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**Planning Statement for a single storey rear extension at 318 West End Road,
Ruislip, HA4 6RD**

March 2026

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1. Introduction

This Planning Statement has been prepared by Star Plans Ltd to accompany a full planning application for a single-storey rear extension at 318 West End Road.

2. Relevant Planning History

There is no relevant planning history for the site. A separate Lawful Development Certificate (LDC) application has been submitted concurrently for existing roof alterations. These works are independent of this planning application.

3. Supporting Documents

This application is supported by the following documents.

- Application Drawings - Star Plans
- Planning Statement - Star Plans

4. Policy framework

Hillingdon Local Plan, Part Two – Development Management Policies (2020),

- DMHD 1 (Alterations and Extensions to Residential Dwellings)
- DMHB 11 (Design of New Development)
- DMHB 18 (Private Outdoor Amenity Space)

There are no policy designations affecting the site.

5. Site and Surroundings

The application property is a detached bungalow located on the west side of West End Road. It was originally constructed with a pyramid-type hipped roof and relatively low eaves. The site is not within a Conservation Area or any Article 2(3) land.

6. Development

This application seeks permission for a single-storey rear extension to provide improved ground floor accommodation. The extension has an external depth of 4 metres from the original rear wall and a height of 2.96 metres; its flat roof incorporates an additional 0.15m parapet on either side. The rear garden will be accessed via a proposed patio with steps down to the lawn area.

The extension does not fall within permitted development under Class A of the GPDO because it exceeds the height of the highest original eaves of the bungalow. However, the extension complies

with Policy DMHD 1 of the Local Plan Part 2 which allows single-storey rear extensions up to 4 metres deep for detached houses where the plot width is 5 metres or more; the plot width at 318 West End Road comfortably exceeds 5 metres. The development is subordinate to the original house and does not harm neighbouring amenity with the extension some distance from the neighbouring detached house at 320 West End Road and the properties at the eastern end of Wingfield Way. The remaining rear garden would be in excess of 100 sq m, consistent with the minimum requirements of Policy DMHB 18.

7. Summary

The single-storey rear extension requires planning permission because its height exceeds the original eaves height. However, it complies with all relevant Hillingdon policies and its scale and appearance is appropriate for the site. The Council is respectfully requested to grant permission for the development.