

Planning Statement



5 Mansfield Avenue,
Ruislip

August 2026

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1. Introduction

- 1.1 This Planning Statement has been prepared to support a planning application concerning development at 5 Mansfield Avenue, Ruislip. The application seeks planning permission for 'Conversion of roof space to habitable use to include a rear dormer, 2no. front roof lights, and a new side facing gable end window'.

2. The Development site

- 2.1 The development site is located on the east side of Mansfield Avenue and comprises a two-storey mostly detached property finished in brick. The property is set back from the main road and has small front garden alongside an off-street parking space situated in front of its integral garage. The property's single storey garage is connected to the neighbouring garage belonging to No.7. To the rear is a medium sized garden, accessible via a side passage.
- 2.2 The surrounding area is residential and is characterised by properties of similar size and style.
- 2.3 The development site is located within Flood Zone 1 and a critical drainage area. It is not located within an area of special local character (ASLC) or Conservation Area.



Figure 1 - Development site

3. The Proposal

3.1 The application seeks consent for 'Conversion of roof space to habitable use to include a rear dormer, 2no. front roof lights, and a new side facing gable end window'.

4. Relevant Planning History

Table 1 - Planning Application History

Application No.	Description	Decision
79237/APP/2026/1071	Erection of a single storey rear extension.	Approved 21/07/26
79237/APP/2026/1070	Conversion of roof space to habitable use to include a rear dormer, 2no. front roof lights, and a new side facing gable end window (Application for a Certificate of Lawful Development for a Proposed Development)	Withdrawn 17/06/26

5. Relevant Planning Policies and material considerations

Table 2 – Relevant Planning Policy

Plan	Policy
Hillingdon LPP1	PT1.BE1
Hillingdon LPP2	DMHB 11, DMHD 1, DMT 6, DMHB 18
London Plan (2021)	
NPPF (2024)	

6. Design, Character and appearance

- 6.1 Policy BE1 (Built Environment) of The Hillingdon Local Plan: Part One Strategic Policies (2012) seeks a quality of design in all new development that enhances and contributes to the area in terms of form, scale and materials; is appropriate to the identity and context of the townscape; and would improve the quality of the public realm and respect local character.
- 6.2 Policy DMHB 11 (Design of New Development) of Hillingdon Local Plan: Part Two – Development Management Policies (2020) advises that all development will be required to be designed to the highest standards and incorporate principles of good design. It should take into account aspects including the scale of the development considering the height, mass and bulk of adjacent structures; building plot sizes and established street patterns; building lines and streetscape rhythm and landscaping. It should also not have an adverse impact on the amenity, daylight and sunlight of adjacent properties and open space.
- 6.3 Policy DMHD 1 states:
- ‘A) Planning applications relating to alterations and extensions of dwellings will be required to ensure that:
- i) there is no adverse cumulative impact of the proposal on the character, appearance or quality of the existing street or wider area;
 - ii) a satisfactory relationship with adjacent dwellings is achieved;
 - iii) new extensions appear subordinate to the main dwelling in their floor area, width, depth and height;
 - iv) new extensions respect the design of the original house and be of matching materials;
 - v) there is no unacceptable loss of outlook to neighbouring occupiers;
 - vi) adequate garden space is retained;
 - vii) adequate off-street parking is retained, as set out in Table 1: Parking Standards in Appendix C;
 - viii) trees, hedges and other landscaping features are retained’.
- 6.4 With respect to dormers and roof extensions the policy specifically states:
- ‘i) roof extensions should be located on the rear elevation only, be subservient to the scale of the existing roof and should not exceed more than two thirds the average width of the original roof. They should be located below the ridge tiles of the existing roof and retain a substantial element of the original roof slope above the eaves line; ii) the Council will not support poorly designed or over-large roof extensions including proposals to convert an existing hipped roof to a gable; iii) raising of a main roof above the existing ridgeline of a house will generally not be supported; iv) all roof extensions should employ appropriate external materials and architectural details to match the existing dwelling’
- 6.5 Planning permission is sought for the conversion of roof space to habitable use to include a rear dormer, 2no. front roof lights, and a new side facing gable end window.
- 6.6 Sited to the rear of the property the proposed dormer would not be visible from the main road or public vantage points, as such it would cause no harm to the appearance of the area. Dormers of a similar size exist within Mansfield Avenue, Pine Gardens, Elliot Avenue, Springfield Gardens, Southbourne Gardens and the surrounding area (see Appendix A). As such, the proposal would not result in significant harm to the character or appearance of the area.

- 6.7 The proposed dormer would be finished in materials to match the existing dwelling ensuring that it visually integrates. The proposed gable end window would be similar to others windows on the property and would therefore be in keeping. The rooflights would be set flush to the roof where they would have little to no visual impact on the property or road, nevertheless they would be one of many within the street and would therefore visually integrate.
- 6.8 It is noted that the proposed dormer would exceed the width requirement set out in in Policy DMHD 1. However, the dormer would be sited below the ridge of the host dwelling, above its eaves and would be set in from both sides. Given its design, it would still form a subordinate addition to the main dwelling. Furthermore, a dormer of similar size exists across the road (See Appendix A) and is part of the areas established character, as such the visual impact of the proposal on the host dwelling is not considered to be one which would be uncommon or out of keeping in this area.
- 6.9 Given all of the above and the fact that Hillingdon have approved other non-policy compliant dormers recently (see section 10 of this report), the proposed works are considered to be acceptable and to cause no significant harm to the character and appearance of the area or host dwelling.

7. Neighbouring amenity

- 7.1 As mentioned previously, Policy DMHD 1 seeks to ensure that developments cause no adverse loss of outlook to neighbouring occupiers. Paragraph 135 (f) of the NPPF (2024) states that planning decisions should:
- ‘Create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.’
- 7.2 Sited within the roof, the proposed dormer would cause no loss of light or outlook to neighbouring properties.
- 7.3 The development site is located within a dense residential location where it is common for upper floor windows to provide views into neighbouring gardens and windows at reasonable distances. The proposed dormer would provide similar views to existing first floor windows within the host dwelling (albeit further away from neighbours due to its roof top siting) and would therefore cause no significantly harmful loss of privacy to neighbours.
- 7.4 It should also be noted that another dormer has been approved and constructed at No.6 Mansfield Avenue (App No.78903/APP/2024/1851). The proposed dormer would provide similar views toward neighbours and is thus considered to cause no loss of privacy significant enough to cause harm to neighbouring amenities or warrant refusal of the application.
- 7.5 For the reasons mentioned above the proposal is considered to comply with relevant polices.

8. Parking

8.1 Policy DMT 6 states:

‘A) Development proposals must comply with the parking standards outlined in Appendix C Table 1 in order to facilitate sustainable development and address issues relating to congestion and amenity. The Council may agree to vary these requirements when:

- i) the variance would not lead to a deleterious impact on street parking provision, congestion or local amenity; and/or
- ii) a transport appraisal and travel plan has been approved and parking provision is in accordance with its recommendations.’

8.2 Appendix C table 1 of the Local Plan Part 2 states that that 2 parking spaces should be provided for dwellings with a curtilage.

8.3 The existing property has an integral garage and parking space in front of it. The retention of the 2 off road parking spaces ensure that the proposal complies with Policy DMT 6 of the Local Plan.

9. Living Conditions

9.1 The resulting dwelling would provide future residents with habitable spaces that have, outlook and access to natural light. Additionally, residents would have additional living accommodation to support their growing family negating the need to move or to live in cramped conditions. The proposal is considered to provide existing/future residents with good internal living accommodation.

9.2 Sited within the roof the proposed development would cause no loss of garden space to existing/future residents.

9.3 The existing property has 3 bedrooms. The proposed dwelling would have 4 bedrooms. Policy DMHB 18 of the Local Plan requires such properties to be provided with 100sqm of external amenity. The existing garden is approximately 94sqm. Given the minor shortfall in external amenity space provision (6sqm), the proposal is considered to provide future residents with adequate garden space.

9.4 It is noted that a single storey rear extension has been recently approved. If finance permits and the extension is constructed alongside the dormer, it would leave future residents of the 4-bed dwelling with 71sqm of external amenity space. It is noted that this is below the 100sqm requirement, however the shortfall is merely numerical. The quality and size of the space provided would still be good, sufficient to support a family, and of similar size to other gardens within the area. Furthermore, Bessingby Park and Pine Gardens are 7-10 minutes’ walk from the site, meaning that residents would not have to travel far for outdoor space should they need extra. Overall, it is considered that the proposed development would provide sufficient external accommodation for existing/future residents in both scenarios.

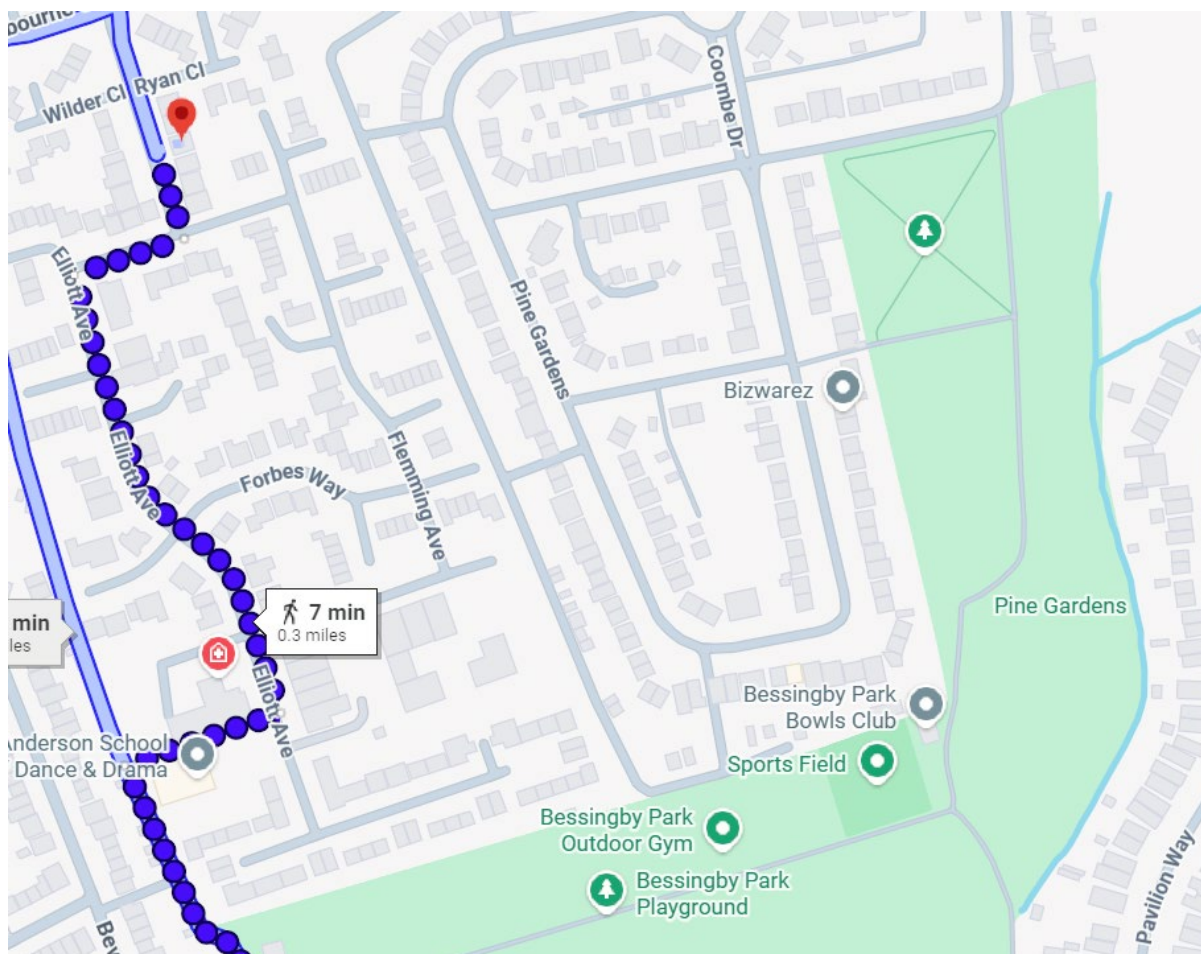


Figure 2 - Walking distances to nearby parks

10. Other Material Planning Considerations

- 10.1 As mentioned previously, a similar development was approved across the road (See Appendix A); this weighs heavily in favour of the proposed development as a box dormer is now part of the areas character as are its impacts on neighbouring amenity.
- 10.2 Planning permission was recently granted at 18 St Edmunds Avenue, Ruislip for 'Retention of single storey rear extension involving demolition of existing extension, conversion of roof space to habitable use to include 1 x rear dormer, 2 x front dormers, installation of 2 x roof lights to the front roof slope and 3 x roof lights to the rear roof slope and conversion of roof from hip to gable end with alterations to fenestration (Retrospective Application)'. Within their Committee Report (Appendix B) the officer stated:

'Turning to the rear, the rear dormer measures a depth of 2.1m, a length of 9.9m and features a flat roof height of 1.7m. This rear dormer does not comply with Policy DMHD 1 as it exceeds two thirds of the average width of the rear roof slope. However, the dormer was considered permitted development under planning application reference 3255/APP/2022/212 (Approved 22-03-22). The rear dormer does therefore benefit from a fall-back position which does carry some weight.'

- 10.3 As such the council had previously approved a rear dormer which exceeds 2/3 of a roof's width in Ruislip; weighing in favour of the proposed development.
- 10.4 Additionally, permission was recently granted for another dormer which exceeded 2/3 of the properties roof width (App No.71911/APP/2024/2401 at 34 Greystoke Drive, Ruislip – see appendix C). This permission is particularly relevant to the proposal as not only is it in Ruislip, the dormer was approved to a property with no permitted development rights like No.5 Mansfield Avenue. This decision is considered to weigh in favour of the proposal as it establishes that even if dormers exceed guidance widths they can be approved, even on properties with no PD rights for works falling under Class B of the General Permitted Development Order (2015) (as amended).
- 10.5 Lastly, and most recently, planning permission was granted in 2026 for a rear dormer that exceeded the two-thirds roof width guideline in Policy DMHD 1 (see Appendix D). Despite this conflict, the Officer concluded that the proposal was acceptable because neighbouring properties contained dormers of a similar scale that had been approved through both planning permissions and Certificates of Lawfulness. The approved dormers were also set in approximately 300mm from each side of the roof plane, similar to the design of this proposal.
- 10.6 This decision is directly comparable to the proposal and weighs in favour of its approval because the proposed dormer is of similar size, exceeds the two-thirds roof width guideline and is located within an area where dormers have been granted under planning permissions and Certificates of Lawfulness. Consistent with the Council's approach in the 2026 decision, the proposed dormer would not appear incongruous or result in harm to the character and appearance of the area. Accordingly, there is no sound planning basis for reaching a different conclusion in this case. The relevant extract from the Officer's report is below:
- ‘The application is seeking planning permission for the conversion of roof space to habitable use to include a rear dormer and 2 front roof lights. It is acknowledged that the width of the rear dormer would exceed two thirds of the width of the original roof, contrary to Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020). However, given the site context, the rear dormer would be acceptable in this instance. It is noted that the neighbouring property, at Number 7 has a recent loft conversion and rear dormer granted under application reference 77086/APP/2023/3515 which is of a similar scale. Furthermore, 8 Maxwell Close benefits from a lawful rear dormer, approved in July 2023 under application reference 73904/APP/2023/66, which is the same size as the proposed rear dormer. Given the presence of 2 almost identical rear dormers at the neighbouring properties, it is not considered that the proposal would not result in harm to the character or appearance of the street scene or wider area.’
- 10.7 Although not material, it should be noted that the applicant has a growing family and therefore needs the additional space. He himself is 195cm; and this is all reflected in the dormer dimensions proposed.

11. Conclusion

- 11.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise. National planning policy similarly confirms that the development plan is the starting point, while recognising that relevant material considerations must form part of the decision.
- 11.2 The proposal accords with the principal objectives of the development plan other than the fact that the rear dormer would exceed the two-thirds width guideline within Policy DMHD1 and the resulting dwelling would be left with a garden marginally smaller than that required under Policy DMHB 18.
- 11.3 The mentioned conflicts should be afforded limited adverse weight for the following reasons:
1. the numerical excess is modest and clearly defined;
 2. the dormer complies with the remaining design objectives of DMHD 1;
 3. visible sections of the original roof would be retained around the dormer;
 4. the dormer would remain below the main ridge and would not read as a full additional storey;
 5. it would be confined to the rear elevation and would have limited prominence in public views;
 6. matching materials and complimentary detailing are proposed to ensure visual integration with the dwelling;
 7. comparable dormers already form part of the established local context;
 8. the completed dormer directly opposite provides practical evidence that this form of development does not cause material visual harm due to its rear elevation siting;
 9. various applications for dormers exceeding the two-thirds width guideline within Policy DMHD1 have been approved in Ruislip and the wider London Borough of Hillingdon;
 10. the external amenity space shortfall is limited and public parks are around the corner to offset any shortfall in the need for outdoor space;
 11. the non policy compliant dormer at Maxwell Close (Appendix D) also failed to meet external amenity standards and was still approved; and
 12. The proposal would not cause unacceptable overlooking, loss of light, loss of outlook or an overbearing effect to neighbours or any other harm.
- 11.4 Further to the above, the proposal would deliver a number of benefits by providing functional family accommodation, improving the usability of the existing dwelling for years to come and for families of various size. It would also provide minor economic benefits through the construction phase as the dormer would need to be built after materials are purchased.
- 11.5 The development is therefore considered to comply with the development plan when read as a whole and should the Council conclude that the proposal is not fully in accordance, the absence of significant visual or amenity harm, the established local context, the directly

comparable development at No. 6 and the Council's recent approach to similar dormers in Hillingdon constitute material considerations sufficient to justify approval of this application.

- 11.6 Should permission be granted, we would be happy to accept standard conditions (requiring matching materials and, where necessary, the treatment of any side-facing windows etc).

Appendix A – 6 Mansfield Avenue Decision Notice (sent separately)

Link to Plans:

<https://planning.hillingdon.gov.uk/OcellaWeb/planningDetails?reference=78903/APP/2024/1851&from=planningSearch>

Extract of approved Plans:

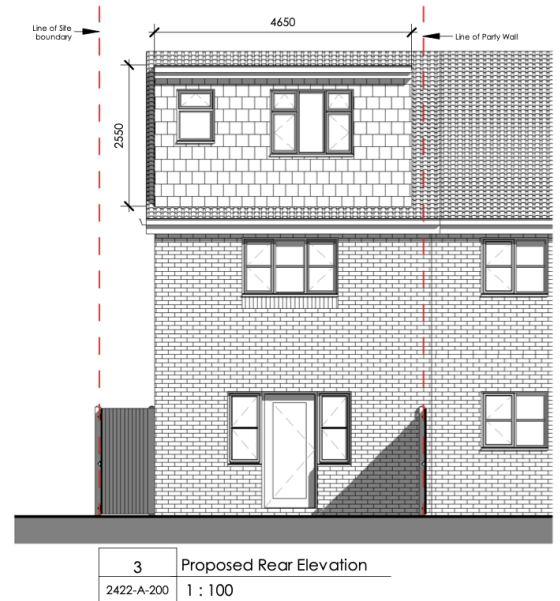
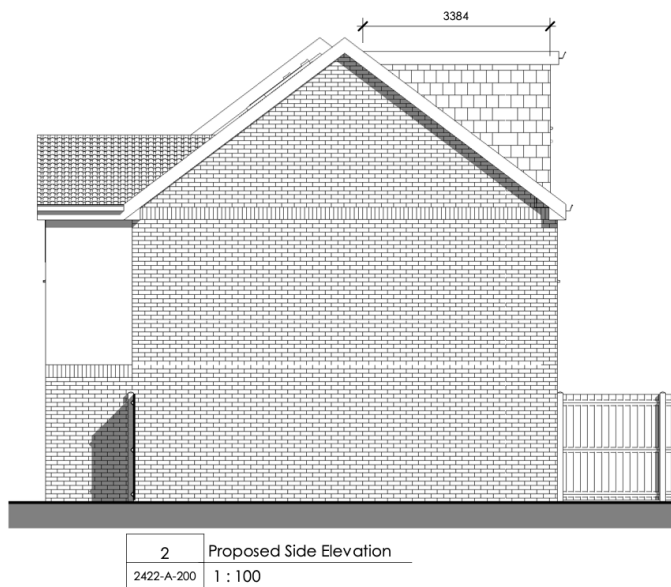


Photo of constructed Dormer at No.6 Mansfield:



View from Mansfield Avenue (north)



View from Wilder Close

Aerial imagery of other dormers in the Area:



- Red pin indicates the development site
- Green circles are around other dormers
- The green circle opposite the development site is No.6 and the dormer has been constructed as per the photos above (although not yet shown on aerial imagery).

Appendix B – 18 St Edmunds Avenue Ruislip – Committee Report (sent separately)

Link to Decision Notice and Plans:

<https://planning.hillingdon.gov.uk/OcellaWeb/planningDetails?reference=3255/APP/2023/592&from=planningSearch>

Appendix C – 34 Greystoke Drive, Ruislip – Officer's Report – Approval (sent separately)

Link to Decision Notice Plans:

<https://planning.hillingdon.gov.uk/OcellaWeb/planningDetails?reference=71911/APP/2024/2401&from=planningSearch>

Appendix D – 5 Maxwell Close, Hayes – Officer’s report – Approval (sent separately)

Link to Decision Notice Plans:

<https://planning.hillingdon.gov.uk/OcellaWeb/planningDetails?reference=79901/APP/2026/288&from=planningSearch>