

DELEGATED 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.	ADVERTISEMENT 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: 9B MURRAY ROAD NORTHWOOD

Development: Roof extension to existing 2nd floor flat

LBH Ref Nos: 80014/APP/2026/888

Drawing Nos: Existing FPs and Roof plan
Existing Site plan
Existing Street Scene
Proposed FPs and Roof plan
Proposed site plan
Proposed Street Scene

Date Plans received: 07-04-26 **Date(s) of Amendments(s):**

Date Application valid 07-04-26

1. SUMMARY

Planning permission is sought for erection of a roof extension to a second floor flat. The proposed dormer is considered to be overly large, prominent, and lacking in architectural merit. Together with the loss of the two existing side and rear gable ends, it is considered that this would cause an unacceptable harm to the character and appearance of the conservation area, which would not be outweighed by any public benefit. There are not considered to be any likely significant adverse impacts to any other regard. It is therefore considered that the proposal should be refused.

2. RECOMMENDATION

REFUSAL for the following reasons:

1. NON2 Non Standard reason for refusal

By virtue of the scale, design, and massing of the large box dormer (which would exceed more than two thirds the average width of the original roof) would fail to retain a substantial element of the original rear roofslope and would constitute an overly-large roof extension that would fail to harmonise with the architectural composition of the original dwelling and create an alien feature from public viewpoints along the street scene. This dominance also gives rise to less than substantial harm to the Northwood Town Centre Conservation Area, which would not be outweighed by any public benefit. It is therefore considered that the proposal conflicts with Policies BE1 and HE1 of the Hillingdon Local Plan: Part One Strategic Policies (2012), as well as DMHB1, DMHB11, DMHB12, and DMHD1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

INFORMATIVES

3. CONSIDERATIONS

3.1 Site and Locality

The application site is located in Northwood, in the Northwood Town Centre Conservation Area. The existing site includes a building hosting three flats, and its curtilage which consists of a private amenity space to the rear, and parking area to the front.

The highway at Murray Road is lined predominantly by residential dwellings, with the northwest end of the road also including staff parking and delivery area servicing a supermarket to the rear of the application site.

It is noted that the site is within a Conservation Area, with the boundary running along the eastern edge of the site (rear).

3.2 Proposed Scheme

The proposed development is for a roof extension to the second floor flat to enlarge the scale of that dwelling. A large rear box dormer is proposed to span the width of the building.

3.3 Relevant Planning History

Comment on Planning History

There is no planning history relevant to this application.

4. Advertisement and Site Notice

4.1 Advertisement Expiry Date: 11th June 2026

4.2 Site Notice Expiry Date: Not applicable

5. Comments on Public Consult

One public comment was received in respect of the application. Issues were raised in relation to neighbouring amenity and increased parking demand.

The Council's Conservation and Design Officer commented to state an objection to the application in respect of the harm that the overly large box dormer would cause to the conservation area.

6. 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

Part 2 Policies:

DMHD 1	Alterations and Extensions to Residential Dwellings
DMHB 11	Design of New Development
DMHB 12	Streets and Public Realm
DMHB 14	Trees and Landscaping
DMHB 16	Housing Standards
DMHB 18	Private Outdoor Amenity Space
DMT 2	Highways Impacts
DMT 5	Pedestrians and Cyclists
DMT 6	Vehicle Parking
LPP D4	(2021) Delivering good design
LPP D6	(2021) Housing quality and standards
LPP T4	(2021) Assessing and mitigating transport impacts
LPP T5	(2021) Cycling
LPP T6	(2021) Car parking
LPP T6.1	(2021) Residential parking
NPPF12 -24	NPPF12 2024 - Achieving well-designed places
DMHB 1	Heritage Assets

In addition: Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.

The Development Plan for the London Borough of Hillingdon currently consists of the following documents:

The Local Plan: Part 1 - Strategic Policies (2012)

The Local Plan: Part 2 - Development Management Policies (2020)

The Local Plan: Part 2 - Site Allocations and Designations (2020)

The West London Waste Plan (2015)

The London Plan (2021)

Material Considerations

The National Planning Policy Framework (NPPF) (2024) is also a material consideration in planning decisions, as well as relevant supplementary planning documents and guidance.

7. MAIN PLANNING ISSUES

7.1 Impact on the amenities of the occupiers of neighbouring residential properties

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, amongst other matters, 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.

The nearest neighbouring property subject to the potential impacts of the proposed development is 11 Murray Road, the adjoining property to the south.

There is only a narrow gap between the dwelling at 11 Murray Road and the building at the application site. The north elevation of 11 Murray Road, which faces the application site, incorporates no habitable room windows. Given this, it is therefore considered that the proposed roof extension to the building at the application site would incur no significant adverse impacts to the neighbouring property in respect of the light and outlook, nor overlooking, in respect of habitable room windows.

Whilst the proposed dormer would result in a further projection of the rear wall of the dwelling, this would simply bring it into alignment with the rear wall of the two lower storeys. It is also noted that the proposed windows servicing the bedrooms to the rear of the dwelling at 9b Murray Road are not to project any further to this east aspect than the existing windows, albeit there is to be a slight rearrangement. Given this, it is not considered that there would be any significant additional impact to the private amenity space of either the ground floor flat at 9 Murray Road, nor the dwelling to the south at no. 11.

No additional window or opening directly facing any other neighbouring properties would be proposed. Therefore, no loss of privacy is anticipated.

Overall, the proposed development would not be considered likely to incur any significant adverse impact to neighbouring amenities, and therefore would comply with Policy DMHB 11 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

7.2 Impact on Street Scene

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 DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) advises that all development will be required to be designed to the highest standards and incorporate principles of good design. It should take into account aspects including the scale of the development considering the height, mass and bulk of adjacent structures; building plot sizes and established street patterns; building lines and streetscape rhythm and landscaping.

DMHB 12 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) which

requires for development proposal to be well integrated with the surrounding area.

Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) requires that alterations and extension of dwellings would 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 roof extensions, Policy DMHD 1 requires:

- i) roof extensions should be located on the rear elevation only, be subservient to the scale of the existing roof and should not exceed more than two thirds the average width of the original roof. They should be located below the ridge tiles of the existing roof and retain a substantial element of the original roof slope above the eaves line;
- ii) the Council will not support poorly designed or over-large roof extensions including proposals to convert an existing hipped roof to a gable;
- iii) raising of a main roof above the existing ridgeline of a house will generally not be supported;
- iv) all roof extensions should employ appropriate external materials and architectural details to match the existing dwelling; and
- v) in Conservation Areas, Areas of Special Local Character and on Listed and Locally Listed Buildings, roof extensions should take the form of traditional 'dormer' windows, on the rear elevation, to harmonise with the existing building. The highest point of the dormer should be kept well within the back roof slope, away from the ridge, eaves or valleys, whilst each window should match the proportions, size and glazing pattern of the first floor windows.

Policy HE1 of LP1 aims to protect the borough's heritage assets. It states that the Council will conserve and enhance Hillingdon's distinct and varied environment, settings, and wider historic landscape, including designated assets such as Conservation Areas.

Policy DMHB 1 of LP2 builds on this to state that The Council will expect development proposals to avoid harm to the historic environment. Development that has an effect on heritage assets will only be supported where:

- i) it sustains and enhances the significance of the heritage asset and puts them into viable uses consistent with their conservation;
- ii) it will not lead to a loss of significance or harm to an asset, unless it can be demonstrated that it will provide public benefit that would outweigh the harm or loss, in accordance with the NPPF;
- iii) it makes a positive contribution to the local character and distinctiveness of the area;
- iv) any extensions or alterations are designed in sympathy, without detracting from or competing with the heritage asset;
- v) the proposal would relate appropriately in terms of siting, style, scale, massing, height, design and materials;
- vi) buildings and structures within the curtilage of a heritage asset, or in close proximity to it, do not compromise its setting; and
- vii) opportunities are taken to conserve or enhance the setting, so that the significance of the asset can be appreciated more readily.

The proposed roof extension would be a large box dormer to the rear of the building. It would span the entire width of the building and would not retain a substantial element of the existing roof slope above the eaves line, therefore is contrary to subparagraph DMHD 1 i) above.

The identified policy conflict gives rise to visual harm. The dormer would be overly large in scale,

and the omission of a setback from the eaves of the dwelling would only exacerbate this lack of subordination. The proposed depth of the dormer due to this insufficient setback leads the proposed development to be a large, overly prominent, and alien addition to the side elevation of the dwelling, which is highly visible due to the gap in built form caused by the access road to the supermarket. The dormer would dominate the roof of the property and would be out of keeping with the existing building. It is therefore considered that the proposal gives rise to a significant adverse impact on the visual amenity of the site and its surroundings, contrary to the above policies.

The identified over-prominence of the proposed development would also adversely impact heritage, namely the Northwood Town Centre Conservation Area. The significance of the Conservation Area lies in the positive contribution made by the streetscape and dwellings with high architectural merit and historic value. Its original rhythm and form remains largely intact. The Council's Conservation and Design Officer for the application has reviewed the proposed plans and considers that there would be a resultant moderate to low level of less than substantial harm to the appearance of the building and the surrounding conservation area. There are no public benefits which would be considered to outweigh the identified harm. The proposal is therefore considered to be contrary to the strategic aim of protecting the borough's heritage assets as set out in LP1 Policy HE1, and also conflicts with Policy DMHB1 of LP2 as set out above.

Overall, the proposed development would have an acceptable impact on the character and appearance of the area and host dwelling. Whilst there is an identified policy conflict with Policy DMHD1, the proposal is considered to meet the overarching aims of Policies DMHD1, DMHB 11 and DMHB 12 of the Hillingdon Local Plan Part Two (2020).

7.3 Traffic Impact/Pedestrian Safety

Paragraph 116 of the NPPF (2024) states - Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

Paragraph 117c) of the NPPF (2024) continues by stating - Within this context, applications for development should: create places that are safe, secure and attractive - which minimise the scope for conflicts between pedestrians, cyclists and vehicles, avoid unnecessary street clutter, and respond to local character and design standards.

Policy T2 Part A of the London Plan (2021) states - Development proposals and Development Plans should deliver patterns of land use that facilitate residents making shorter, regular trips by walking or cycling.

Policy T4 Parts E and F of the London Plan (2021) states - E) The cumulative impacts of development on public transport and the road network capacity including walking and cycling, as well as associated effects on public health, should be taken into account and mitigated; and, F) Development proposals should not increase road danger.

London Plan (2021): Policy T6.1 (Residential Parking) requires that new residential development should not exceed the maximum parking standards as set out in Table 10.3.

Policies DMT 1 and DMT 2 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) require the Council to consider whether the traffic generated by proposed developments is acceptable in terms of the local highway and junction capacity, traffic flows and conditions of general highway or pedestrian safety.

Policy DMT 5 Part A of the Hillingdon Local Plan: Part Two - Development Management Policies

(2020) states - Development proposals will be required to ensure that safe, direct and inclusive access for pedestrians and cyclists is provided on the site connecting it to the wider network.

Policy DMT 6 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) seeks to ensure that all development is in accordance with the car parking standards set out in Appendix C, Table 1 unless it can be demonstrated that a deviation from the standard would not result in a deleterious impact on the surrounding road network.

The proposed development would create minimal additional floorspace, and no additional bedrooms. The resultant dwelling would be capable of accommodating up to 4 no. persons, as is the existing dwelling. Given the modest increase in floor space, and no increase in the maximum number of individuals living at the dwelling, no additional traffic and parking impact is anticipated.

The subject property has no existing cycle storage. No proposed cycle storage has been included in the submission. Nevertheless, given the site constraint of the application site and the fact that the proposal would not create any new planning unit, the lack of cycle storage would not warrant refusal on the proposal.

7.4 Carparking & Layout

See above

7.5 Urban Design, Access and Security Considerations

RESIDENTIAL LIVING CONDITIONS

Policy D3 of the London Plan (2021) states that developments deliver appropriate outlook, privacy and amenity and achieve indoor and outdoor environments that are comfortable and inviting for people to use.

Policy D6 of the London Plan (2021) states that housing development should be of high quality design and provide adequately-sized rooms (see Table 3.1) with comfortable and functional layouts which are fit for purpose and meet the needs of Londoners without differentiating between tenures. Qualitative aspects of a development are key to ensuring successful sustainable housing. Table 3.2 sets out key qualitative aspects which should be addressed in the design of housing developments.

Policy DMHB 16 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that all housing development should have an adequate provision of internal space in order to provide an appropriate living environment.

It is considered that the proposal would increase the gross internal floorspace of the dwelling, without increasing the overall potential capacity in respect of number of inhabitants. It is therefore considered that there should be no adverse impact to the residential amenity of the future occupiers of the dwelling to this regard.

PRIVATE AMENITY SPACE

Paragraph 135 of the National Planning Policy Framework (2024) states - Planning decisions should ensure the developments 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 users.

Policy DMHB 18 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) requires all new residential development to provide good quality and useable private amenity space. In accordance with Table 5.3 flats with two bedrooms are required to have at least 25 square metres of private outdoor amenity space.

No external private amenity space for the subject flat has been indicated on the submitted plans as specifically relating to the flat at 9b Murray Road. Nevertheless, given the site constraint of the application site and the fact that the proposal would not create any new planning unit, the lack of private amenity space would not warrant the refusal of planning permission in this instance.

7.6 Other Issues

BIODIVERSITY NET GAIN

In England, Biodiversity Net Gain (BNG) is mandatory under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021). It became mandatory for major developments on 12 February 2024 and small sites on 2 April 2024. Developers must deliver a BNG of at least 10%. This means a development will result in more or better-quality natural habitat than there was before development. The land owner is legally responsible for creating or enhancing the habitat and managing that habitat for at least 30 years to achieve the target condition.

This application is subject to the 'de minimis' exemption as no habitat shall be affected as a result of the proposal. As such, statutory BNG is not required in this instance.

8. Reference Documents

Hillingdon Local Plan: Part One - Strategic Policies (November 2012)

Hillingdon Local Plan: Part Two - Development Management Policies (January 2020)

The London Plan (2021)

National Planning Policy Framework (2024)

Contact Officer:	Ed Maddern	Telephone No:	01895 250230
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