

10 Howletts Lane Ruislip

Planning Statement

February 2024

Site Description

The application site is a single storey bungalow on the south-eastern side of Howletts Lane. The property is set back from the main frontage and benefits from a wide plot and a good sized rear garden.

Hillingdon Local Plan and National Policy

We have developed our proposal to meet the spirit of the high standards set out in national and local policy. We have strived to:

1. maintain the character and appearance of the original dwelling
2. minimise any impact on neighbouring dwellings
3. enhance the residential amenity for the application property

The proposed side extension is set back more than 2.5m from the front wall of the original house which supports maintaining the existing character of the house and the street scene. The side extension seeks to enhance the amenity of bedroom 2 by replacing the existing side facing window with a new improved front facing outlook and with it a better source of natural light.

Although the rear extension at 5.3m has a depth greater than the permitted depth of 4m for a detached dwelling, it should be noted the neighbouring property to the west (12 Howletts Lane) extends to the rear of the application site by 7.5m. In addition, there are no primary windows at ground floor facing no. 10 at 12 Howletts Lane.

The proposal for the rear extension is intentionally not full width so that it will not intersect the 45 degree line of sight to the neighbouring property to the east (8 Howletts Lane).

Consequently, we believe that there would be no unacceptable adverse effect on the neighbouring property's residential amenities from increased overshadowing, visual intrusion and loss of outlook, and the extension meets the 45 degree requirement in relation to both adjoining occupiers.

We therefore, in this particular instance, feel the application complies with the aims and principles of Hillingdon Local Plan: Part One and Part Two, the London Plan and the NPPF.

We are keen to work with the council to ensure a high quality design that leads to a dwelling that provides my family an enhanced living accommodation and would welcome any feedback from the planning office.

