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Planning Statement

Proposed Single-Storey Rear Extension, First-Floor Rear Extension, Roof Alterations and Associated Internal Alterations





Site Location:	101 Hayes End Road, Hayes UB4 8EL
Date:	30/10/26
Planning Authority:	London Borough of Hillingdon

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Introduction

This Planning Statement has been prepared in support of a householder planning application for the proposed extensions and associated alterations to the existing residential dwelling at 101 Hayes End Road, Hayes, UB4 8EL.

The proposal seeks to improve the functionality, layout and overall quality of the existing family accommodation through a single-storey rear extension, alterations and enlargement at first-floor level, associated roof modifications and internal reconfiguration.

The development has been designed to make effective use of the existing residential property whilst respecting its established character, surrounding residential environment and neighbouring amenity.

This statement assesses the proposal against the relevant national, regional and local planning policies and demonstrates the planning merits of the development.

2. Site and Surrounding Area

The application site comprises an existing two-storey residential dwelling situated along Hayes End Road, within an established residential area of the London Borough of Hillingdon.

The property occupies a residential plot of approximately 300.34 square metres and benefits from front and rear garden areas.

The surrounding area is predominantly residential, characterised by traditional suburban dwellinghouses with pitched roofs, brickwork elevations and private garden spaces.

The property has an established two-storey form with accommodation arranged across the ground and first floors. The existing building incorporates a pitched roof, rear-facing accommodation and associated residential garden space.

The existing ground-floor accommodation comprises a reception room, combined kitchen/dining/living accommodation, WC and ancillary circulation spaces. The first floor contains four rooms designated as bedrooms, together with a bathroom and landing.

The application site is already in lawful residential use, and the proposed development would not introduce an additional dwelling or materially alter its established residential function.

3. Proposed Development

The application seeks planning permission for a series of extensions and alterations intended to provide more spacious, practical and comfortable family accommodation.

Single-Storey Rear Extension

The proposal includes a single-storey rear extension projecting approximately 3 metres beyond the existing rear building line.

The extension would enlarge the existing kitchen, dining and living accommodation, creating a more spacious and functional open-plan family living area.

The proposed combined reception/dining/kitchen space would measure approximately 48.7 square metres, compared with the existing area of approximately 32.9 square metres.

The extension would incorporate rear-facing glazed openings to provide access to the garden and improve natural light within the main living accommodation.

Its single-storey form and location to the rear would help maintain the overall character and proportions of the existing dwelling.

First-Floor Extension and Roof Alterations

The proposal also includes enlargement of the existing first-floor accommodation through a rear extension and associated alterations to the existing roof.

These works would improve the dimensions and usability of the existing bedrooms while retaining the established residential character of the property.

The revised layout would provide a bedroom measuring approximately 16.0 square metres and another measuring approximately 14.5 square metres, replacing less spacious existing arrangements.

The proposed roof alterations are designed to integrate with the existing pitched roof form, using a complementary roof profile to establish a coherent relationship between the original dwelling and its extended accommodation.

The works would remain associated with the existing dwelling and would not create an independent residential unit.

Internal Alterations

The proposed internal alterations would improve the arrangement and functionality of the accommodation.

At ground-floor level, the existing toilet area would be enlarged and reconfigured to accommodate a shower room, improving the property's day-to-day convenience.

At first-floor level, the existing layout would be reorganised to provide three bedrooms and a larger bathroom, improving the overall standard of accommodation.

The scheme also includes alterations to the arrangement of external openings to complement the revised layout.

Overall Floorspace

The submitted floor-area calculations identify the following changes:

- Existing ground-floor gross internal area: 57.17 m².
- Proposed ground-floor gross internal area: 73.03 m².
- Existing first-floor gross internal area: 50.79 m².
- Proposed first-floor gross internal area: 58.19 m².

The total gross internal floorspace would increase from approximately 107.96 m² to 131.22 m², representing a net increase of approximately 23.26 m².

The proposal therefore represents a proportionate enlargement intended to improve the quality of the existing dwelling rather than intensify its use through the creation of additional residential units.

4. Planning Policy Framework

The application should be considered in accordance with the statutory development plan and relevant material considerations.

The principal planning policies relevant to this application include:

National Planning Policy Framework (2026)

The Framework promotes well-designed and sustainable development. In particular, Policy DP3 requires development to respond appropriately to its surroundings, including local character, building form, materials and architectural features.

The London Plan (2021)

Policy D3 promotes a design-led approach to development, whilst Policy D4 addresses the delivery of good design quality.

Hillingdon Local Plan Part 1 – Strategic Policies (2012)

Policy BE1 seeks to maintain and improve the quality of the built environment through development that respects the established character and context of the surrounding area.

Hillingdon Local Plan Part 2 – Development Management Policies (2020)

- **Policy DMHD 1 – Alterations and Extensions to Residential Dwellings:** Requires extensions to be appropriately designed, proportionate to the existing dwelling and compatible with neighbouring amenity.
- **Policy DMHB 11 – Design of New Development:** Requires development to respond positively to its surrounding context and achieve high-quality design.
- **Policy DMHB 18 – Private Outdoor Amenity Space:** Provides relevant standards for the provision and retention of usable residential outdoor space.
- **Policy DMT 6 – Vehicle Parking:** Addresses appropriate parking provision in connection with development.

5. Planning Assessment

Principle of Development

The application relates to extensions and alterations to an existing residential dwelling within an established residential area.

The proposals would retain the existing residential use and provide additional accommodation to meet the needs of the occupants.

The principle of extending an existing dwelling is acceptable in planning terms, subject to the detailed consideration of design, scale, neighbouring amenity and other relevant development management requirements.

The proposal would make more effective use of the existing property without introducing additional residential units or requiring redevelopment of the site.

Accordingly, the proposed development is considered acceptable in principle, subject to the Council's assessment of its detailed design and impacts.

Design, Scale and Character

Policy DMHD 1 requires domestic extensions to remain subordinate to the original dwelling and respect its established architectural character.

The proposed single-storey rear extension has a relatively modest projection of approximately 3 metres and is positioned behind the existing building, reducing its prominence within the wider streetscene.

The enlargement would provide additional living accommodation without significantly changing the established appearance of the principal frontage.

The proposed first-floor and roof alterations have been designed to integrate with the existing dwelling, retaining a pitched roof form and an overall residential appearance consistent with the original building.

External materials would be selected to match or complement the existing brickwork, roof coverings and architectural detailing, ensuring a coherent appearance.

The additional building volume is considered proportionate to the improvement in residential accommodation proposed.

Subject to the final material specifications and detailed assessment of the roof design, the proposal is considered capable of satisfying the design objectives of Policies DMHD 1 and DMHB 11.

Impact on Neighbouring Residential Amenity

The effect of the proposed extensions on adjoining residential properties is a key consideration.

The single-storey rear extension, with a projection of approximately 3 metres, is of a scale commonly associated with domestic development and would remain within the existing residential curtilage.

Its limited height and rearward position are intended to minimise any additional sense of enclosure or overshadowing experienced by neighbouring occupiers.

The first-floor extension and roof alterations would be more visually prominent than the ground-floor works. Their impact must therefore be considered in relation to neighbouring habitable-room windows, garden outlook and the existing relationship between adjoining properties.

The proposed layout does not rely upon introducing additional side-facing bedroom windows overlooking neighbouring accommodation. This helps limit potential overlooking and privacy concerns.

Policy DMHD 1 also requires two-storey rear extensions to be considered against the Council's 45-degree guidance from neighbouring habitable-room windows.

The proposal has been designed as an enlargement of the existing dwelling rather than a separate structure. Its acceptability will depend upon the precise relationship between the proposed upper-floor works and the nearest neighbouring habitable-room windows.

On this basis, the scheme seeks to maintain a satisfactory relationship with adjoining properties and safeguard reasonable standards of residential amenity.

Residential Accommodation

The proposal would deliver a substantial improvement in the internal layout and quality of the existing dwelling.

The enlarged kitchen, dining and living area would create a more practical space for everyday family activities, improving the relationship between the principal living accommodation and the rear garden.

The enlarged bedrooms would provide more usable sleeping and furniture space, while the repositioned first-floor bathroom and additional ground-floor shower facilities would improve convenience and functionality.

Although the proposed first-floor arrangement reduces the number of designated bedrooms from four to three, the accommodation would be better configured and more suitable for contemporary family living.

The proposal therefore delivers qualitative improvements to the existing housing stock without increasing the number of residential units.

Private Outdoor Amenity Space

Policy DMHD 1 requires extensions to retain adequate private garden space, while Policy DMHB 18 establishes relevant outdoor amenity standards.

The application property benefits from a comparatively long rear garden, which would remain available for the private enjoyment of the dwelling's occupants.

The proposed rear extension would occupy only the area immediately adjoining the existing dwelling, leaving the main rear garden substantially intact.

The resulting three-bedroom dwelling would continue to benefit from direct access to outdoor amenity space, providing opportunities for recreation, relaxation and other normal domestic activities.

The proposal is therefore considered capable of maintaining an appropriate balance between increased internal accommodation and the retention of usable private outdoor space.

Access, Parking and Highways

The proposal would retain the existing dwelling as a single residential unit.

There would be no proposed alteration to the existing vehicular or pedestrian access arrangements arising from the residential extensions.

The development would not create an additional dwelling or involve a material intensification of residential use.

The established access arrangements would therefore remain in place, and no significant additional demand on the local highway network is anticipated.

Accordingly, the proposal is considered consistent with the relevant transport and parking objectives of the development plan, subject to the retention of appropriate existing parking arrangements.

Sustainability and Environmental Considerations

The proposed development would improve and extend an existing residential property rather than requiring the construction of a replacement dwelling.

This approach makes effective use of the established housing stock and existing residential infrastructure.

The proposed works would provide an opportunity to incorporate appropriate insulation, energy-efficient construction methods and modern building materials, subject to the relevant Building Regulations requirements.

The rear extension would also improve access to natural light and the relationship between internal accommodation and the garden.

The scheme is therefore consistent with the general objective of improving existing residential accommodation through appropriately designed development.

6. Conclusion

This Planning Statement has assessed the proposed single-storey rear extension, first-floor extension, roof alterations and associated internal works at 101 Hayes End Road against the relevant planning policy framework.

The proposal would provide improved family accommodation through a more spacious open-plan living area, enlarged bedrooms, improved bathroom facilities and an enhanced internal arrangement.

The works would remain within the established residential curtilage and retain the property as a single dwellinghouse.

The proposed ground-floor extension is modest in scale, while the first-floor and roof alterations are intended to complement the existing dwelling and preserve its overall residential character.

The proposal would also retain the established garden arrangement and existing access, without introducing additional residential units or significant highway impacts.

Subject to the detailed assessment of neighbouring amenity, final architectural specifications and confirmation of the relevant site constraints, the scheme is considered capable of complying with the objectives of the Hillingdon Local Plan, the London Plan and the National Planning Policy Framework.

It is therefore respectfully requested that the London Borough of Hillingdon gives favourable consideration to the application and grants planning permission for the proposed development.