

PLANNING STATEMENT

54 HUGES ROAD, HAYES, LONDON BOROUGH OF
HILLINGDON, UB3 3AP

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❖ INTRODUCTION

This planning statement has been prepared by The White House Design in support of the Planning application for 54 Huges Rd, Hayes, London, UB3 3AP.

The proposal is for a single storey rear extension, extending 4.00m beyond the rear of the property. The design is modest in scale and clearly subordinate to the original building.

This application closely follows a pattern of similar developments approved on Huges Rd. The proposed works are in keeping with the emerging character of the street and represent a logical and appropriate evolution of the existing residential building. Care has been taken to ensure the design is consistent with the scale and appearance of neighbouring properties that have undergone similar extensions.

❖ NEIGHBOURING APPLICATIONS

- 48 Huges Rd – Full Planning – 4502/APP/2024/1624
Part demolition of rear extension and conservatory. Erection of a single storey rear extension.
- 25 Cranborne Waye – Full Planning – 73158/APP/2025/939
Erection of a single storey rear extension.
- 31 Hughes Road– Full Planning –34227/APP/2012/1329
Single storey rear extension with 3 rooflights and alterations to side

❖ SITE AND SURROUNDINGS

The application property is a two-storey residential dwelling located on Hughes Road, Hayes. The surrounding area is predominantly residential in character, consisting mainly of similar and semi-detached dwellings.

Several properties along Hughes Road and within the immediate vicinity have benefited from single-storey rear extensions of comparable scale, reinforcing the established pattern of development in the area.

❖ COMPARISON WITH PREVIOUSLY APPORVED DEVELOPMENT



Proposed plans for 31 Hughes Road, 34227/APP/2012/1329



Proposed plans for 54 Hughes Road

A relevant and directly comparable planning permission exists at **31 Hughes Road**, granted under application reference **34227/APP/2012/1329**, for a **single-storey rear extension with rooflights and alterations to the side**, approved by the London Borough of Hillingdon on **11 July 2012**

The approved development at No. 31 Hughes Road established that a single-storey rear extension of this nature is acceptable in principle within the Hughes Road street context. The Local Planning Authority concluded that such development would not result in unacceptable harm to the character and appearance of the dwelling or the wider area, nor would it adversely impact neighbouring residential amenity, subject to standard planning conditions.

The current proposal at **54 Hughes Road** is comparable in scale, form, and function, comprising a modest single-storey rear extension that remains subordinate to the host dwelling. As with the approved scheme at No. 31, the proposal has been designed to respect adjoining properties, avoid overlooking, and integrate with the existing building through the use of matching materials.

Given that a materially similar form of development has already been deemed acceptable by the Local Planning Authority on the same street, the proposed extension at 54 Hughes Road is consistent with the established pattern of development and aligns with previous planning decisions for Hughes Road.

❖ **IMPACT ON NEIGHBOURING AMENITY**

The proposed extension has been designed to appear subordinate to the host dwelling. External materials will be selected to match or closely complement the existing property, ensuring visual continuity and a coherent appearance.

The scale, form, and roof profile have been carefully considered to integrate seamlessly with the existing dwelling and surrounding development.

❖ **CONCLUSION**

The proposed development represents a modest and well-considered single-storey rear extension that accords with the established pattern of development along Hughes Road. The proposal respects the character and scale of the host dwelling and surrounding properties and will not result in harm to neighbouring residential amenity.

Having regard to the consistency with nearby approved schemes and the careful consideration given to design and context, it is considered that the proposal complies with relevant planning policies. For the reasons set out above, the proposal is considered to comply with all relevant planning policies and planning permission should be granted.