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Planning, Design & Access Statement

For the proposed

“Subdivision of the site to provide an additional dwellinghouse with roof alterations to the existing dwelling and single storey rear extension; associated landscaping; refuse and cycle storage”

at

1 Sheldon Drive

Ruislip, Middlesex, HA4 0UJ

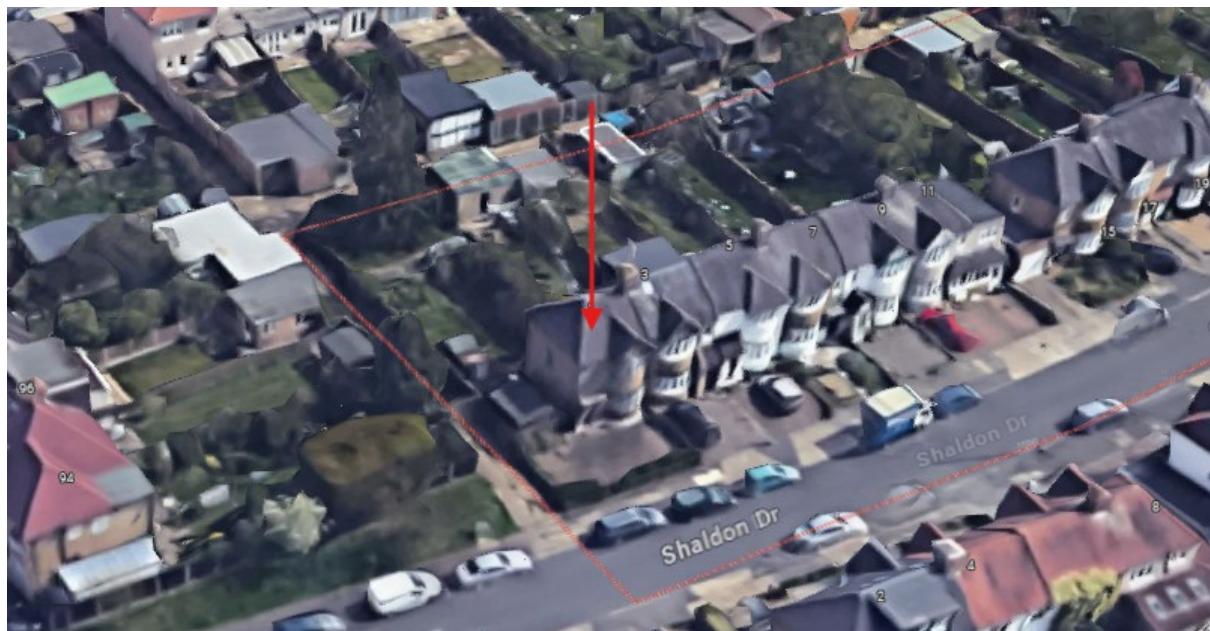
By

Eade Planning Ltd

January 2026

Introduction

1. The land is at 1 Shaldon Drive, Ruislip, Middlesex, HA4 0UJ.
2. The property is an end-of-terrace.
3. The application site currently comprises of a two-storey building from street level with abundant garden land surrounding the property.
4. The property is in C3 use comprising of a single family dwellinghouse.
5. This application seeks planning permission for what is essentially a double storey side and part first floor rear extension along with a ground floor rear extension.
6. The principle development of the new dwellinghouse is considered to be acceptable.
7. A number of properties within the local area echo similar design principles in terms of scale and appearance on the street scene..
8. The site is pictured below.



Proposal Description

9. The description given is the 'Subdivision of the site to provide an additional dwellinghouse with roof alterations to the existing dwelling and single storey rear extension; associated landscaping; refuse and cycle storage.'

The Proposal

Existing Dwellinghouse (No.1)

The existing dwelling is to the most part unchanged with the exception at roof level where a gable is formed. The homeowner would continue to enjoy access to the rear garden through the rear and continued usage of the front garden area as a parking space. This property would also benefit from a modestly sized ground floor rear extension.

Proposed Dwellinghouse (1a)

It is considered the decorative elements have been sensitively designed and would cause no harm to the street scene. The front gable, along with the projecting bay and external materials would replicate that of the existing property and in fact the character of the wider area. There are no concerns for loss of light, privacy or overshadowing caused by the additional extensions. The assessment is therefore limited to its impacts to the shared path north of the site which is not in heavy use.

The resulting dwellinghouse would accommodate a total of 2 bedrooms with adequate outlook and sufficient levels of light along with a study for use as a home office or storage purposes.

In terms of the design and appearance the proposed materials will match the existing. The form of the roof line above the double storey side extension has been dropped to appear as a subservient addition to the host building.

In respect of the part first floor rear extension, the massing does not overly dominate the rear elevation. The proposed ground floor wraps around the first floor discreetly given that this cannot be seen from any public vantage points the scaling is considered to be acceptable.

The proposed development in its totality would maximise the potential of the land providing additional housing within the borough of Ealing. There will be no material harm on the neighbours in terms of privacy or noise.

Plans

10. Existing and Proposed Plans are provided. The plans include, Site, Floor, Section, Roof and Elevation Plans. A location Plan and Planning Statement is also included in the application bundle together with the CIL additional information form.

Conclusion

11. The development provides a single family dwellinghouse within the local area, has policy support at National, London and Local level and therefore, the council are asked to grant permission on the presumption in favour of the development.