

DESIGN AND SUPPORTING STATEMENT

Proposed Single-Storey Rear Extension

08 Cavendish Avenue, Ruislip, HA4 6QH

Local Planning Authority: London Borough of Hillingdon

1. INTRODUCTION

This statement supports a planning application for a single-storey rear extension at 08 Cavendish Avenue, Ruislip, HA4 6QH.

The property is a semi-detached house in the London Borough of Hillingdon. The extension will measure 5.0 metres wide and 3.0 metres deep, creating a new dining room and improving the functionality of the ground floor.

This statement should be read alongside the submitted drawings and construction details.

2. SITE DESCRIPTION

The property is a semi-detached house with front and rear gardens. The ground floor comprises an entrance hall, living room, kitchen, WC and bathroom, with 3 bedrooms on the first floor.

All works are confined to the rear of the property. The front elevation and first floor are unaffected.

3. PROPOSED DEVELOPMENT

The extension will project 3.0 metres beyond the existing rear wall and span 5.0 metres across the back of the house, creating a dining room of approximately 15 square metres opening directly off the kitchen. This gives the ground floor a more practical and flexible layout for everyday family use.

The use of the property is unchanged. The side walls will be solid brick with no windows or doors.

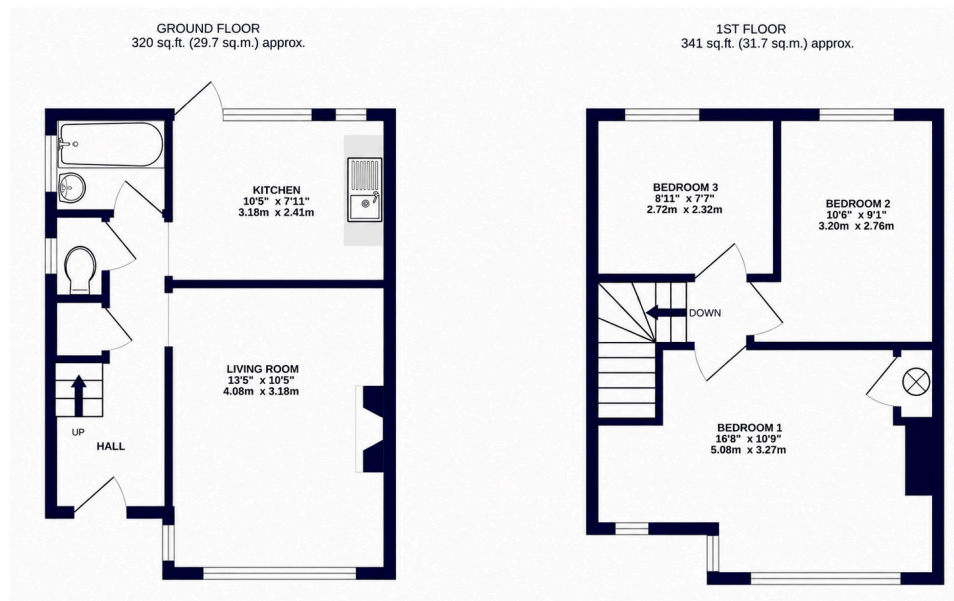
4. LOCATION PLAN

The submitted Location Plan shows the property and its surroundings. The extension sits entirely within the rear garden.

5. EXISTING FLOOR PLAN

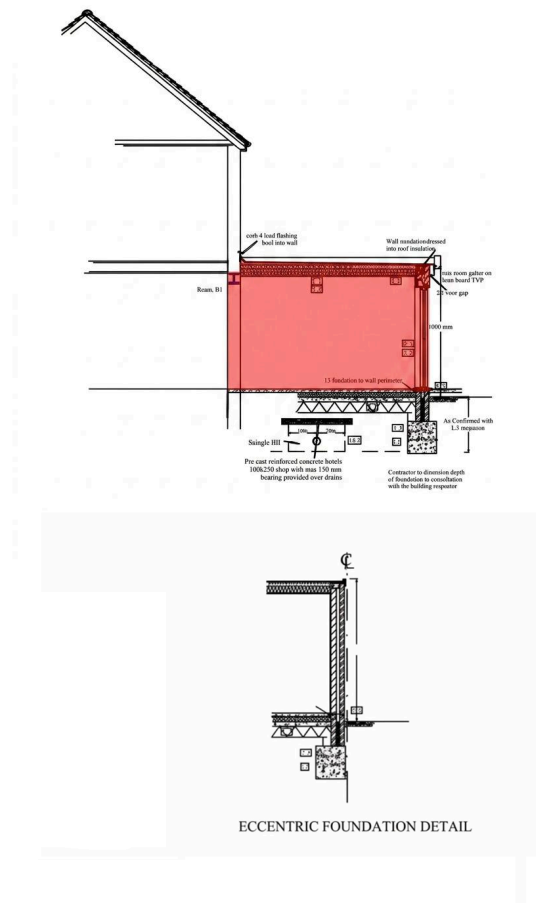
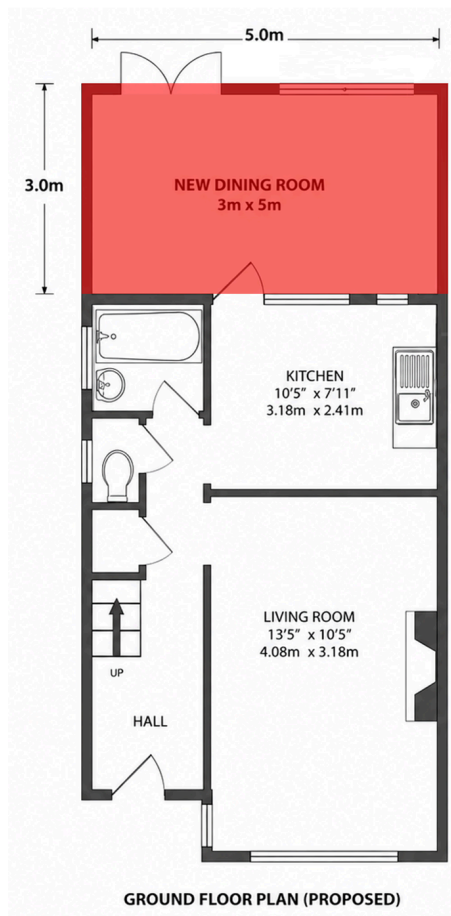
The submitted Existing Floor Plan shows the current ground floor layout:

- Entrance Hall
- Living Room
- Kitchen
- WC
- Bathroom



6. PROPOSED FLOOR PLAN

The submitted Proposed Floor Plan shows the new dining room connected directly to the kitchen, creating a more open and usable ground floor layout.



7. EXISTING AND PROPOSED REAR ELEVATIONS

The Existing Rear Elevation shows the back of the house as it currently stands. The Proposed Rear Elevation shows the single-storey extension projecting beyond the existing rear wall.

The rear elevation includes glazing and a door into the dining room. The design is in keeping with the existing house in terms of scale and materials.

8. DETAIL DRAWINGS

The submitted construction details cover the structural make-up of the extension:

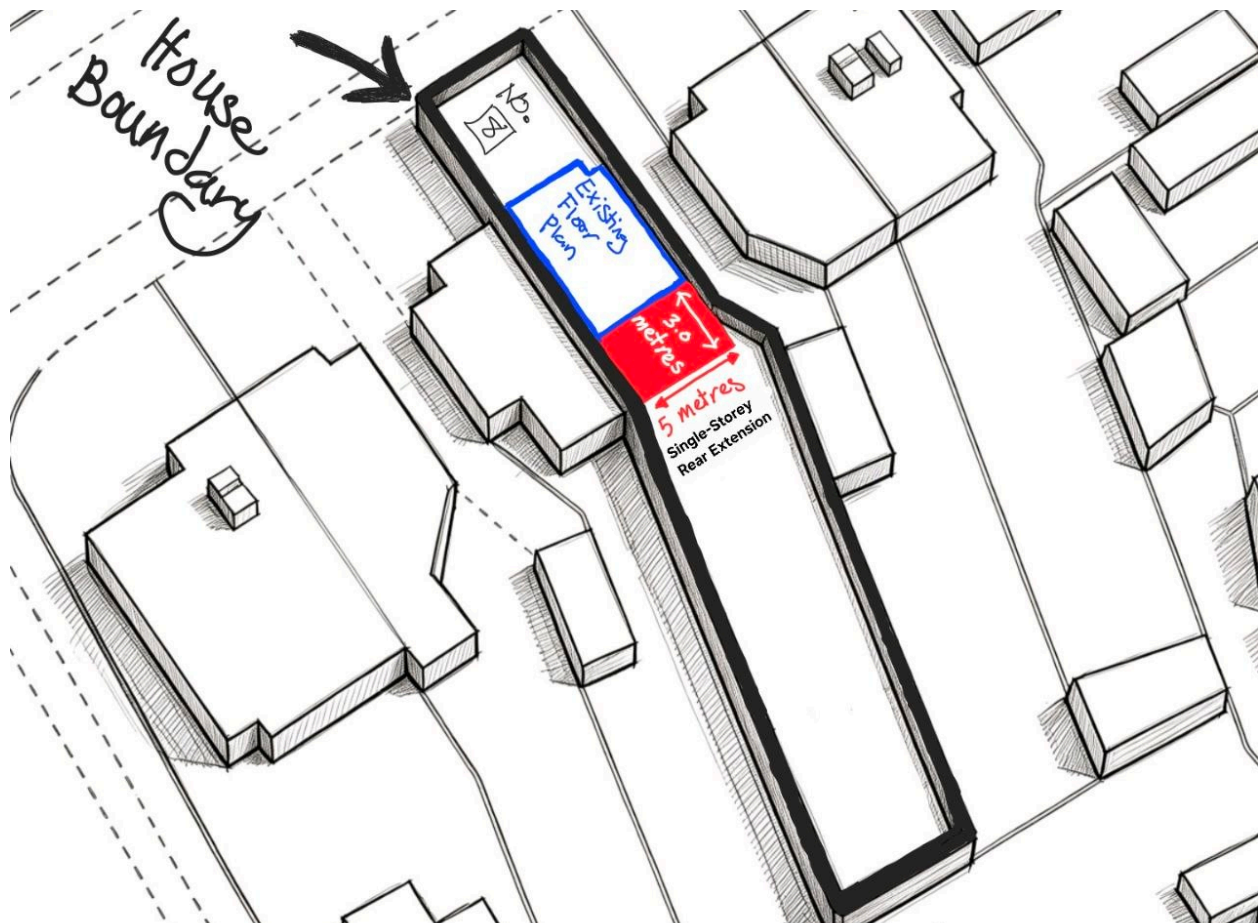
- Reinforced concrete foundations

- Cavity wall construction
- Insulated floor and walls
- Roof structure and weatherproof covering
- Structural connections to the existing house

All works will meet current Building Regulations.

9. SITE / BLOCK PLAN

The submitted Site Plan shows the site boundaries, existing house footprint, proposed extension and existing access arrangements. The extension sits entirely within the rear garden and does not affect access to the property.



10. CONCLUSION

This application is for a single-storey rear extension at 08 Cavendish Avenue, measuring 5.0 metres wide and 3.0 metres deep.

The submitted drawings and construction details demonstrate the scale, design and position of the proposed extension. It is a straightforward addition to the house and is submitted for the consideration of the London Borough of Hillingdon.