



PLANNING STATEMENT

23 Rutherford Close UB8 3WG

Conversion of garage into habitable use and replacement of rear doors into windows.

FEB 2026

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1.0 Statement of Intent

- 1.1 23 Rutherford Close UB8 3WG is a two semi-detached house located on Rutherford Close. The property has an attached side garage.
- 1.2 A previous application reference 76302/APP/2021/2767 was approved - Convert the existing side garage into habitable use and joining this garage onto a single storey side and rear extension and proposed outbuilding for storage use.
- 1.3 The proposals under this application is a significantly reduced scheme which involves no extensions.

2.0 Design Points & Considerations

- 2.1 The proposed design has been carried out in accordance with consideration of:
 - a) LONDON BOROUGH OF HILLINGDON - LOCAL PLAN PART 2 DEVELOPMENT MANAGEMENT POLICIES Adopted Version - 16 January 2020
 - b) Supplementary Planning Document HDAS: Residential Extensions
- 2.2 The proposal will look to use similar materials as the existing such as rendered masonry walls and tiles to match the existing profile of the main house.
- 2.3 Similar developments have been approved by the Council, more recently;
 - i. 63794/APP/2020/1489 21 RUTHERFORD CLOSE HILLINGDON Single storey rear extension, conversion of existing garage to habitable use, and conversion of roof space to habitable use to include a side dormer, 2 front roof lights and 2 new gable end windows 12-05-20 Approval
 - ii. 68418/APP/2012/2563 25 RUTHERFORD CLOSE HILLINGDON UXBRIDGE UB8 3WG Conversion of garage into habitable space, part single storey rear extension and internal alterations 18-10-12 Approval
 - iii. 68418/APP/2012/2554 25 RUTHERFORD CLOSE HILLINGDON UXBRIDGE UB8 3WG Conversion of attached garage into habitable space involving alterations to front and rear 17-10-12 Approval
 - iv. 65528/APP/2008/3336 13 RUTHERFORD CLOSE HILLINGDON Single storey rear and side extension and internal alterations. 26-11-08 Approval

3.0 Photos



