

DELEGATED HOUSEHOLDER DECISION

- Please select each of the categories that enables this application to be determined under delegated powers
 - Criteria 1 to 5 or criteria 7 to 9 must be addressed for all categories of application, except for applications for Certificates of Lawfulness, etc.

APPROVAL RECOMMENDED: GENERAL

Select an Option

1.	No valid planning application objection in the form of a petition of 20 or more signatures, has been received	☐
2.	Application complies with all relevant planning policies and is acceptable on planning grounds	☐
3.	There is no Committee resolution for the enforcement action	☐
4.	There is no effect on listed buildings or their settings	☐
5.	The site is not in the Green Belt (but see 11 below)	☐

REFUSAL RECOMMENDED: GENERAL

6.	Application is contrary to relevant planning policies/standards	☐
7.	No petition of 20 or more signatures has been received	☐
8.	Application has not been supported independently by a person/s	☐
9.	The site is not in Green Belt (but see 11 below)	☐

RESIDENTIAL DEVELOPMENT

10.	Single dwelling or less than 10 dwelling units and/or a site of less than 0.5 ha	☐
11.	Householder application in the Green Belt	☐

COMMERCIAL, INDUSTRIAL AND RETAIL DEVELOPMENT

12.	Change of use of retail units on site less than 1 ha or with less than 1000 sq. m other than a change involving a loss of A1 uses	☐
13.	Refusal of change of use from retail class A1 to any other use	☐
14.	Change of use of industrial units on site less than 1 ha or with less than 1000sq.m. of floor space other than to a retail use.	☐

CERTIFICATE OF LAWFULNESS

15.	Certificate of Lawfulness (for proposed use or Development)	☐
16.	Certificate of Lawfulness (for existing use or Development)	☐
17.	Certificate of Appropriate Alternative Development	☐

CERTIFICATE OF LAWFULNESS

18.	ADVERTISMENT CONSENT (excluding Hoardings)	☐
19.	PRIOR APPROVAL APPLICATION	☐
20.	OUT-OF-BOROUGH OBSERVATIONS	☐
21.	CIRCULAR 18/84 APPLICATION	☐
22.	CORPSEWOOD COVENANT APPLICATION	☐
23.	APPROVAL OF DETAILS	☐
24.	ANCILLARY PLANNING AGREEMENT (S.106 or S.278) where the Heads of Terms have already received Committee approval	☐
25.	WORKS TO TREES	☐
26.	OTHER (please specify)	☐

The delegation powers schedule has been changed. Interim Director of Planning, Regeneration & Public Realm can determine this application

Case Officer:

Signature:

Date:

A delegated decision is appropriate and the recommendation, conditions/reasons for refusal and informative's are satisfactory.

Team Manager:

Signature:

Date:

The decision notice for this application can be issued.

Director / Member of Senior Management Team:

Signature:

Date:

NONE OF THE ABOVE DETAILS SHOULD BE USED IN THE PS2 RETURNS ODPM

Item No.	Report of the Head of Development Management and Building Control	
Address:	19 ELGOOD AVENUE NORTHWOOD	
Development:	Erection of first floor side extension, and addition of driveway and dropped kerb to front	
LBH Ref Nos:	18301/APP/2025/2883	
Drawing Nos:	PP-14439808v1 EA19-05-1001 EA19-05-1001 EA19-05-1002 EA19-05-1002 EA19-05-1003	
Date Plans received:	14-11-25	Date(s) of Amendments(s):
Date Application valid	18-11-25	

1. CONSIDERATIONS

1.1 Site and Locality

The application site comprises a detached dwelling located on the eastern side of Elgood Avenue, Northwood. The surrounding area is residential in character, comprising predominantly detached dwellings set within spacious plots, with clear visual separation between buildings forming a defining characteristic of the street scene.

The site lies within the Copse Wood Estate Area of Special Local Character, where development is expected to respect the established pattern of spacing, openness and subservience of extensions to the original dwellings. The site is not listed and does not lie within a Conservation Area.

The dwelling has been subject to recent and extensive extensions, including side, rear and roof alterations, which have materially increased the overall scale and footprint of the building when compared to the original form.

1.2 Proposed Scheme

The application seeks planning permission for:

- The erection of a first floor side extension above an existing single storey side garage; and
- The formation of a front driveway with an in-and-out access arrangement, including a dropped kerb.

The single storey side garage beneath the proposed extension has been constructed under permitted development and measures approximately 2.5 metres in height and 2.77 metres in width, which does not exceed half the width of the original dwelling. The structure is set approximately 1 metre off the side boundary and is physically attached to the original dwelling.

1.3 Relevant Planning History

18301/APP/2025/376

19 ELGOOD AVENUE NORTHWOOD

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

Decision: 16-04-2025

Approved

18301/APP/2025/386

19 ELGOOD AVENUE NORTHWOOD

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)

Decision: 07-04-2025

Approved

18301/APP/2024/2729

19 ELGOOD AVENUE NORTHWOOD

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.

Decision: 11-12-2024

Approved

18301/APP/2024/1556

19 ELGOOD AVENUE NORTHWOOD

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.

Decision: 06-09-2024

Approved

Comment on Planning History

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.

The existing built form therefore represents the lawful baseline against which the current proposal must be assessed.

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date: Not applicable

2.2 Site Notice Expiry Date: Not applicable

3. Comments on Public Consultations

Neighbour consultation was undertaken between 24/11/2025 and 15/12/2025.

In addition to neighbouring properties, the following local residents' associations were also consulted:

- Gatehill Residents Association
- Northwood Hills Residents Association
- Northwood Residents Association

One neighbour submitted objections, comprising two representations, which can be summarised as follows:

- Concerns regarding the potential impact of the proposed development on an existing protected Plum tree, including the absence of clear and enforceable tree protection measures and the risk of harm arising from construction activity.
- Objection to the proposed first floor side extension above the existing garage, citing concerns regarding increased height, bulk and mass, overdevelopment of the plot, and a dominant and overbearing relationship with adjoining properties.
- Concerns that the proposal would remove the mitigating effect of a single storey form and create a continuous two storey built edge along the shared boundary.
- Objection to the cumulative impact of development at the site, including the effect of the proposed roof alterations on character, spacing and openness within the Area of Special Local Character.

Officer response:

The material planning considerations raised are addressed in the Character and Appearance, Residential Amenity, and Trees and Landscaping sections of this report.

External Consultees

Cadent Gas

Cadent Gas has reviewed the application and raised no objection from a planning perspective. Advisory notes have been provided regarding the applicant's responsibilities in relation to gas infrastructure.

Internal Consultees

Highways Authority

The Council's Highways Authority has reviewed the proposal and raised no objection. It is confirmed that there are no highways safety concerns and that the principle of a second vehicle crossover is acceptable. The Authority advises that detailed design and construction would need to be undertaken post-permission in accordance with the Council's Domestic Vehicle Footway

Crossover (DVFC) Policy (2022) and implemented under Section 184 of the Highways Act 1980 at the applicant's expense.

Conservation Officer

The Conservation Officer has reviewed the proposal and notes that the dwelling has already been subject to considerable side and rear extensions. It is advised that, when considered cumulatively with the existing development, the proposal would further erode the spatial qualities of the site and would be harmful to the character of the Area of Special Local Character.

4. Local Plan Designation and London Plan

The following Local Plan Policies are considered relevant to the application:-

Part 1 Policies:

PT1.BE1	(2012) Built Environment
PT1.HE1	(2012) Heritage

Part 2 Policies:

DMHB 11	Design of New Development
DMHB 1	Heritage Assets
DMHB 5	Areas of Special Local Character
DMHB 12	Streets and Public Realm
DMHB 18	Private Outdoor Amenity Space
DMHD 1	Alterations and Extensions to Residential Dwellings
DMEI 9	Management of Flood Risk
LPP SI12	(2021) Flood risk management
LPP SI13	(2021) Sustainable drainage
DMT 6	Vehicle Parking
LPP D4	(2021) Delivering good design
LPP D6	(2021) Housing quality and standards
NPPF12 -24	NPPF12 2024 - Achieving well-designed places
NPPF4 -24	NPPF4 2024 - Decision making

5. MAIN PLANNING ISSUES

The main considerations are the design and impact on the character of the existing property, the impact upon the streetscene and locality, the impact upon the amenities of adjoining occupiers, the reduction in size of the rear garden and car parking provision.

Character and Appearance:

Policy BE1 of the Hillingdon Local Plan: Part One Strategic Policies (2012) seeks a quality of design in all new development that enhances and contributes to the area in terms of form, scale and

materials; is appropriate to the identity and context of the townscape; and would improve the quality of the public realm and respect local character.

Policy HE1 of the Hillingdon Local Plan: Part One Strategic Policies (2012) seeks to conserve and enhance Hillingdon's distinct and varied environment, its settings and the wider historic landscape, which includes: Locally recognised historic features, such as Areas of Special Local Character and Locally Listed Buildings.

Policy DMHB 5 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that new development within Areas of Special Local Character should:

- A) Reflect the character of the area and its original layout. Alterations should respect the established scale, building lines, height, design and materials of the area;
- B) Extensions to dwellings should be subservient to, and respect the architectural style of the original buildings and allow sufficient space for appropriate landscaping, particularly between, and in front of, buildings; and
- C) The replacement of buildings which positively contribute to the character and local importance of Areas of Special Local Character will normally be resisted.

Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that new development will be required to be designed to the highest standards and incorporate principles of good design.

Policy DMHB 12 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that development should be well integrated with the surrounding area.

Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that alterations and extensions to dwellings should not have an adverse cumulative impact on the character and appearance of the street scene, and should appear subordinate to the main dwelling.

With regard to side extensions, Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states, amongst other criteria, that:

- 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.

Planning permission is sought for the erection of a first floor side extension above an existing single storey side garage, together with the formation of a front driveway incorporating an in-and-out access arrangement.

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 this is no recent Certificate of Lawful Development to confirm. However, this element is considered likely to fall within permitted development parameters.

However, the assessment of the current proposal must be undertaken having regard to the cumulative scale and extent of development already present on the site. 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.

The proposal seeks to introduce a further first floor side extension on the opposite flank of the dwelling. When considered cumulatively with the existing built form, this would materially reduce the remaining visual gaps between the dwelling and neighbouring properties. The proposal would result in an overly wide and visually dominant form of development, eroding the sense of openness and spacing that is fundamental to the character of the Copse Wood Estate Area of Special Local Character.

The proposed extension would not read as a clearly subordinate addition to the original dwelling, but rather as an excessive accretion of built form around the host property. This would give rise to a cramped and overdeveloped appearance, harmful to the character of the street scene and the wider Area of Special Local Character.

Furthermore, the additional accommodation proposed would comprise a walk-in wardrobe and en-suite only. Given the generous size of the existing and approved bedrooms at first floor and roof level, all of which are capable of accommodating en-suite facilities and ancillary storage, the proposal is not considered necessary to achieve a reasonable standard of residential accommodation. The limited functional benefit of the development does not outweigh the identified harm to character, scale and spatial quality.

With regard to the proposed driveway and in-and-out access arrangement, it is noted that similar forms of hardstanding and vehicle access are evident within the immediate street scene along Elgood Avenue, including at Nos. 23, 25 and 29, as well as within the nearby Woodside Road, where a number of properties benefit from comparable driveway layouts. In this context, the proposed access arrangement would not appear incongruous or visually intrusive within the street scene.

When considered 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.

Overall, the proposal would result in unacceptable harm to the character and appearance of the host dwelling, the street scene and the Copse Wood Estate Area of Special Local Character, contrary to Policies BE1 and HE1 of the Hillingdon Local Plan: Part One (2012) and Policies DMHB 5, DMHB 11, DMHB 12 and DMHD 1 of the Hillingdon Local Plan: Part Two (2020).

Residential Amenity:

Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that planning applications relating to alterations and extensions of dwellings will be required

to ensure that: ii) a satisfactory relationship with adjacent dwellings is achieved; and v) there is no unacceptable loss of outlook to neighbouring occupiers.

Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) seeks to ensure that development proposals do not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space.

Number 17 Elgood Avenue is located to the north of the application site and Number 21 Elgood Avenue is located to the south.

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.

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.

Overall, it is concluded that the proposed development would not result in unacceptable harm to the living conditions of neighbouring occupiers and would therefore accord with Policies DMHD 1 and DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

Light and Outlook:

It is considered that all the resulting habitable room, and those altered by extension, maintain an adequate outlook and source of natural light, therefore complying with Policy D6 of the London Plan (2021).

Trees and Landscaping:

The application site contains a number of established landscape features to the front of the property which contribute positively to the character and appearance of the street scene and the Copse Wood Estate Area of Special Local Character.

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 proposal would increase the extent of hardstanding to the front of the site. 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.

However, it is noted 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). The proposed increase in hardstanding and alterations to the frontage would encroach within the

root protection area (RPA) of this tree. No Arboricultural Impact Assessment, Tree Protection Plan or method statement has been 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.

Given the proximity of the proposed works to the tree, the absence of supporting arboricultural information raises concern that the development could result in direct or indirect harm to T4, either during construction or through changes to ground conditions. This concern is heightened by the site's location within an Area of Special Local Character, where the retention of established trees and landscape features forms an important component of local character.

In addition, an established hedge runs along the site boundary, contributing to the green and landscaped character of the frontage. This hedge is not shown on the proposed plans. While it is acknowledged that minor reduction in its length may be necessary to facilitate the access arrangement, the omission of this feature from the submitted drawings introduces uncertainty regarding its retention and treatment. The retention of boundary planting would be expected in order to soften the visual impact of the increased hardstanding and to preserve the landscaped character of the area.

In the absence of sufficient arboricultural and landscaping information, the proposal fails to adequately demonstrate that existing trees and boundary planting would be satisfactorily protected and retained. The development therefore raises concerns in relation to the protection of existing landscaping and trees, contrary to Policies DMHB 5, DMHB 11 and DMHB 12 of the Hillingdon Local Plan: Part Two (2020).

External Amenity Space Provision:

Policy DMHD 1 concerning alterations and extensions to residential dwellings specifies in vi) that adequate garden space should be retained.

Policy DMHB 18 of the Hillingdon Local Plan Part 2: Development Management Policies (2020) outlines standards for private amenity space. 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.

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:

The Council's Highways Authority has reviewed the proposal and raised no objection. It is confirmed that there are no highways safety concerns, and that the principle of a second vehicle crossover is acceptable in this location.

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 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), at the applicant's expense.

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).

Conclusion:

Therefore conflicts with Policy BE1 of the Hillingdon Local Plan: Part One Strategic (2012) and Policies DMHB 11 and Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) and is recommended for refusal.

6. RECOMMENDATION

REFUSAL for the following reasons:

1. NON2 Harm to existing dwelling and character of the area

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. NON2 Non Standard reason for refusal

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).

INFORMATIVES

1. In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies from the Local Plan Part 1, Local Plan Part 2, Supplementary Planning Documents, Planning Briefs and other informal written guidance, as well as offering a full pre-application advice service.

Standard Informatives

1. The decision to REFUSE planning permission has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).
2. The decision to REFUSE planning permission has been taken having regard to the policies and proposals in the Hillingdon Local Plan Part 1 (2012) and Part 2 (2020) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including The London Plan - The Spatial Development Strategy for London consolidated with alterations since 2011 (2016) and national guidance..

Part 1 Policies

PT1.BE1	(2012) Built Environment
PT1.HE1	(2012) Heritage

Part 2 Policies:

DMHB 11	Design of New Development
DMHB 1	Heritage Assets
DMHB 5	Areas of Special Local Character
DMHB 12	Streets and Public Realm
DMHB 18	Private Outdoor Amenity Space
DMHD 1	Alterations and Extensions to Residential Dwellings
DMEI 9	Management of Flood Risk
LPP SI12	(2021) Flood risk management
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DMT 6	Vehicle Parking
LPP D4	(2021) Delivering good design
LPP D6	(2021) Housing quality and standards
NPPF12 -24	NPPF12 2024 - Achieving well-designed places
NPPF4 -24	NPPF4 2024 - Decision making

Contact Officer: Emilie Bateman **Telephone No:** 01895 250230