

DESIGN AND PLANNING STATEMENT

Proposed Single Storey Rear Extension



Address:
42 Larch Crescent, Hayes, Middlesex, UB4 9DP

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Site Address

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Local Planning Authority: London Borough of Hillingdon

Application Type: Householder Planning Permission

Planning permission for the proposed development was previously granted by the London Borough of Hillingdon in May 2022. As development was not commenced within the required timeframe, the permission expired in May 2025. This application therefore seeks approval for the same development using identical drawings, dimensions, and design details as previously approved. No changes have been made to the design, scale, or layout.

Existing Property

The application property is a ground floor flat forming part of a semi-detached residential Two storey building. The dwelling benefits from a private rear garden which currently contains a small shed structure. The existing kitchen is limited in size and functionality.

Proposed Development

The proposal involves the demolition of the existing garden shed and the construction of a single-storey rear extension to enlarge the kitchen area and improve the internal layout of the dwelling. The extension will be located entirely at the rear of the property and will remain subordinate to the host building. All dimensions and design details are shown on the submitted drawings.

Design and Appearance

The extension has been designed to be proportionate in scale and complementary to the existing dwelling, preserving the overall character and appearance of the building.

Materials will match or complement the existing property. As the development is located to the rear, it will have no material impact on the street scene.

Impact on Neighbours

Due to its modest scale and single-storey height, the proposal will not result in unacceptable impacts on neighbouring properties. The development will not cause significant loss of daylight, privacy, or create an overbearing effect.

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Access

There are no changes proposed to existing access, parking arrangements, or pedestrian entry to the property.

Summary

This application seeks to re-establish the previously approved development, with no changes to the design, dimensions, scale, or layout.