

PLANNING STATEMENT

Proposal: 50 Mayfield Close, Uxbridge, UB10 0DU

Proposed Double Storey Rear Extension, Garage Conversion and Associated Alterations

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1.0 Introduction

This Planning Statement has been prepared in support of a planning application for a double storey rear extension, garage conversion and associated alterations at 50 Mayfield Close, Uxbridge UB10 0DU.

The proposal has been carefully designed to provide improved family accommodation whilst respecting the character of the existing dwelling and the surrounding terrace. The scheme makes efficient use of the existing built form and has been designed to avoid any unacceptable impact on neighbouring occupiers.

It should also be noted that a Certificate of Lawful Development has already been granted for the loft conversion under Application 80125/APP/2026/1451, and therefore the approved roof enlargement does not form part of the planning assessment for this application.

2.0 The Existing Property

The application property is a mid-terraced dwelling located within an established residential area of Mayfield Close.

The property currently comprises:

- Basement level garage with ancillary accommodation.
- Ground floor living accommodation.
- First floor bedrooms.
- Recently approved loft conversion under Permitted Development.
- Rear garden with an existing covered terrace/canopy beneath the first floor balcony.

The dwelling has evolved over time and retains a substantial rear structure, including side walls which already define the footprint of the proposed extension.

3.0 The Proposal

The application seeks permission for:

- A double storey rear extension.
- Garage conversion and internal reconfiguration.
- Associated alterations to the front elevation.

The proposal has intentionally been designed to work largely within the envelope of the existing building.

Rear Extension

Unlike a conventional rear extension projecting significantly into the garden, the proposal primarily infills an existing open-sided covered area located beneath the existing first floor.

At present:

- substantial masonry side walls already exist;
- the rear canopy already forms a defined built enclosure;
- the proposal simply introduces external walling and glazing to complete this space.

Consequently, the proposal does not introduce the level of additional bulk normally associated with a traditional rear extension.

At first floor level the extension follows the same principle, extending into the already visually enclosed rear area between the existing side walls to create larger and more practical family accommodation.

Garage Conversion

The existing garage is significantly under-utilised and is proposed to become part of the internal living accommodation.

Rather than extending the building forwards, the proposal sets the new front wall further back from the existing garage door position.

This provides several benefits:

- increased off-street parking usability;
- dedicated space for EV charging cables and equipment;
- improved storage provision;
- reduced visual dominance of the garage opening;
- a more attractive frontage.

The kitchen will relocate into this converted space, allowing a much improved internal layout suitable for modern family living. The submitted floor plans clearly illustrate this revised arrangement.

4.0 Design Principles

The proposal has been guided by a simple design philosophy:

- maximise the use of existing built form;
- improve family accommodation;
- minimise external visual impact;
- retain the appearance of the terrace.

The majority of the additional accommodation is achieved by enclosing space that already exists rather than creating extensive new projections.

From the rear, much of the perceived mass already exists through the existing balcony structure and supporting side walls, meaning the completed extension integrates naturally into the building.

5.0 Scale and Appearance

The extension has been designed to appear as a natural continuation of the existing dwelling.

Materials will closely match the existing property including:

- facing brickwork;
- roof tiles;
- UPVC windows and doors;
- fascias and rainwater goods.

The front elevation changes remain modest due to the recessed garage conversion, resulting in an improved appearance compared with the existing oversized garage opening.

6.0 Impact upon the Street Scene

The works have very limited impact on the public street scene.

The principal alterations occur at the rear of the property where visibility from public areas is extremely limited.

The front elevation retains its domestic appearance with the only noticeable alteration being the repositioned garage frontage, which creates a more balanced elevation and provides improved parking functionality.

Overall the proposal preserves the established character of Mayfield Close.

7.0 Residential Amenity

The proposal has been carefully designed to safeguard neighbouring amenity.

The extension sits largely within an existing built footprint already defined by substantial side walls.

As a result:

- overlooking will not materially increase;
- privacy between neighbouring properties is maintained;
- no significant additional overshadowing is expected beyond that created by the existing structure;
- daylight impacts are limited due to the contained nature of the infill design.

The rear extension therefore represents a proportionate form of development appropriate to its surroundings.

8.0 Parking and Highway Considerations

The proposal maintains practical off-street parking.

Importantly, the garage conversion has not simply removed parking provision.

Instead, the garage front is recessed to:

- increase usable driveway space;
- facilitate EV charging;
- improve manoeuvring;
- provide secure external storage.

The revised arrangement therefore continues to accommodate parking whilst reflecting changing travel patterns where garages are increasingly used for storage rather than vehicle parking.

9.0 Sustainability

The proposal promotes sustainable development by:

- reusing the existing building fabric;
- minimising demolition;
- making efficient use of existing built volume;
- providing infrastructure for electric vehicle charging;
- improving the long-term adaptability of the family home.

10.0 Planning Balance

The proposal represents a well-considered improvement to an existing family dwelling.

Key planning benefits include:

- efficient reuse of an existing covered rear structure rather than constructing a wholly new extension;
- minimal impact on the surrounding street scene;
- improved internal accommodation suitable for modern family living;
- enhanced parking functionality through the recessed garage conversion;
- provision for EV charging;
- design that respects the character of the host dwelling and neighbouring properties;
- no unacceptable impact on residential amenity.

The approved loft conversion under Certificate of Lawful Development (Application 80125/APP/2026/1451) remains separate from this application and has already been established as lawful.

11.0 Conclusion

The proposed development represents a logical and sympathetic enhancement of the property. By infilling an existing rear covered area that is already enclosed by side walls, the proposal delivers significantly improved accommodation with a comparatively limited increase in perceived bulk.

The garage conversion has been carefully designed by recessing the front elevation, ensuring practical off-street parking is retained whilst creating a modern family kitchen and providing space for EV charging and external storage.

Overall, the proposal is considered to be a high-quality form of residential development that respects the character of the surrounding area, preserves neighbouring amenity and complies with the objectives of local and national planning policy. Accordingly, it is respectfully requested that planning permission be granted.











