

28 September 2026

Planning Applications Team
London Borough of Hillingdon
Civic Centre, High Street
Uxbridge, UB8 1UW

Dear Sir/Madam

RE:	Planning Supporting Letter - Proposed extensions and alterations, loft accommodation and ancillary rear outbuilding
SITE:	72 Breakspear Road South, Ickenham, Uxbridge, UB10 8HE
PRE-APP REF:	80061/PRC/2026/90 (advice dated 7 August 2026)
PROJECT NO:	26058

We write on behalf of Mr & Mrs Ahudja in support of the householder planning application at the above property. The submission has been developed following the Council's pre-application advice and now incorporates the principal amendments specifically requested by officers, together with a revised roof/loft arrangement and an ancillary rear garden outbuilding.

This letter should be read alongside the submitted drawing package: AD-OS; AD-00-00; AD-00-01; AD-01-00; and AD-02-00.

1. Site and pre-application background

No. 72 is a detached bungalow on the eastern side of Breakspear Road South. The Council's pre-application report describes the immediate area as predominantly residential, with a mixture of two-storey dwellings and bungalows, and notes the change in levels between the application site and the adjoining properties.

The pre-application advice accepted that there is scope to extend the property and confirmed that the change from a bungalow to a two-storey dwelling would not, in itself, appear out of character given the variety of housing forms along this part of the street. Officers also considered the proposed front porch and first-floor front extension acceptable in the surrounding context.

2. Response to pre-application advice

The current scheme has been materially revised from the pre-application drawings. The key changes are summarised below:

Pre-application point	Officer advice	Current response
Single-storey rear extension	Original 6.0m depth should be reduced to circa 4.0m.	Reduced to 4.0m in the current proposal, directly addressing Policy DMHD 1 and the pre-application recommendation.
Southern first-floor side element	Remove the upper-floor side extension next to No. 70 to reduce design and amenity impacts.	The first-floor side extension on the southern side has been omitted.
Roof form	Retain a pitched-roof character and reduce the crown-roof effect when redesigning the scheme.	The roof has been reworked and now incorporates loft accommodation within a pitched roof form, informed by the adjoining development context.
Side-facing windows / privacy	Side windows should be obscure glazed and controlled to protect neighbouring privacy.	The current plans identify the relevant side-facing windows as obscured.
Parking	Show on-site parking clearly on a scaled plan.	The block plan shows two off-street parking spaces retained at the frontage.

Pre-application point	Officer advice	Current response
Private amenity space	Retain adequate private outdoor amenity space.	The submitted block plan identifies approximately 142 sq m of retained amenity space.

3. Revised proposal

The application proposes a comprehensive but coherent set of alterations and extensions to the existing dwelling. At ground floor, the rear extension is now limited to 4.0m in depth. At first floor, the southern side element previously identified as a concern has been removed. The proposed first-floor arrangement provides four bedrooms, while the revised roof incorporates a loft floor containing two further bedrooms with en-suite accommodation.

The application also includes a detached rear outbuilding for use as an office and gym. The outbuilding is shown at approximately 10.05m by 4.00m, with an overall height of 2.50m, and is clearly ancillary to the main dwelling.

4. Design, roof form and street scene

The revised design responds to the particular transition between the two-storey property at No. 74 and the bungalow at No. 70. Removing the southern first-floor side extension substantially reduces the upper-floor mass closest to No. 70 and directly addresses the concern identified by officers at pre-application stage.

The Council's pre-application advice already accepted the first-floor front extension and the move from a bungalow to a two-storey dwelling in principle, noting the varied character of the street. The submitted existing and proposed street-scene drawing demonstrates the relationship of the revised dwelling with both immediate neighbours and the established building line.

Adjoining roof/loft context - the applicant also draws attention to planning reference [10278/APP/2019/2538](#) at the neighbouring property. The applicant confirms that the proposed loft/roof arrangement has been deliberately developed to closely replicate that adjoining roof form. This is a directly relevant townscape comparison and demonstrates that the roof treatment is not an isolated feature within the immediate street scene.

5. Neighbouring amenity and privacy

The principal amenity concern in the pre-application response related to the former two-storey side extension adjoining No. 70, which sits at a lower level. That element has now been removed. The revised scheme therefore materially reduces the potential for overbearing impact and overshadowing on the southern neighbour compared with the scheme reviewed at pre-application stage.

To the north, the Council's pre-application advice noted the separation created by the retained side access and concluded that, in the site context, the development would not have a detrimental impact upon No. 74. The advice recommended that a 45-degree line from relevant neighbouring rear habitable-room windows is shown on the formal application drawings. We are mindful of that request and the detailed relationship with No. 74 should be considered alongside the submitted street scene and elevations.

The proposed drawings also identify side-facing windows as obscured, responding directly to the Council's privacy comments. Any appropriate condition controlling obscure glazing and opening below the stated height can be accommodated.

6. Rear outbuilding and retained garden

Policy DMHD 2 requires residential outbuildings to be well designed, proportionate to the dwelling and curtilage, used for a purpose incidental to the enjoyment of the dwelling, and not capable of use as independent residential accommodation. The proposed building is expressly labelled for office and gym use and contains no bedroom, bathroom or kitchen.

At approximately 40.2 sq m, the proposed footprint is above the Council's 30 sq m general guideline for outbuildings. However, that figure is a general guide rather than an absolute policy cap. In this case, the building is only 2.50m high, sits at the rear of a comparatively long plot, remains clearly ancillary to the dwelling, and the block plan shows approximately 142 sq m of retained private amenity space after the

development. These site-specific factors demonstrate that the outbuilding remains proportionate and does not result in an overdevelopment of the rear garden.

Policy DMHB 18 and Table 5.3 require an appropriate level of private outdoor amenity space according to bedroom number. Recent Hillingdon decisions describe the house standards in Table 5.3 as ranging up to 100 sq m. The 142 sq m shown on the submitted block plan therefore retains a generous level of usable private garden for the enlarged dwelling.

7. Parking and highway matters

The current block plan identifies two off-street parking spaces at the frontage. This accords with the two-space maximum standard commonly applied to dwellinghouses under Policy DMT 6 / Appendix C, and it also follows the pre-application advice that the existing parking arrangements would not be materially affected by the residential extensions.

9. Planning policy context

The principal local policies identified in the Council's pre-application response remain directly relevant, including Policy BE1 of the Hillingdon Local Plan Part 1 and Policies DMHB 11, DMHB 18, DMHD 1 and DMT 6 of the Hillingdon Local Plan Part 2. Policy DMHD 2 is additionally relevant to the proposed outbuilding. The National Planning Policy Framework was revised on 17 August 2026 and the current 2026 Framework is also a material consideration.

Taken together, the revised scheme has been designed to respond to the Council's stated objectives of achieving good design, respecting the street scene, protecting neighbouring amenity, retaining adequate private outdoor amenity space and maintaining suitable parking provision.

10. Conclusion

The formal application represents a clear evolution of the scheme considered at pre-application stage. The two principal amendments expressly requested by officers have been incorporated: the ground-floor rear extension has been reduced from 6.0m to 4.0m, and the southern first-floor side extension has been removed. The revised design also provides obscured side windows, retains two off-street parking spaces and retains approximately 142 sq m of private rear amenity space.

The new loft floor has been integrated through a revised pitched roof form and, as confirmed by the applicant, is closely modelled on the adjoining roof/loft development identified under reference 10278/APP/2019/2538. The rear office/gym outbuilding remains ancillary, low in height and proportionate in the context of the retained garden.

We respectfully request that the application is considered favourably, having regard to the positive pre-application advice and the substantive amendments now made in direct response to the Council's comments.

Yours faithfully,

For and on behalf of Amico Design Limited