



APPEAL BY:
Mr Sanjay Raizada

AGAINST THE LONDON BOROUGH OF HILLINGDON COUNCIL'S REFUSAL
TO GRANT PLANNING PERMISSION FOR:

Erection of first floor side extension, and addition of driveway and dropped kerb to front

AT

19 Elgood Avenue Northwood HA6 3QL

London Borough of Hillingdon Council's Reference: 18301/APP/2025/2883

WRITTEN REPRESENTATIONS: GROUNDS OF APPEAL

FEBRUARY 2026

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1.0 INTRODUCTION

- 1.1 This statement has been prepared by RJS Planning, on behalf of Mr Sanjay Raizada, in support of the appeal lodged against the refusal of planning application 18301/APP/2025/2883.
- 1.2 The application was registered on 18th November 2025 and sought planning permission for the 'Erection of first floor side extension, and addition of driveway and dropped kerb to front' at No. 19 Elgood Avenue, Northwood, within the London Borough of Hillingdon.
- 1.3 The application was refused under delegated authority on 6th January 2026 for the following reasons:
1. *The proposed first floor side extension, when considered cumulatively with the scale and extent of development already carried out on the site, would result in an overdeveloped and visually dominant form of development that would fail to remain subordinate to the original dwelling. The proposal would materially erode the remaining visual gaps between the dwelling and neighbouring properties, giving rise to a cramped appearance that would undermine the spacious character and established pattern of development within the Copse Wood Estate Area of Special Local Character. By reason of its cumulative bulk, massing and siting, the development would be harmful to the character and appearance of the host dwelling, the street scene and the wider Area of Special Local Character, contrary to Policies BE1 and HE1 of the Hillingdon Local Plan: Part One (2012), Policies DMHB 5, DMHB 11, DMHB 12 and DMHD 1 of the Hillingdon Local Plan: Part Two (2020), and Policy D4 of the London Plan (2021).*
 2. *In the absence of an Arboricultural Impact Assessment, Tree Protection Plan or method statement, the proposal fails to demonstrate that the increased extent of hardstanding and the formation of a dropped kerb within the root protection area of an existing tree identified as T4 (Purple Leaf Plum - Category C1) could be carried out without causing harm to the tree or prejudicing its long-term retention. In addition, the submitted plans fail to adequately demonstrate the retention and treatment of existing boundary planting, including an established hedge that contributes positively to the landscaped character of the frontage and the Area of Special Local Character. As such, the proposal raises concern that existing trees and landscaping would not be satisfactorily protected or retained, to the detriment of urban greening, visual amenity and Area of Special Local Character. The development is therefore contrary to Policies DMHB 5, DMHB 11 and DMHB 12 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).*
- 1.4 **The appeal site is set in the Gatehill Farm Estate Area of Special Local Character, not the Copse Wood Estate, as stated by the Council, with a map contained in Appendix A.**

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1.5 These grounds of appeal will address the central concerns raised within the Council's reasons for refusal, notably:

- Whether the proposed first floor side extension, when considered cumulatively with the scale and extent of development already carried out on the site, would result in an overdeveloped and visually dominant form of development that would fail to remain subordinate to the original dwelling; and
- Whether the proposal would materially erode the remaining visual gaps between the dwelling and neighbouring properties, giving rise to a cramped appearance that would undermine the spacious character and established pattern of development within the Area of Special Local Character; and
- Whether by reason of its cumulative bulk, massing and siting, the development would be harmful to the character and appearance of the host dwelling, the street scene and the wider Area of Special Local Character; and
- Whether, in the absence of an Arboricultural Impact Assessment, Tree Protection Plan or method statement, the proposal fails to demonstrate that the increased extent of hardstanding and the formation of a dropped kerb within the root protection area of an existing tree identified as T4 (Purple Leaf Plum - Category C1) could be carried out without causing harm to the tree or prejudicing its long-term retention; and
- Whether, in addition, the submitted plans fail to adequately demonstrate the retention and treatment of existing boundary planting, including an established hedge that contributes positively to the landscaped character of the frontage and the Area of Special Local Character; and
- Whether, as such, the proposal raises concern that existing trees and landscaping would not be satisfactorily protected or retained, to the detriment of urban greening, visual amenity and Area of Special Local Character.

1.6 To set some context, this statement will first provide a description of both the appeal property and the proposed development. The statement will then discuss the relevant national and local planning policies before responding to the Council's concerns.

2.0 CONSULTATION

2.1 The nearest neighbouring properties were consulted, together with the Gatehill Residents Association and Northwood Hills Residents Association, with just 1 objection received by the Council from a neighbouring resident.

2.2 Cadent Gas were consulted and did not object.

2.3 Highways Authority reviewed the proposal and raised no objection.

2.4 The Conservation Officer has reviewed the proposal, and the comments made will be discussed later in this statement.

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3.0 THE SITE

- 3.1 The appeal property is a detached single family dwellinghouse located on the eastern side of Elgood Avenue, which is a residential street which consists of large detached houses set upon spacious plots. These houses have individual designs, with no one architectural style prevailing in the locality.



No. 19 Elgood Avenue

- 3.2 The appeal property has a garden with a hedgerow to the front, and a driveway to its northern side, which runs across the front of the dwelling to provide off-street parking and leads to an attached garage on the southern side of the property. There is a pedestrian pathway to the south side of the front garden, from the highway to the house, and a pathway to the side of the property, leading to a 40m long rear garden.



Appeal Site and Surrounding Area

- 3.3 The appeal site is located within a predominantly residential area, which is set within the Gatehill Farm Estate Area of Special Local Character. The building is not part of a conservation area and is not a listed building.

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4.0 RELEVANT SITE HISTORY

4.1 Planning Application Reference: 18301/APP/2024/1556 - Approved: 06-09-2024

Erection of a part single storey, part two storey side and rear extension, conversion of roof space into habitable accommodation including raising the ridge, roof lights, amendment to fenestration and removal of chimney, following the demolition of existing garage and rear extensions.

4.2 Planning Application Reference: 18301/APP/2024/2729 – Approved 11-12-2024

Erection of a part single storey, part double storey side and rear extension, conversion of roof space into habitable accommodation including raising the ridge, roof lights, amendment to fenestration and removal of chimneys, following the demolition of existing garage and rear extensions.

4.3 Planning Application Reference: 18301/APP/2025/386 – Approved 07-04-2025

Erection of a part single, part two-storey wraparound extension to the side and rear, and a front porch with a storm canopy. Construction of a flat roof first-floor front extension to replace the existing catslide roof and front dormer. Conversion of the roof space to habitable use, including an increase in the roof ridge height, formation of a crown roof, and installation of seven roof lights. Amendments to fenestration following the demolition of the existing garage, chimney stack, and rear extension. (Revised description and plans 03.03.25)

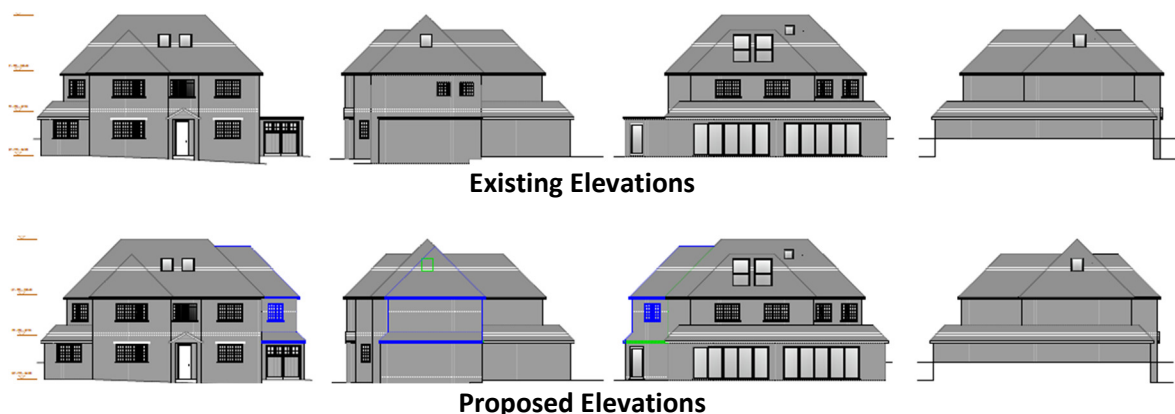
4.4 Planning Application Reference: 18301/APP/2025/376 – Approved 16-04-2025

Single storey rear outbuilding (Application for a Certificate of Lawful Development for a Proposed Development)

4.5 Vehicle Crossover Application Reference: 2738 – Approved 05/02/2026

5.0 APPEAL PROPOSAL

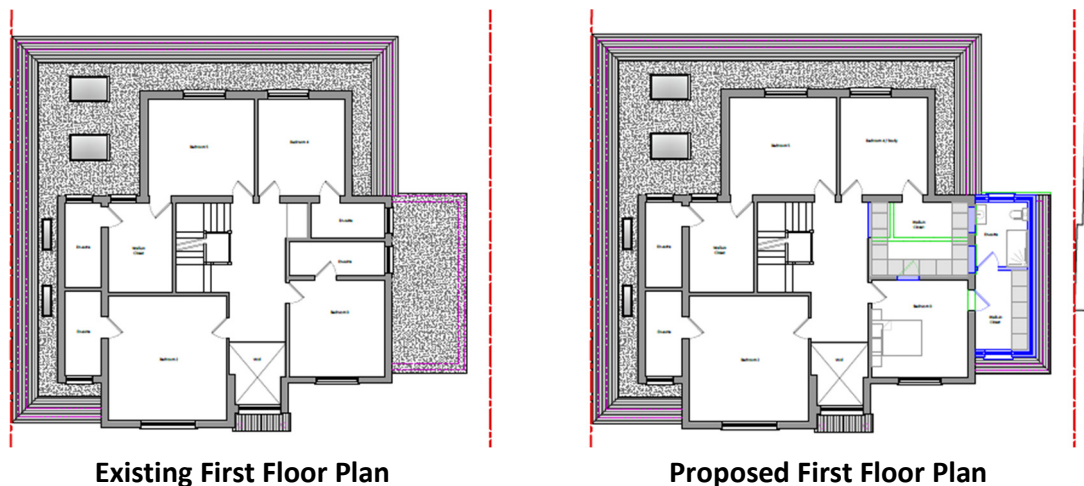
- 5.1 The proposal consists of the erection of a first floor side extension above the existing single storey side garage, together with the formation of a front driveway incorporating an in-and-out vehicular access arrangement at No. 19 Elgood Avenue.



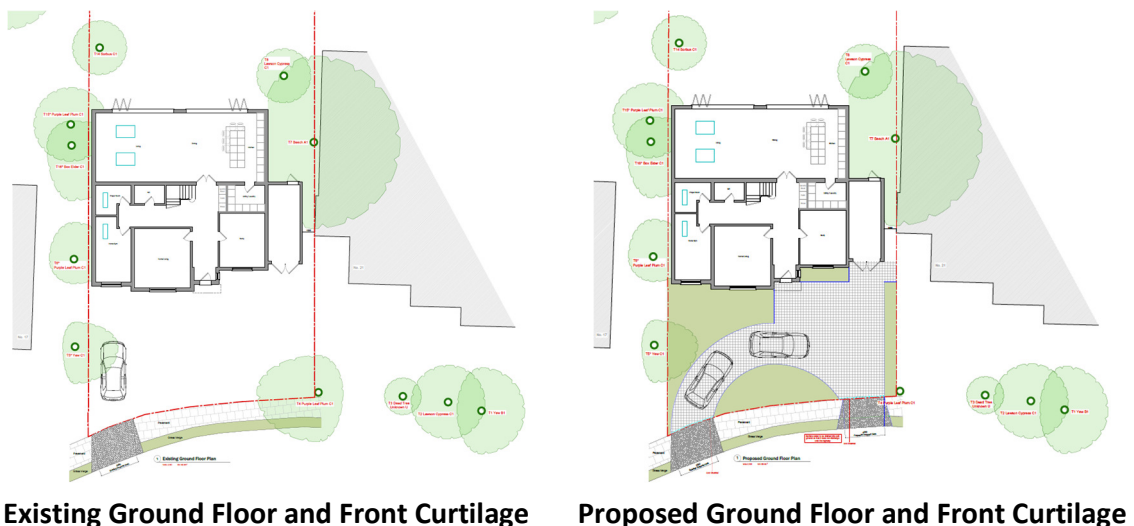
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- 5.2 As illustrated, the proposed extension will be set in 0.5m from the side elevation of the garage below and set a distance of 1.5m from the shared boundary. The extension will also be set back 1.0m behind the main front elevation of the house, and 2.7m behind the large front gable. It will have a width of 2.75m and a depth of 6.2m, with a matching hipped roof design and eaves height, although set down 0.5m below the ridgeline of the dwelling to provide a subservient addition.
- 5.3 The extensions will match the finishing materials of the host property, with brickwork external walls and tiled pitched roofslopes, together with doors and windows to match the existing fenestration.



- 5.4 The new extension would provide an additional 11m² of floor space and the first floor to create an en-suite shower room and walk-in closet for bedroom 3, whilst also providing a new walk-in closet for bedroom 4.



- 5.5 The proposal includes external works to the front curtilage to convert the existing single driveway into an in-and-out access arrangement, including a new dropped kerb to the south side of the front boundary.

6.0 RELEVANT PLANNING POLICY

6.1 The reasons for refusal refer to Policies BE1 and HE1 of the Hillingdon Local Plan: Part One (2012), Policies DMHB 5, DMHB 11, DMHB 12 and DMHD 1 of the Hillingdon Local Plan: Part Two (2020), and Policy D4 of the London Plan (2021).

6.2 The following paragraphs provide a brief summary of the relevant policies and the applicable guidance within the National Planning Policy Framework. The paragraphs are in a hierarchical order relative to national and local planning policy.

National Planning Policy Framework – December 2024 (NPPF)

6.3 The NPPF (December 2024) sets out the Government's planning policies for England and how these are expected to be applied, this document replaces the revised NPPF published in December 2023. The following sections and paragraphs make reference to the parts of the NPPF which are directly relevant to this appeal.

Achieving sustainable development

6.4 The purpose of the planning system is to contribute to the achievement of sustainable development, including the provision of homes, commercial development and supporting infrastructure in a sustainable manner. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs. Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives) – economic, social and environmental.

Strategic policies

6.5 Strategic policies should set out an overall strategy for the pattern, scale and design quality of places and make sufficient provision for:

- a) homes (including affordable housing), employment, retail, leisure and other commercial development;*
- b) infrastructure for transport, telecommunications, security, waste management, water supply, wastewater, flood risk and coastal change management, and the provision of minerals and energy (including heat);*
- c) community facilities (such as health, education and cultural infrastructure); and*
- d) conservation and enhancement of the natural, built and historic environment, including landscapes and green infrastructure, and planning measures to address climate change mitigation and adaptation.*

Decision-making

6.6 Paragraph 39 states that local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and

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work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.

Achieving well-designed places

- 6.7 Section 12 of the NPPF describes how the creation of high quality buildings and places is fundamental to what the planning and development process should achieve, stating that *“Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities”*.
- 6.8 Paragraph 135 states that planning policies and decisions should ensure that developments:
- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
 - b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
 - c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
 - d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*
 - e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*
 - f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users⁵¹; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.*
- 6.9 Whilst Paragraph 139 highlights that development that is not well designed should be refused, it also states that conversely, significant weight should be given to:
- a) development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes; and/or*
 - b) outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.*

The London Plan (2021)

- 6.10 The London Plan 2021 is the Spatial Development Strategy for Greater London. It sets out a framework for how London will develop over the next 20-25 years and the Mayor's vision for Good Growth. The Plan is part of the statutory development plan for London, meaning that the policies in the Plan should inform decisions on planning applications across the capital, with Policies D4 and D8 relevant to this appeal.

Policy D4: Delivering good design

- 6.12 The design of development proposals should be thoroughly scrutinised by borough planning, urban design, and conservation officers, utilising the analytical tools set out in Part B, local evidence, and expert advice where appropriate.

Local Plan Part 2 - Development Management Policies (adopted Jan 2020)

- 6.13 This Development Management Policies document forms part of Hillingdon's Local Plan Part 2. Its purpose is to provide detailed policies that will form the basis of the Council's decisions on individual planning applications. Policies DMHB11, DMHB12 and DMHD1 are referred to within the reason for refusal.

Policy DMHB 11 - Design of New Development

- 6.14 Section A) states that all development, including extensions, alterations and new buildings will be required to be designed to the highest standards and, incorporate principles of good design including; harmonising with the local context by taking into account the surrounding and, incorporate principles of good design including:

i) harmonising with the local context by taking into account the surrounding:

- *scale of development, considering the height, mass and bulk of adjacent structures;*
- *building plot sizes and widths, plot coverage and established street patterns;*
- *building lines and setbacks, rooflines, streetscape rhythm, for example, gaps between structures and other streetscape elements, such as degree of enclosure;*
- *architectural composition and quality of detailing;*
- *local topography, views both from and to the site; and*
- *impact on neighbouring open spaces and their environment.*

ii) ensuring the use of high quality building materials and finishes;

iii) ensuring that the internal design and layout of development maximises sustainability and is adaptable to different activities;

iv) protecting features of positive value within and adjacent to the site, including the safeguarding of heritage assets, designated and un-designated, and their settings; and

v) landscaping and tree planting to protect and enhance amenity, biodiversity and green infrastructure.

- 6.15 Section B) states development proposals should not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space; Section C) states

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development will be required to ensure that the design safeguards the satisfactory re-development of any adjoining sites which have development potential; and Section D) explains that development proposals should make sufficient provision for well designed internal and external storage space for general, recycling and organic waste.

Policy DMHB 12 - Streets and Public Realm

- 6.16 Section A) states that development should be well integrated with the surrounding area and accessible, and amongst other criteria, it should ensure public realm design takes account of the established townscape character and quality of the surrounding area.

Policy DMHD 1 - Alterations and Extensions to Residential Dwellings

- 6.17 In relation to the appeal proposal Section A) states planning applications relating to alterations and extensions of dwellings will be required to ensure that:

- i) there is no adverse cumulative impact of the proposal on the character, appearance or quality of the existing street or wider area;*
- ii) a satisfactory relationship with adjacent dwellings is achieved;*
- iii) new extensions appear subordinate to the main dwelling in their floor area, width, depth and height;*
- iv) new extensions respect the design of the original house and be of matching materials;*
- v) there is no unacceptable loss of outlook to neighbouring occupiers;*
- vi) adequate garden space is retained;*
- vii) adequate off-street parking is retained, as set out in Table 1: Parking Standards in Appendix C;*
- viii) trees, hedges and other landscaping features are retained.*

- 6.18 Section C) relates to side extensions and states:

- i) side extensions should not exceed half the width of the original property;*
- ii) extensions to corner plots should ensure that the openness of the area is maintained and the return building line is not exceeded;*
- iii) garages should reflect the size guidelines set out in Appendix C Parking standards;*
- iv) two storey side extensions should be set in a minimum of 1 metre from the side boundary or in the case of properties in the Copse Wood and Gatehill Estates, at least 1.5 metres, but more if on a wider than average plot, in order to maintain adequate visual separation and views between houses;*
- v) two storey side extensions to detached and semi-detached properties should be set back a minimum of 1 metre behind the main front elevation;*
- vi) where hip to gable roof extensions exist, a two storey side extension will not be supported; and*
- vii) in Conservation Areas, single storey side extensions may be required to be set back.*

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Policy DMT 6: Vehicle Parking

6.19 Section A) Development proposals must comply with the parking standards outlined in Appendix C Table 1 in order to facilitate sustainable development and address issues relating to congestion and amenity. The Council may agree to vary these requirements when:

- i) the variance would not lead to a deleterious impact on street parking provision, congestion or local amenity; and/or
- ii) a transport appraisal and travel plan has been approved and parking provision is in accordance with its recommendations.

APPENDIX C

6.20 Section 7 of Appendix C states in relation to parking provision for dwelling houses:

(a) Car parking spaces for dwelling houses should:

- *be designed in accordance with sustainable drainage principles;*
- *minimise areas of hard standing;*
- *ensure gates do not swing outwards and that the positioning of the car park does not cause the parked vehicle to overhang the pavement;*
- *leave enough space between the dwelling and vehicle (1200mm) to allow access for a wheelchair*
- *user in accordance with the Council's Accessible Hillingdon SPD May 2013; and*
- *Make provision for electric vehicle charging points.*

(b) For dwelling houses with vehicular access onto a classified highway, vehicles must be able to enter and exit the site in a forward gear.

6.21 Section 11 of Appendix C states that *"Crossovers, footpaths and road layouts (a) Vehicle crossovers must be constructed to Council standards and meet engineering requirements. As a guide, the width of a standard (domestic) crossing is 2.5m at the back of the public footway increasing to 4.6m at the kerbside. Crossovers which cover the full."*

7.0 THE APPELLANT'S CASE

Introduction

7.1 The appellant's case will focus on the central concerns within the reasons for refusal, notably:

- Whether the proposed first floor side extension, when considered cumulatively with the scale and extent of development already carried out on the site, would result in an overdeveloped and visually dominant form of development that would fail to remain subordinate to the original dwelling; and
- Whether the proposal would materially erode the remaining visual gaps between the dwelling and neighbouring properties, giving rise to a cramped appearance that would undermine the spacious character and established pattern of development within the Area of Special Local Character; and
- Whether by reason of its cumulative bulk, massing and siting, the development would be harmful to the character and appearance of the host dwelling, the street scene and the wider Area of Special Local Character; and
- Whether, in the absence of an Arboricultural Impact Assessment, Tree Protection Plan or method statement, the proposal fails to demonstrate that the increased extent of hardstanding and the formation of a dropped kerb within the root protection area of an existing tree identified as T4 (Purple Leaf Plum - Category C1) could be carried out without causing harm to the tree or prejudicing its long-term retention; and
- Whether, in addition, the submitted plans fail to adequately demonstrate the retention and treatment of existing boundary planting, including an established hedge that contributes positively to the landscaped character of the frontage and the Area of Special Local Character; and
- Whether, as such, the proposal raises concern that existing trees and landscaping would not be satisfactorily protected or retained, to the detriment of urban greening, visual amenity and Area of Special Local Character.

7.2 The main considerations in assessing this case were as follows:

- Principle of development
- Background to the case
- Design and impact on the existing dwelling and street scene
- Impact upon the amenities of adjoining occupiers
- Private amenity space retained
- Car parking provision

Principle of Development

- 7.3 The proposal accords with the aims of local, regional and national planning policy, as the appellant's architect has designed a proportionate and sympathetic extension to the appeal property and a new driveway design, which will harmonise with the appearance and character of the existing house and will make better use of the site. The proposal has also been carefully considered to ensure that the development as a whole will not impact negatively upon the visual or residential amenities of the neighbouring residents.
- 7.4 The appeal site is situated within a predominantly residential area where there is a presumption in favour of sustainable development provided that proposals are in compliance with development plan policies and that no unacceptable harm to residential amenity, the environment, highway safety or any other material planning considerations arise. The proposal, therefore, ought to be considered an acceptable form of residential development in principle, subject to policy compliance.

Background to the case

- 7.5 The planning history of the site is detailed in Section 4.0 of this statement, which includes several applications that have sought to extend the property at ground floor, first floor and roof level. The Council's Delegated Report comments on the planning history of the site, stressing that *"The site benefits from a number of recent planning permissions for substantial extensions and alterations, all of which have been implemented. These include extensive side, rear and roof extensions which have significantly increased the scale and massing of the dwelling relative to its original form."*
- 7.6 It should, however, be noted that not every application was implemented, with approved application 18301/APP/2024/2729 being a revision of approved application 18301/APP/2024/1556, the only changes being an amendment from two hipped roofs with a valley at the rear to a crown roof, and the chimneys would not be retained. Furthermore, the subsequent approved application 18301/APP/2025/386 notes these two previous applications and states within the delegated report that *"The main difference is the construction of a flat roof first-floor front extension to replace the existing catslide roof and front dormer and a storm porch"*.
- 7.7 As such, only application 18301/APP/2025/386 has been implemented to extend the house, and the current proposal will add just a modest first floor side extension above the garage, which the Planning Officer has noted *"It is acknowledged that the existing single storey side garage beneath the proposed extension measures approximately 2.5 metres in height and 2.77 metres in width, does not exceed half the width of the original dwelling, and is set approximately 1 metre off the side boundary. In isolation, it would appear this has been constructed under permitted development however there is no recent Certificate of Lawful Development to confirm. However, this element is considered likely to fall within permitted development parameters."*
- 7.8 It has therefore been stated that ***"The existing built form therefore represents the lawful baseline against which the current proposal must be assessed."***

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Design and impact on the existing dwelling and street scene – Proposed Extension

- 7.9 The NPPF states that “*Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities*”, with the development purposefully designed to meet the objectives of paragraph 135 which requires developments to function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development; whilst being visually attractive as a result of good architecture, layout and appropriate and effective landscaping, and being sympathetic to local character and history, including the surrounding built environment and landscape setting, with appropriate innovation or change (such as increased densities) not prevented or discouraged.
- 7.10 These objectives are supported by Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) which states that all new developments should achieve a high quality of design in all new buildings and the public realm, contributing to community cohesion and a sense of place; and Policies DMHB 11 and DMHB 12 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020), which state that all development will be required to be designed to the highest standards and incorporate principles of good design, so that it will be well integrated with the surrounding area, be accessible, and amongst other criteria, take into account the established townscape character and quality of the surrounding area.



Street Scene of Elgood Avenue

- 7.11 The existing single storey flat roofed side addition has re-provided a garage for the house, following the conversion of the original carport and garage into a gym. As previously noted, in relation to the new garage, the Planning Officer has concluded that *this element is considered likely to fall within permitted development parameters*, and the existing built form has been considered to represent the lawful baseline against which the current proposal must be assessed.
- 7.12 The proposal will consist of the erection of a first floor side extension that will sit comfortably above the existing garage to the southern side of the property. This will be set back 1.0m behind the main front elevation of the house and 2.7m behind the prominent front gable, with a 0.5m set in from the front and side elevations of the garage below.

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- 7.13 The extension will have a matching hipped roof, with the eaves line of the existing house continued across to the side addition, which, together with matching fenestration, maintains the horizontal design lines to the front of the property. The extension will also be set down in height below the main ridgeline of the house by 0.5m, to provide a subservient addition which will not overwhelm the main features of the front façade.
- 7.14 The existing and proposed front elevations are illustrated below, and these demonstrate how the new extension has been purposefully designed to harmonise well with the extended house.



Existing Front Elevation



Proposed Front Elevation

- 7.15 The Council has stated that the assessment of the current proposal must be undertaken having regard to the cumulative scale and extent of development already present on the site, adding that *"The dwelling has been subject to extensive extensions in recent years, significantly increasing its footprint, bulk and massing when compared to its original form. One side of the dwelling is already developed close to the boundary at ground floor level, with the first floor element set in by approximately 1.5 metres in recognition of the spatial requirements of the Copse Wood Estate."*
- 7.16 However, as detailed in **Appendix B** of this statement, and illustrated below, the previously approved application 18301/APP/2025/386 granted extensions to increase the size of the house, by raising the eaves level, the height of the main ridge line and the height of the front gable. The width of the house was not increased at the ground floor level with the canopy and garage already in place to the northern side, and the first floor was only increased marginally on the north side, maintaining a 1.5m gap to the boundary. The property is also in the Gatehill Farm Estate, not the Copse Wood Estate.



Pre-existing Front Elevation



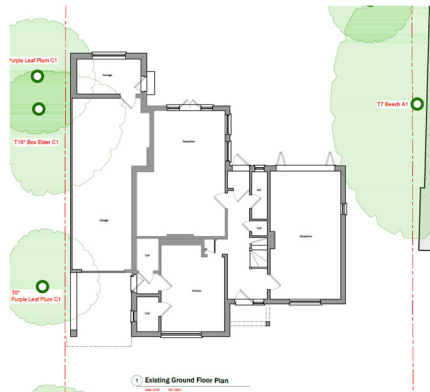
Approved Front Elevation

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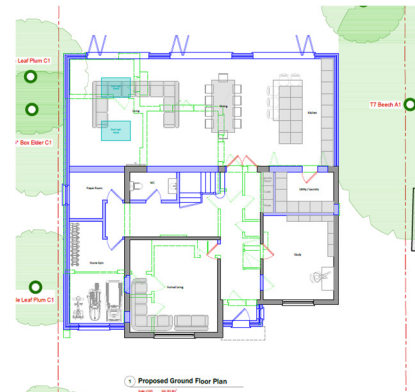
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- 7.17 The floor plans below show the increase in the footprint that was approved under application 18301/APP/2025/386, with no increase to the front of the house other than the infill of the canopied carport to the front of the former garage, and a new porch.

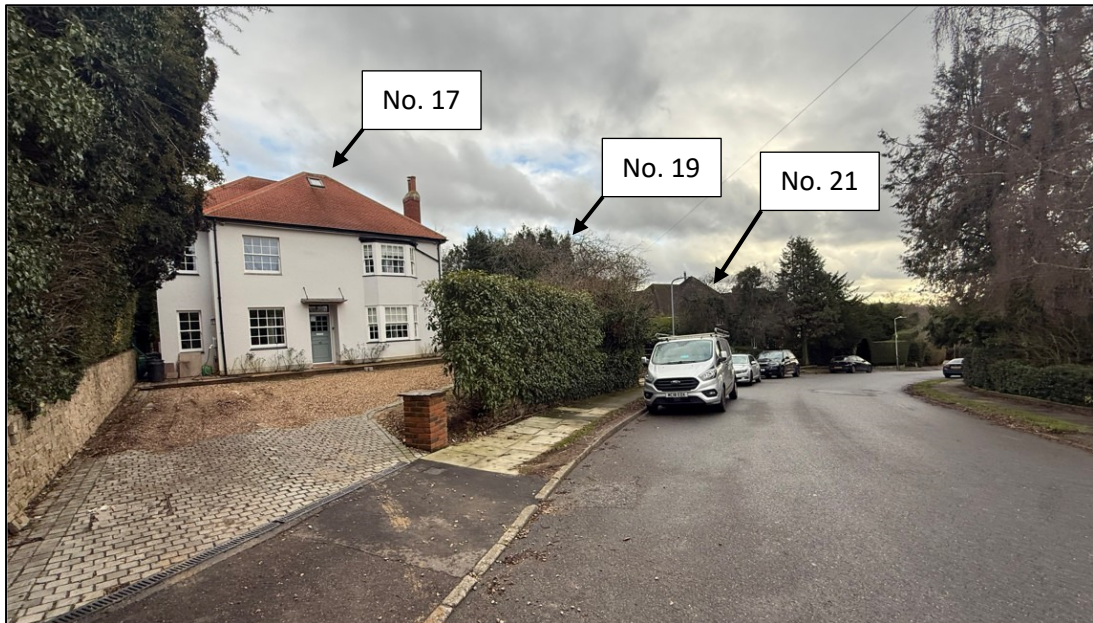


Pre-existing Ground Floor Plan

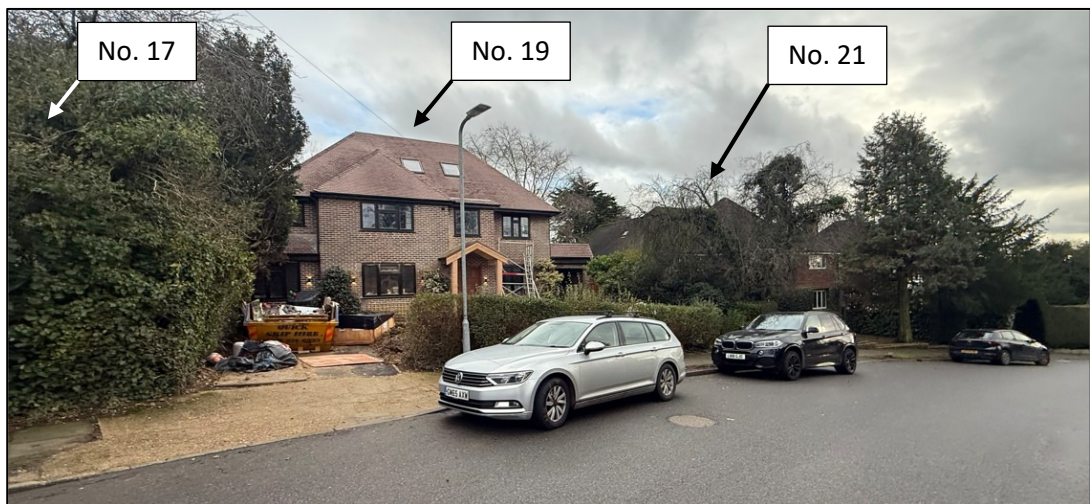


**Approved Ground Floor Plan
Application 18301/APP/2025/386**

- 7.18 Whilst it is acknowledged that a single storey extension has since been added under permitted development on the south side of the property, it is within the criteria allowed and therefore in scale with the dwelling and the plot.
- 7.19 The proposed development will improve the appearance of the property with the lean-to pitched roof above the garage, which reflects the original pitched roof design at ground floor level to the north side of the dwelling, which was retained when the former carport was infilled at the front of the house.
- 7.20 Whilst the Planning Officer's opinion is respected, it is argued that even when considered cumulatively with the existing built form, the proposal would not overdevelop the house or the plot, and will not significantly reduce the visual gaps between the dwelling and neighbouring properties, due to the 1.5m gap to the southern boundary. Furthermore, the 1.0m set back behind the main elevation, and the much larger set back of 2.7m behind the large front gable, will ensure that the extension will not result in the property appearing overly wide when viewed as part of Elgood Avenue.
- 7.21 The set down in height of 0.5m will also ensure that the proposed extension will also appear subservient with its set down in height, distinguishing it from the main body of the house to ensure that it is not an overly visually dominant form of development, and will not unduly erode the sense of openness and spacing that is fundamental to the character of the Gatehill farm Estate Area of Special Local Character.
- 7.22 The following images show the surrounding properties, which each have an individual design and scale, with many being larger and wider than No. 19 Elgood Avenue, even with the approved extensions that have recently been added to the house, and the current proposal to add a modest first floor side extension.



No. 17 Elgood Avenue



No. 19 Elgood Avenue



No. 21 Elgood Avenue

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- 7.23 The changes proposed will add a first floor side addition which meets the requirements of the Local Plan Parts One and Two, with a design that harmonises with the character of the house and the locality. The extension is also less than half the width of the original property, is set in 1.5m from the side boundary with No. 21, and is set back a minimum of 1.0m behind the main front elevation. It should therefore be considered acceptable.
- 7.24 Furthermore, due to the spacious plots, the difference in ground levels between properties, and the existing landscaping and boundary treatments that would be maintained, it is argued that the addition of a first floor side extension, together with the changes already made, will not result in an overdeveloped and visually dominant form of development that would fail to remain subordinate to the original dwelling, as claimed.
- 7.25 As the houses are viewed largely in isolation, due to the size of the plots and the mature trees and hedgerows which separate the gardens, the proposal would not materially erode the remaining visual gaps between the dwelling and neighbouring properties, or give rise to a cramped appearance that would undermine the spacious character and established pattern of development within the Gatehill Farm Estate Area of Special Local Character, as suggested by the Planning Officer. The proposal, therefore, ought to be considered to comply with Policies BE1 and HE1 of the Hillingdon Local Plan: Part One (2012), Policies DMHB 5, DMHB 11, DMHB 12 and DMHD 1 of the Hillingdon Local Plan: Part Two (2020), and Policy D4 of the London Plan (2021).
- 7.26 It should also be noted that the Planning Officer's comments on the proposed use of the new floor space to provide an en-suite and dressing room, stating "*The limited functional benefit of the development does not outweigh the identified harm to character, scale and spatial quality*" do not represent justifiable reasons for refusal, with the proposed use of the new residential space not being relevant to the decision in planning terms.

Design and impact on the existing dwelling and street scene – Proposed Driveway

- 7.27 The development also includes works to the front garden, with the existing driveway extended to provide additional off-street parking and a new vehicular crossover to create an in-and-out driveway. The garden will be landscaped as part of the changes proposed, to ensure plenty of soft landscaping is retained.
- 7.28 In regard to this proposed change to the front curtilage, the Planning Officer has acknowledged that similar forms of hardstanding and vehicle access are evident within the immediate street scene along Elgood Avenue, including at Nos. 21, 23, 25 and 29, as well as within the nearby Woodside Road, where a number of properties benefit from comparable driveway layouts, thereby concluding that "*In this context, the proposed access arrangement would not appear incongruous or visually intrusive within the street scene.*"

- 7.29 A few of the nearby houses, which have similar in-and-out driveways are pictured on the aerial view below, with the Planning Officer having considered that *“in isolation, the proposed driveway specifically would not result in an unacceptable loss of soft landscaping to the front of the property, nor would it disrupt the established pattern of development or the prevailing character of the area. As such, the driveway and in-and-out access arrangement, when considered in isolation, is considered acceptable in character and appearance terms.”*



Impact upon the amenities of adjoining occupiers

- 7.30 The NPPF states in paragraph 135 that planning policies and decisions should ensure that developments create a high standard of amenity for existing and future users, which is supported by the London Plan (2021) and Policy DMHB 11 of the Local Plan: Part Two - Development Management Policies (2020) which advises that all development will be required to be designed to the highest standards and incorporate principles of good design, whilst not adversely impacting on the amenity, daylight and sunlight of adjacent properties and open space.
- 7.31 The appeal site abuts the boundary of No. 17 Elgood Avenue to the north of the appeal site and No. 21 Elgood Avenue to the south. The Council has therefore assessed the proposed development in regard to its possible impact on these neighbouring dwellings with the Delegated Report stating:

“No.17 Elgood Avenue benefits from a number of existing extensions and is set at a higher ground level than the application site. The dwelling is also set approximately 4.3 metres off the shared boundary. All windows serving the application property face the front and rear elevations only. Having regard to the separation distances, differences in ground levels and the siting of the proposed development, it is considered that the proposal would not result in an unacceptable loss of daylight or sunlight, nor would it give rise to an overbearing impact or loss of outlook to the occupiers of No.17.”

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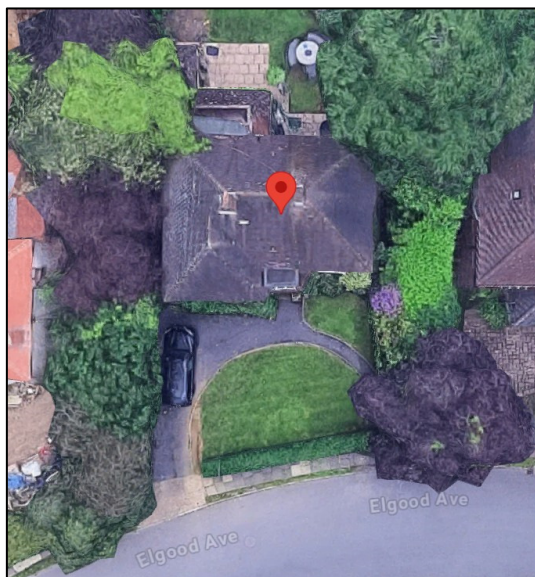
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“No.21 Elgood Avenue benefits from a part two storey, part single storey rear extension extending approximately 12.5 metres from the original rear wall and positioned along the shared boundary with the application site. The proposed development would be comfortably outside the relevant 45-degree sight lines when assessed from habitable room windows at No.21. All windows serving the application property face the front and rear elevations only. As such, it is considered that the proposal would not result in an unacceptable loss of privacy, daylight, sunlight, outlook or an overbearing impact to the occupiers of No.21.”

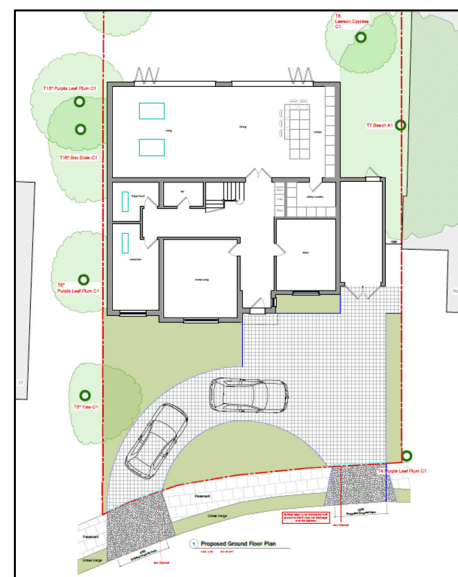
- 7.32 The proposed development has therefore been considered acceptable in terms of its possible impact on the living conditions of the neighbouring occupiers in accordance with Policies DMHD 1 and DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020). Furthermore, all the resulting habitable rooms, and those altered by extension, have been assessed to maintain adequate outlook and natural light, thus complying with Policy D6 of the London Plan (2021).

Trees and Landscaping

- 7.33 The existing site has mature planting, including trees and hedgerows, and some soft landscaping to the front curtilage, together with the existing paved driveway to the north side of the front garden, a parking area to the front of the house and pedestrian pathway to the north side of the garden.



Existing Front Curtilage



Proposed Front Curtilage

- 7.34 The Officer has commented that *“The submitted plans indicate that the existing front arrangement comprises an in-and-out access layout, with one side forming a vehicular driveway and the return route formed as a pedestrian pathway rather than a full width driveway”*. The original garden arrangement is shown above, with a garage recently attached to the south side of the house, and it is proposed to provide an in-and-out driveway for vehicles, with a new crossover to be installed.

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Appeal Property Pictured in 2008

- 7.35 The original driveway and pedestrian access are pictured on the above Google Street View image from 2008, to demonstrate that the tarmac surface has also in place for many years, and this is to be upgraded with a permeable block paved surface, similar to that shown on the adjacent image, which shows the new attached garage and a section of new surfacing.



Section of Block Paved Driveway near New Garage

- 7.36 The Planning Officer has noted that the proposal would increase the extent of hardstanding to the front of the site, and has concluded that *“On balance, and given the retention of some soft landscaping to the frontage the principle of hardstanding associated with the driveway is considered acceptable in character terms.”*
- 7.37 However, the Planning Officer has also stated that *“the pedestrian pathway and proposed dropped kerb would be located in close proximity to a tree identified on the submitted plans as T4 (Purple Leaf Plum - Category C1)”* and concerns have been raised that the proposed increase in hardstanding and alterations to the frontage would encroach within the root protection area (RPA) of this tree. Moreover, as no Arboricultural Impact Assessment, Tree Protection Plan or method statement was submitted in support of the application to demonstrate that the proposed works could be carried out without causing harm to the tree or prejudicing its long-term retention.

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- 7.38 In response, it is important to note that the pedestrian access adjacent to the T4 tree has been in place for many years, and that the works proposed would widen this to its northern side away from the tree, to create the vehicular access driveway.
- 7.39 The image below from Google Street View 2024 shows that tree T4 is located in the neighbour's garden and although its canopy hangs over the garden of No. 19, its trunk and main roots will be a reasonable distance from the proposed vehicular access.



Appeal Property Pictured in 2018

- 7.40 It is argued that it would be possible to protect the rootzone of the tree and that a porous block paved driveway would not result in undue harm to the longevity of the tree, if installed in a careful and sympathetic manner. Nevertheless, it is requested that if the Inspector believes that supporting arboricultural information is required to ensure that the tree is not harmed during construction or through changes to ground conditions, then the appellant requests that an Arboricultural Impact Assessment, Tree Protection Plan or method statement and final landscaping plans can be provided prior to construction, as a condition of approval. This can provide details regarding the existing tree, the construction method employed for the installation of the driveway and crossover, with the measures proposed to ensure the long-term health of the tree is maintained, together with the character of the Area of Special Local Character.
- 7.41 The Council also question whether the hedgerow to the front of the property will be retained, and for clarification, the appellant intends to only remove the small section required to widen the pedestrian pathway into a vehicular access driveway.
- 7.42 Overall, it is therefore argued that the changes to the front curtilage of the house can be made without harming the landscaping and trees on and around the site on neighbouring land, as such, once the required information and plans to confirm the finished landscaping are provided and approved via condition, the development ought to be considered to comply with Policies DMHB 5, DMHB 11 and DMHB 12 of the Hillingdon Local Plan: Part Two (2020).

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External Amenity Space Provision

- 7.43 Policy DMHD 1 concerning alterations and extensions to residential dwellings specifies in vi) that adequate garden space should be retained, and Policy DMHB 18 of the Hillingdon Local Plan Part 2: Development Management Policies (2020) outlines standards for private amenity space, stating that *“It is acknowledged that this is for new development rather than extensions, but is indicative of the quality and quantity of amenity space expected for dwellings, which in this instance would be 100+sqm.”*
- 7.44 In this case, as the proposed extension is above the existing garage, the extensive rear garden of over 100m² will be retained.
- 7.45 The proposed development would therefore not undermine the provision of external amenity space for the existing occupiers at the application site, in accordance with Policy DMHB 18 of the Hillingdon Local Plan Part 2: Development Management Policies (2020).

Parking and Highway Safety

- 7.46 The Council's Highways Authority has reviewed the proposal and raised no objection. The Planning Officer has therefore confirmed that there are no highway safety concerns, and that the principle of a second vehicle crossover is acceptable in this location.
- 7.47 The Highways Authority advises that the detailed design and construction of the proposed crossover should be arranged post-permission, in accordance with the Council's Domestic Vehicle Footway Crossover (DVFC) Policy (2022). It therefore makes sense for the appellant to also be allowed to provide the Arboricultural Impact Assessment, Tree Protection Plan or method statement and final landscaping plans, as a condition to be discharged after the decision, as previously requested.
- 7.48 It is noted that any new crossover, including associated works, would be required to be constructed to the appropriate Council standard and implemented under Section 184 of the Highways Act 1980 (or an alternative agreed arrangement), with the appellant acknowledging that it would be at his expense.
- 7.49 An application for the installation of a new crossover has already been approved, under reference: 2738, on 5th February 2026 (see **Appendix C**).
- 7.50 Overall, it was therefore concluded that *“Subject to the above, the proposal is considered acceptable in highway and parking terms and accords with Policy DMT 6 of the Hillingdon Local Plan: Part Two (2020).”*

Nearby Development

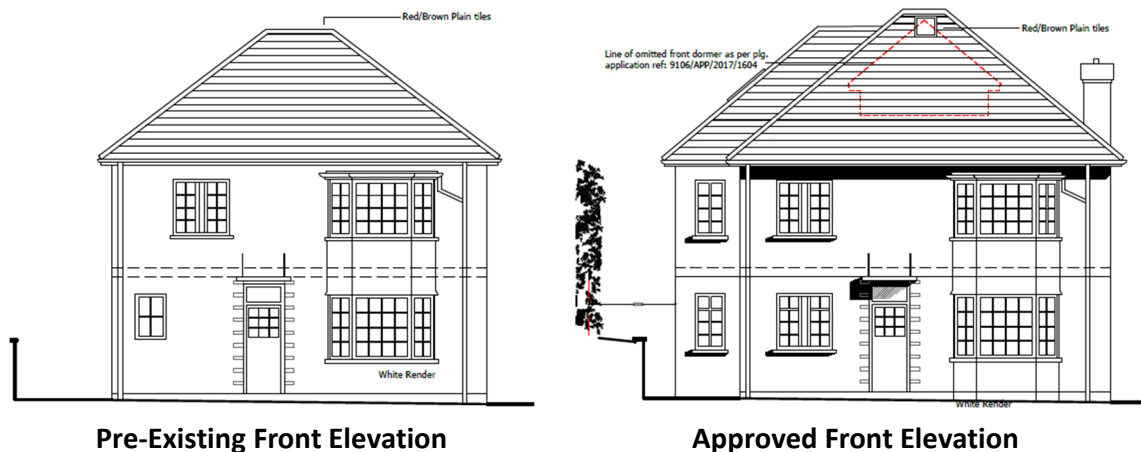
- 7.51 The appellant would like to highlight that there are many first floor side extensions allowed over garages in the immediate area, including at Nos. 3, 4, 4A, 6, 9, 11, 14, 15, 16, 20, 37, 39, 51 and 53 Wieland Road; Nos. 14, 14B, 26, 36, 38, 57, 63 and 65 Elgood Avenue; Nos. 7, 9, 16, 18, 26 and 30 Gatehill Road; and Nos. 1, 9, 13 and 15 Woodside Road.

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- 7.52 So examples in particular are detailed below, to emphasise that the decision-making by the Planning Officers is inconsistent.

No. 17 Elgood Avenue

- 7.53 The neighbouring house at No. 17 has a two storey side extension with a 'Part two storey, part single storey side/rear extension, raising of ridge height and conversion of roof space to habitable use to include a rear dormer, 4 side roof lights, 1 front roof light and 1 rear roof light' granted under application reference 9106/APP/2018/2818, on 1st November 2018 (see **Appendix D**).



No. 55 Elgood Avenue

- 7.54 Permission was recently granted for the 'Erection of a first floor side extension and conversion of garage to habitable use' under application reference 46675/APP/2025/1842, on 29th September 2025, despite the extension being close to the neighbouring boundary and property (see **Appendix E**).



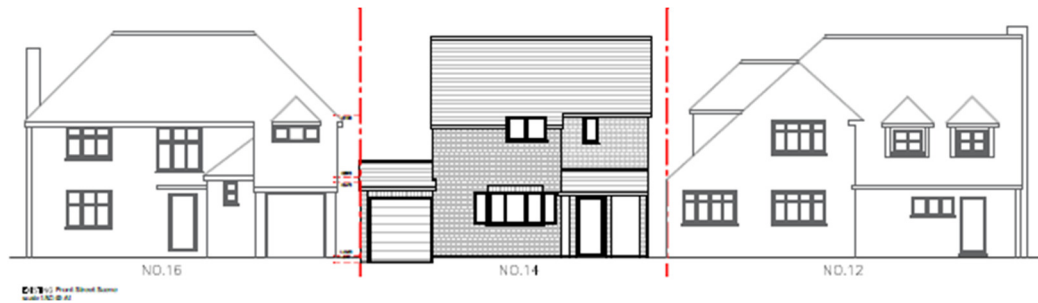
Pre-Existing and Approved Elevations

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No. 14 Gatehill Road

- 7.55 Permission was also recently granted for the 'Conversion of attached garage to habitable accommodation and erection of part single storey, part two storey extensions and fenestration alterations' under application reference 9762/APP/2025/1162, at No. 14 Gatehill Road, on 31st October 2025. As illustrated below, the approved extension is close to the neighbouring boundary and property (see **Appendix F**).



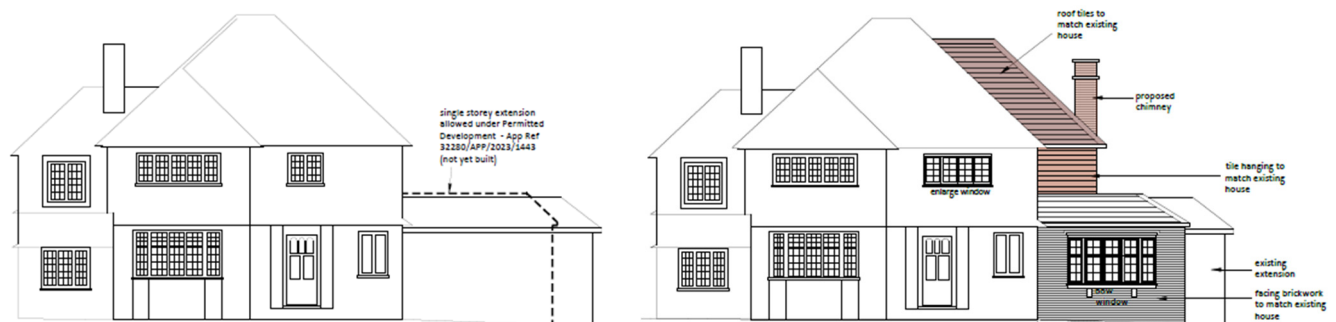
Pre-Existing Street View



Approved Street View

No. 52 Gatehill Road

- 7.56 Permission was also granted on 25th July 2024 for the 'Erection of a two storey rear and side extension, conversion of roof space to habitable use, including rear dormer, 5 no. rooflights, removal of 1 no. chimney stack, addition of 1 no. chimney stack' under application reference 32280/APP/2024/1559, at No. 52 Gatehill Road. This example shows that an already large house was allowed to be extended further; therefore, there is no justification for the refusal of the current appeal, as the house has previously been extended (see **Appendix G**).



Pre-Existing Extensions

Approved Extensions

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8.0 CONCLUSION

- 8.1 As explained within this statement, the proposed first floor extension is modest in size and has been purposefully designed to match the original style of the property, whilst remaining a subservient addition to the house.
- 8.2 Whilst it is acknowledged that the house has already been extended, the proposal will not add to the footprint of the dwelling or harm the amenities of the neighbouring properties.
- 8.3 It is argued that the extension will have an acceptable distance from the side boundary and, as such, the spacious nature of the area will be retained, with mature planting largely separating the houses so that the detached dwellings are seen independently from each other within the street scene, and this will not be changed by the development proposed.
- 8.4 Furthermore, it has been confirmed that the changes proposed to the front curtilage can be carried out without harming the character of the area, and it is argued that the proposed in-and-out driveway, with a new crossover, can also be installed without harming the neighbour's tree (T4).
- 8.5 It has been requested that, if considered necessary by the Inspector, an Arboricultural Impact Assessment, Tree Protection Plan or method statement and final landscaping plans can be submitted as a condition to be approved by the Council.
- 8.6 In summary, the proposed extension will be subordinate in scale and design, and will harmonise well with the existing dwelling. It will not result in an overdeveloped or visually dominant form of development, or materially erode the remaining visual gaps between the dwelling and neighbouring properties, with the extension and the revised garden design retaining the character and established pattern of development within the Gatehill Farm Estate Area of Special Local Character.
- 8.7 Furthermore, the appellant intends to protect the existing trees and to retain as much of the existing hedgerow at the front of the property as possible, to ensure that the verdant nature of the site is retained within the street scene of Elgood Avenue, thus protecting the character of the Area of Special Local Character.
- 8.8 The NPPF (2024) states that decision-makers at every level should seek to approve applications for sustainable development where possible and that applications should be considered in the context of the presumption in favour of sustainable development. The proposed extension and revised driveway design comply with national and local planning policy, and for the above reasons, it is politely requested that this appeal is allowed.

