighbour Amenity – No. 78

The proposal has been designed to avoid material harm to neighbouring residential amenity. The only potentially affected room at No. 78 is dual-aspect, with a primary front-facing window and a secondary rear-facing window. As a result, a reduced outlook from the rear window as a result of the proposed first floor side extension at No 80 will not lead to an unacceptable loss of daylight or outlook to the room overall.

It is also noted that the occupiers of No. 78 have indicated an intention to pursue their own first-floor extension, which would remove the affected rear window altogether. In any case, there is clear precedent within the local area for dual-aspect first-floor rooms with a restricted rear outlook, including at No. 25 Torrington Road and No. 7 Dartmouth Road (See Images 3 and 4). These examples demonstrate that such arrangements function satisfactorily in practice and further support the conclusion that the proposed first-floor side extension at No. 80 would not result in an unacceptable loss of daylight or outlook.



Image 4: Rear window with limited line of sight at No 25 Torrington Road (mitigated by additional window to the front)



Image 5 Rear window with limited line of sight at No 7 Dartmouth Road (mitigated by additional window to the front)

6. Conclusion

The proposal restores balance within the semi-detached pair, remains visually separate from No. 78, reflects the established street scene of Torrington Road, and avoids material harm to neighbouring amenity. It should therefore be supported.