
Planning Statement

March 2026

Proposal

- The owners of the property [23 Tollgate Drive, Hayes, UB4 0NP] have kindly asked us to support them with the drawings and the Planning Application in relation to a Certificate of Lawful Development for a loft conversion project.
- The design proposal would consist the construction of a rear roof extension incorporating a standard size window together with the insertion of two rooflights to the front roof slope.
- This loft conversion project would fall within 40 cu. m. for a 2 bedroom house which falls under permitted rights.
- The additional extra space created by this loft conversion project would significantly improve the quality of life for the owners of the property by creating extra living space such as an additional bedroom ensuite.



Similar Loft Projects have been successfully integrated at 34 Tollgate Drive, Hayes, therefore would have similar outlook in the surrounding area

Assessment

- We hope that the planning officer will consider the positive impact the additional created space will have for the owner of the property which can be a significant help for a growing family.
- In addition, the materials to be used in any exterior work will be of a similar appearance to those used in the construction of the exterior of the existing dwelling house.