

AMBA

ARCHITECTURE

Design and Planning Statement

Prepared for

3 Errol Gardens,
Hayes, UB4 9EP

Prepared by

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Date

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1 Introduction

This design statement has been prepared on behalf of the applicant to support the planning application. It describes the context and proposal for development at 3 Errol Gardens, Hayes, UB4 9EP.

This design statement should be read in conjunction with the drawings and reports submitted alongside this application (list of documents mentioned in the application cover letter).

2 Site Context

The application site, 3 Errol Gardens, Hayes, UB4 9EP, comprises a ground-floor residential maisonette within an established two-storey residential building. The property is situated within a predominantly residential suburban area characterised by similar residential properties.

The site occupies an irregular, tapering plot with an overall area of approximately 285.37m² and benefits from a substantial private rear garden associated with the ground-floor property.

The surrounding development is predominantly residential in character, comprising established dwellings of a broadly consistent scale, form and architectural character. The existing building presents a traditional residential appearance to Errol Gardens, with the rear of the property enclosed by neighbouring residential gardens and associated boundary treatments.



Fig. 01 Aerial view of 3 Errol Gardens, showing indicative boundary (highlighted in red)

3 Existing Property

The application relates to the ground-floor residential maisonette at 3 Errol Gardens, Hayes, UB4 9EP, forming part of an established two-storey residential building. The existing accommodation comprises a living/dining room, kitchen, bathroom, two bedrooms and storage, with direct access to the private rear garden.

The building has a traditional residential form with a hipped main roof and brick external elevations. The ground-floor maisonette benefits from a substantial rear garden containing an existing temporary shed, with the plot tapering towards the rear boundary. The existing front elevation and entrance arrangement are characteristic of the established residential development along Errol Gardens.

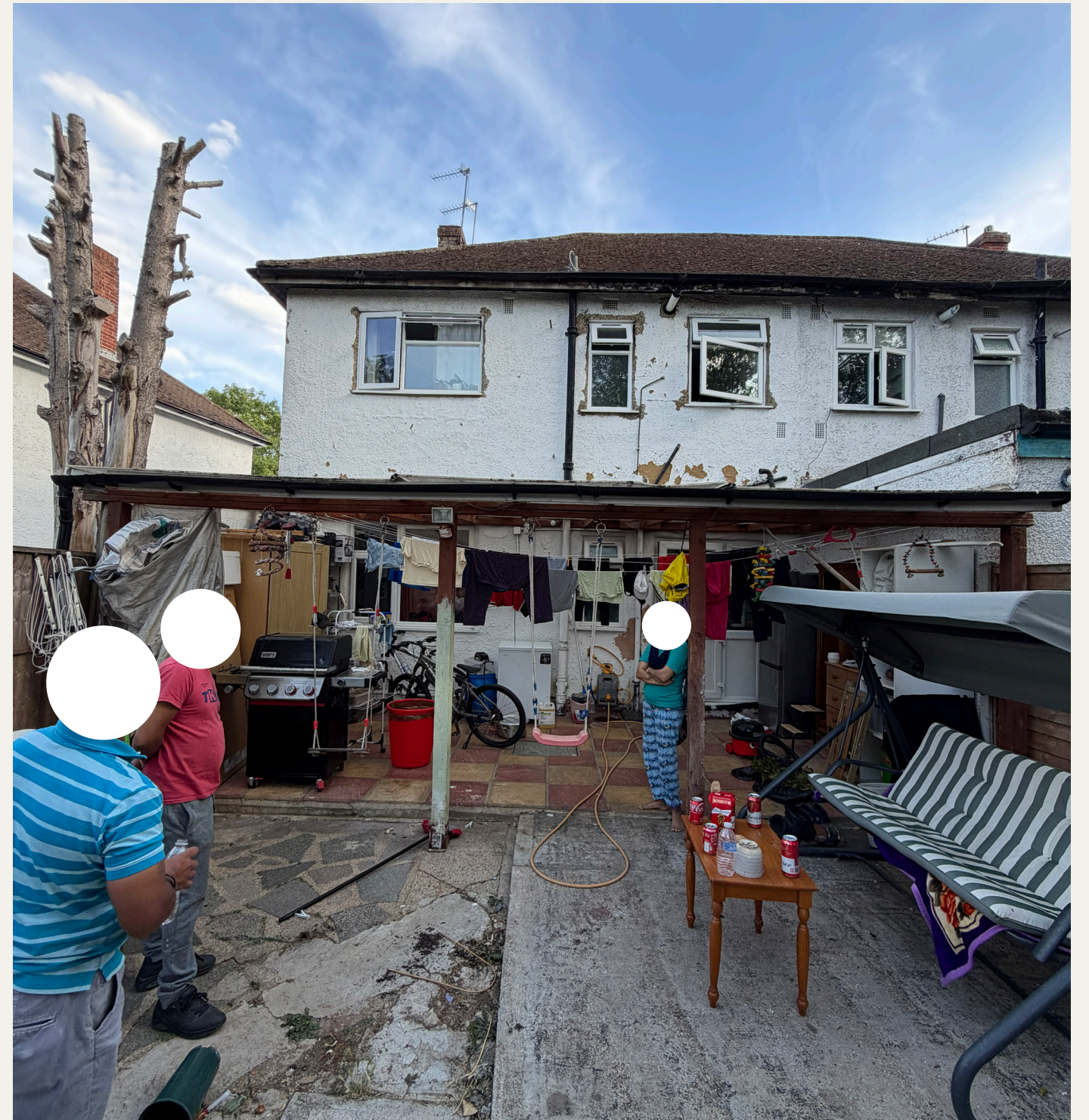


Fig. 02 Existing property rear view

4 Site Planning History

No relevant planning history identified during desktop review.

5 Planning Precedents

Single-storey rear extensions of a comparable 6-metre depth have been granted planning permission through householder applications elsewhere within the London Borough of Hillingdon. While these examples are not immediately adjacent to the application site, they demonstrate that extensions of this depth can be acceptable within the Borough where their scale, design and relationship with neighbouring properties are appropriately considered.

Each application must be assessed on its individual merits; however, these approvals provide relevant contextual support for the principle of a deeper single-storey rear extension within Hillingdon.

Application Ref. No: 15204/APP/2026/718

Address: 56 Derwent Drive

Proposal: Erection of a single storey rear extension.

Decision: Approved, March 2026

Application Ref. No: 16219/APP/2026/1166

Address: 100 Coronation Road

Proposal: Erection of a single storey rear extension.

Decision: Approved, May 2026

Application Ref. No: 63946/APP/2025/1384

Address: 84 Dickens Avenue

Proposal: Erection of a single storey rear extension.

Decision: Approved, July 2025

Application Ref. No: 51439/APP/2023/1088

Address: 78 Dickens Avenue

Proposal: Erection of a single storey rear extension, erection of a front porch and changes to fenestration

Decision: Approved, June 2023

Application Ref. No: 75830/APP/2020/2699

Address: 28 Dickens Avenue

Proposal: Single storey rear extension

Decision: Approved, October 2020

6 Design Proposal

Proposal

The application seeks planning permission for the erection of a single-storey rear extension to the existing ground-floor maisonette at 3 Errol Gardens, Hayes, UB4 9EP, together with associated internal alterations.

Use

The property will remain in its established residential use as a ground-floor maisonette, with no change of use or creation of a separate residential unit proposed. The extension will form an integral part of the existing accommodation and will provide additional living space for the existing dwelling.

The development therefore retains the established residential character and function of the property and is consistent with *Policy DMH 1 of the Hillingdon Local Plan*, which supports the appropriate provision and retention of residential accommodation.

Amount

The proposal provides approximately 37.11m² of additional ground-floor accommodation through a single-storey rear extension projecting approximately 6.0 metres from the existing rear elevation. The extension has been shaped to respond to the tapering geometry of the plot and remains proportionate to the overall size of the site.

Notwithstanding its depth, the development remains single storey and retains a substantial private rear garden, avoiding an excessive concentration of built form. The amount of development is therefore considered appropriate to the site and consistent with the principles of *Policies DMHB 11 and DMHD 1 of the Hillingdon Local Plan*.

Layout

The proposed layout has been designed to improve the functionality of the existing ground-floor maisonette through the reconfiguration and enlargement of the internal accommodation. The extension provides a new kitchen and bedroom, while retaining the existing living/dining space, bathroom, bedrooms and storage areas. Rooflights are incorporated within the extension to provide additional natural daylight to the internal accommodation.

The layout responds to the tapering form of the rear garden, allowing the extension to integrate logically with the existing property while maintaining a direct relationship with the remaining private garden. The arrangement provides practical and functional residential accommodation in accordance with *Policies DMHB 11 and DMHD 1 of the Hillingdon Local Plan*.

Scale & Massing

The proposed extension is single storey and approximately 6.0 metres in depth, with its scale moderated through a simple flat-roof form and a low overall profile. The submitted elevations indicate an overall height of approximately 2.8 metres, reducing its visual bulk and ensuring that the addition remains clearly subordinate to the existing two-storey building.

The extension follows the tapering geometry of the site, rather than introducing an unnecessarily regular or dominant built form. Its limited height, single-storey nature and retention of a substantial rear garden help mitigate the additional depth and avoid an excessive sense of enclosure or over development. The scale and massing are therefore considered appropriate in the context of the site and consistent with *Policies DMHB 11 and DMHD 1 of the Hillingdon Local Plan*.

Neighbouring Amenity

The proposed extension has been designed with particular regard to the living conditions of adjoining occupiers. Although extending approximately 6.0 metres, the development is confined to ground-floor level and adopts a low-profile flat roof, with an overall height of approximately 2.8 metres, helping to limit its visual presence and sense of enclosure when viewed from neighbouring properties.

The extension responds to the tapering geometry of the plot and retains a substantial rear garden, while its low height and single-storey form mitigate the effects of its additional depth. The proposal is therefore designed to avoid an unacceptable loss of daylight, outlook or an overbearing impact upon adjoining occupiers, consistent with the residential amenity objectives of *Policy DMHD 1 of the Hillingdon Local Plan*.

Privacy & Outlook

The proposal has been designed to maintain an appropriate level of privacy for both the application property and neighbouring occupiers. The principal openings from the extension are directed towards the private rear garden, thereby limiting opportunities for direct overlooking of adjoining properties.

The proposed flank window will be positioned at 1.7 metres above floor level and fitted with obscure glazing, preventing direct views towards the neighbouring property while still allowing natural light into the accommodation. Multiple properties along Errol Gardens have a similar flank window features.

Given the extension's single-storey form and low overall height, the development will not introduce elevated views or materially affect the existing outlook enjoyed by neighbouring occupiers. The proposal therefore safeguards residential privacy and outlook in accordance with *Policy DMHD 1 of the Hillingdon Local Plan*.

6 Design Proposal

Appearance & Materials

The proposed extension adopts a simple contemporary form that remains visually subordinate to the existing building. Its flat-roof design provides a clean and restrained appearance, while the rear fenestration creates a balanced relationship between the internal accommodation and the garden. Three rooflights are incorporated discreetly within the flat roof and will have limited visual impact from the surrounding area.

External materials and finishes will be selected to match or closely complement the existing property, ensuring a coherent relationship between the original building and the extension. As the works are confined to the rear, the established appearance of the principal elevation to Errol Gardens remains unchanged.

Landscaping & Garden Amenity

The proposal retains a substantial area of private rear garden for the ground-floor maisonette, ensuring that an appropriate level of usable external amenity space remains available following development. The extension has been configured to respond to the existing tapering shape of the plot while maintaining a practical relationship between the internal accommodation and rear garden.

The established garden setting and boundary treatments will otherwise remain largely unaffected, with opportunities for soft landscaping retained within the remaining garden. The proposal therefore maintains an appropriate balance between built development and external amenity space.

Access & Parking

The proposal does not alter the existing access arrangements to the property, with the established entrance and pedestrian access retained. As the development relates solely to the extension and improvement of the existing ground-floor maisonette, no separate dwelling or additional independent access is created.

The existing parking arrangements remain unaffected by the development. The proposal therefore does not generate any material change in parking or access requirements and maintains the established relationship between the property and the surrounding highway network, in accordance with *Policies DMT 1 and DMT 6 of the Hillingdon Local Plan*.

Sustainability & Drainage

The proposal makes efficient use of the existing residential property and incorporates rooflights to improve natural daylight within the extended accommodation, reducing reliance on artificial lighting. The new construction will be required to meet current Building Regulations in respect of thermal performance, energy efficiency and ventilation.

Surface-water runoff from the extension will be appropriately managed within the site, with sustainable drainage measures and permeable solutions incorporated where practicable to avoid increasing runoff to the surrounding area. The remaining rear garden will continue to provide a substantial area of soft landscaping and natural drainage. The proposal therefore supports the sustainability and drainage objectives of *Policies DMEI 2 and DMEI 10 of the Hillingdon Local Plan and London Plan Policies SI 2 and SI 13*.

Fire Safety Information

A 'Fire Safety Information' accompanies this application, demonstrating that the proposal has been designed to comply with the fire safety requirements of *London Plan Policy D12(A) (Fire Safety)*.

Community Infrastructure Levy (CIL)

The proposal provides approximately 37.11m² of additional floorspace to the existing residential property. As the development creates less than 100m² of additional gross internal floorspace and does not create a new dwelling, it would not normally constitute CIL chargeable development under the Community Infrastructure Levy Regulations 2010 (as amended).

7 Conclusion

The proposed development represents a considered and proportionate improvement to the existing ground-floor maisonette, responding appropriately to the particular characteristics and geometry of the site. The scheme has been developed to achieve an appropriate balance between providing improved residential accommodation and maintaining the environmental quality of the property and its surroundings.

Having regard to the Hillingdon Local Plan, London Plan and other material planning considerations, the proposal is considered to represent an appropriate form of residential development for the site. It is therefore respectfully submitted that the development is acceptable in planning terms and that planning permission should be granted accordingly.

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