



Client Report

Project No: OPA2513

51 HARVEY ROAD, UB5

Initial Client Report
For London Prestige Homes
Rev 00

1.0 Introduction

1.1 The Purpose of this Document

This report has been prepared by OnPoint Architects. The purpose of this report is to set out the design methodology and architectural approach, explain the planning context within which the proposals have been developed, and justify the design decisions made in light of the site's constraints and relevant planning guidance.

1.2 Client Brief

The client seeks to extend the property with a full-width ground floor rear extension, incorporating a downstairs WC, together with a full-width rear dormer loft conversion.

This document will set the Planning strategy and will highlight potential options available under permitted development rights or/and a full planning application for the proposed extensions. We will also explore the alternative approach of a split application, where the loft conversion could be submitted under permitted development and the ground floor extension (if exceeding permitted limits) could be submitted through a householder planning application.



2.0 Existing

2.1 The site & context

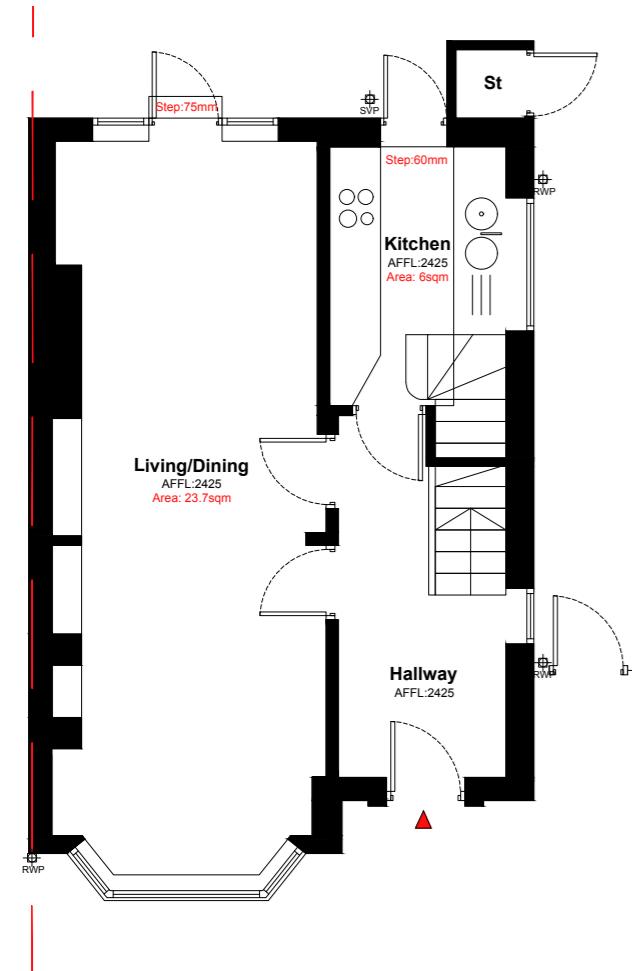
51 Harvey Road is a two-storey semi-detached dwelling situated within a suburban residential street of predominantly semi-detached houses in the London Borough of Hillingdon. The property lies within the borough's Developed Area, adjoining land which transitions into the designated Metropolitan Green Belt to the rear. The house appears to retain many of its original period features, with limited alteration since its construction, and now requires comprehensive internal modernisation.

The ground floor comprises an open-plan living and dining room, a small kitchen, and a generous entrance lobby/hallway. The first floor provides two medium-sized bedrooms, one box room, and a family bathroom. The property is not ideal for a young family home as visioned by the client and so increasing the footprint will provide a 3 bed 5 person home.

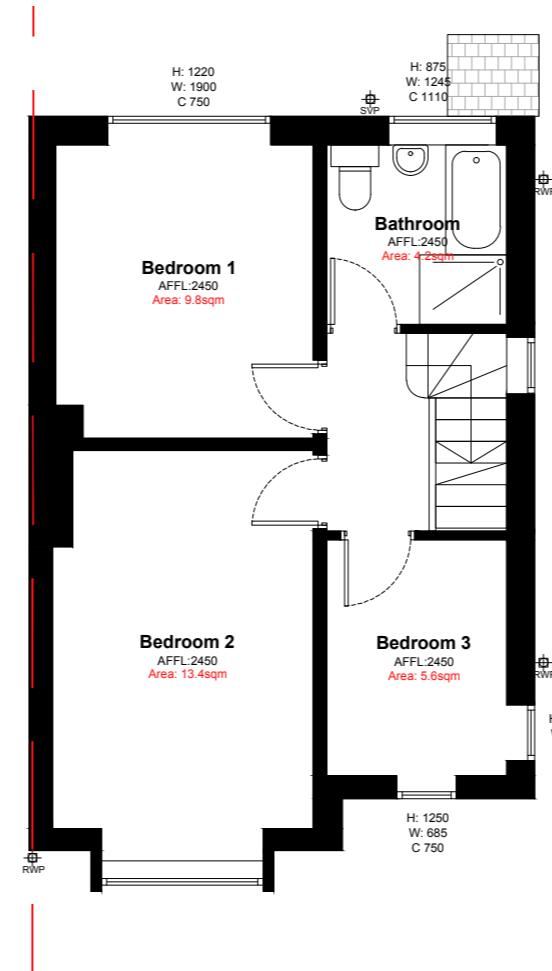
Externally, the property benefits from a large rear garden of approximately 165 m², providing ample outdoor amenity space, and off-street parking for one vehicle to the front. The dwelling is constructed under a hipped roof, typical of the street's inter-war suburban character. However, many nearby properties have undergone roof conversions and extensions. The adjoining semi-detached neighbour has converted from a hipped to gable end roof, incorporating a full-width rear dormer. We seek to arrange a meeting with the neighbours on site to discuss proposals. A number of surrounding dwellings along Harvey Road have similarly been altered through loft conversions, full-width dormers, and single-storey rear extensions, establishing a clear precedent for modest



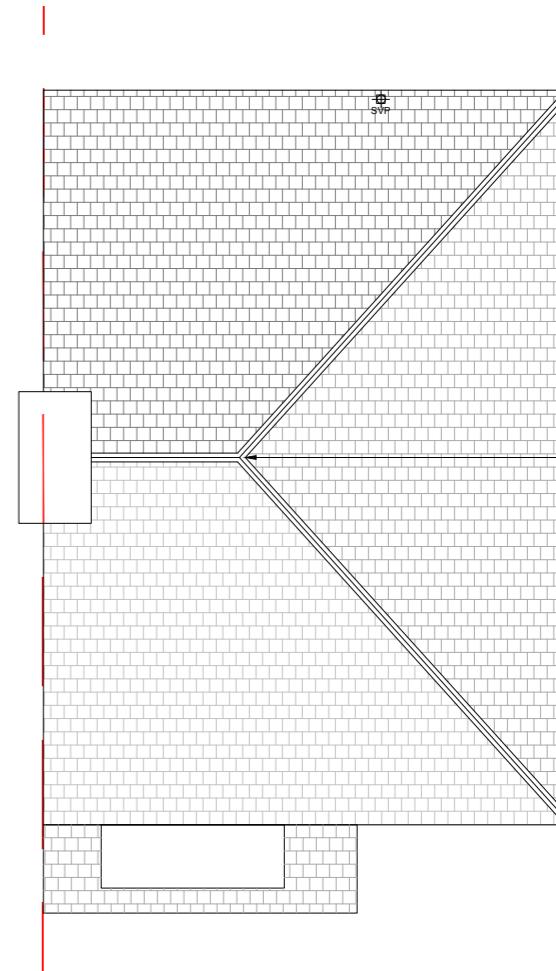
2.2 Existing Floor Plans



Existing Ground Floor Plan



Existing First Floor Plan



Existing Roof

2.3 Existing Interior & Exterior photos

This page includes images of the ground and first floor layouts, including images of the front and rear of the property



3.0 Policy & Compliance

3.1 Overview

This section outlines the relevant Hillingdon planning policy documents, guidance, and submission requirements. The proposed development shall comply with statutory regulations like the approved documents and will be informed by the current Hillingdon Council planning policy and London Plan requirements.

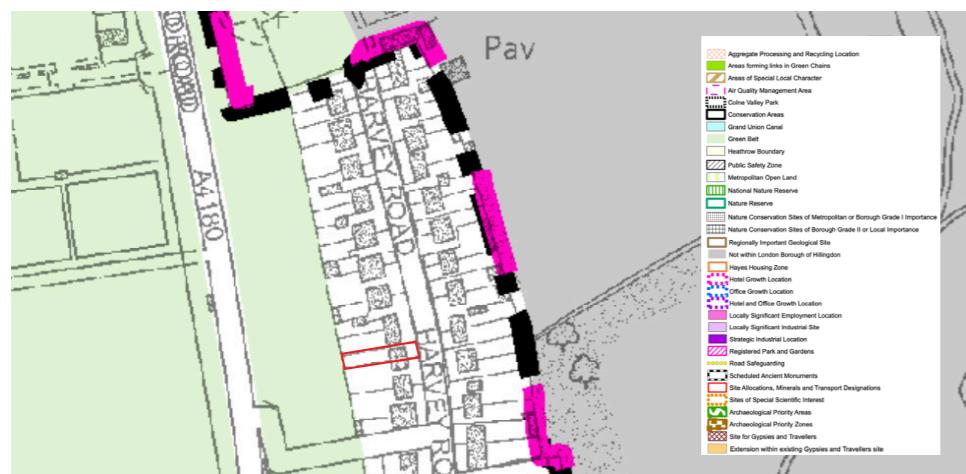
The property's proximity to the Green Belt introduces some sensitivity to bulk and visual impact when viewed from open land; however, the immediate context of Harvey Road is characterised by established two-storey dwellings, many with enlarged roof forms and rear extensions.

3.2 Planning History

There is no recorded planning applications for the property.

3.3 Policy Map Extract

The diagram below is an extract from the Hillingdon Policies Map, with the application site outlined in red. As shown, there do not appear to be any major policy designations or planning restrictions affecting the site, other than its rear boundary adjoining land designated as Green Belt. A request for formal confirmation has been submitted to the London Borough of Hillingdon regarding the presence of any Article 4 Directions affecting the property. Initial online checks indicate that there are no Article 4 Directions in place for this site.



Local Plan

Compliance with Hillingdon local policies are required. Our proposed will be reviewed against these policies.



Conservation & Green Belt Areas

While the site itself is not located within a Conservation Area, it is positioned immediately adjacent to the Green Belt, introducing an additional level of planning sensitivity.



Listed Buildings

The property is not listed.



Flood Risk Zones

Based on information retrieved from the EA the risk of flooding is low.



Trees

There are no trees or shrubs on site that are subject to a Tree Preservation Order (TPO) or identified by the London Borough of Hillingdon as protected specimens exceeding 75 mm in diameter at 1.5 m above ground level.



Highways Consultation

No access and Parking issues affect this site.

4.0 Design Constraints

2.1 Planning Context: Opportunities & Constraints

As with any form of residential development, there are inherent planning risks associated with the proposals. Even where neighbouring properties have previously obtained permission for similar works, it is important to recognise that the planning system continually evolves, and each application is assessed on its own merits.

An initial desktop review indicates that there are no Article 4 Directions or specific restrictions currently removing permitted development rights from the site.

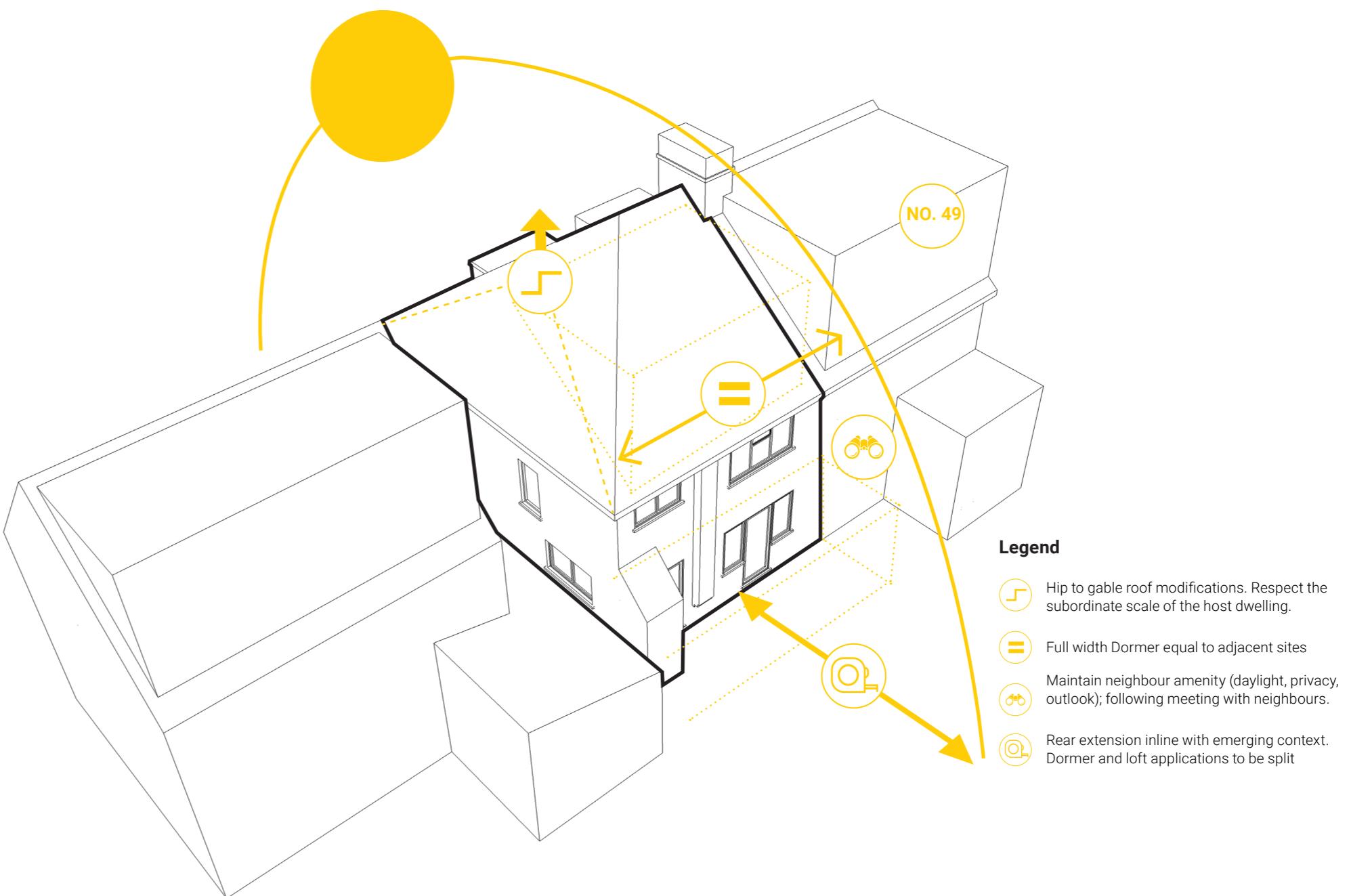
The property lies adjacent to Green Belt land, which introduces an additional planning sensitivity. Although the site itself does not fall within the Green Belt boundary, its proximity means the Local Planning Authority (LPA) is likely to give careful consideration to the scale, massing, and visual prominence of any proposed extension. Development that could potentially affect the openness or character of the Green Belt setting is often subject to heightened scrutiny.

A considered design approach, respectful of the surrounding context and existing built form, is essential to ensure compliance with local planning policy and to demonstrate that the proposal will not adversely impact the Green Belt's openness or visual character.

A review of the immediate street context shows that many neighbouring dwellings have implemented loft conversions and rear extensions, establishing a clear pattern of residential development in the area.

2.2 Onsite meeting with No. 49 Harvey Road

On Thursday 4th November, a site visit was carried out at No. 49 Harvey Road, during which we explained our proposals to the homeowner. The homeowner welcomed the proposals and confirmed that he was also considering extending his property. The neighbour advised that he has coincidentally already appointed an architect and is in the process of submitting a planning application for a five-metre extension. This was discussed during the meeting, and it was collectively agreed that both parties were comfortable with the proposed extensions. Overall, there was a shared view that the proposed home improvements would enhance and extend the lifespan of the property, which is semi-detached dwelling.



5.0 Local Precedents

5.1 Overview

This page illustrates a selection of relevant planning applications identified along the street, chosen for their contextual relevance to the proposed.

5.2 Selection of Successful Applications

49 Harvey Road Planning Reference: 9809/APP/2005/1582
Neighbours Loft extension and part rear extension Proposal issued LDC
Permitted Development
Decision: **Granted** Decision: 2005

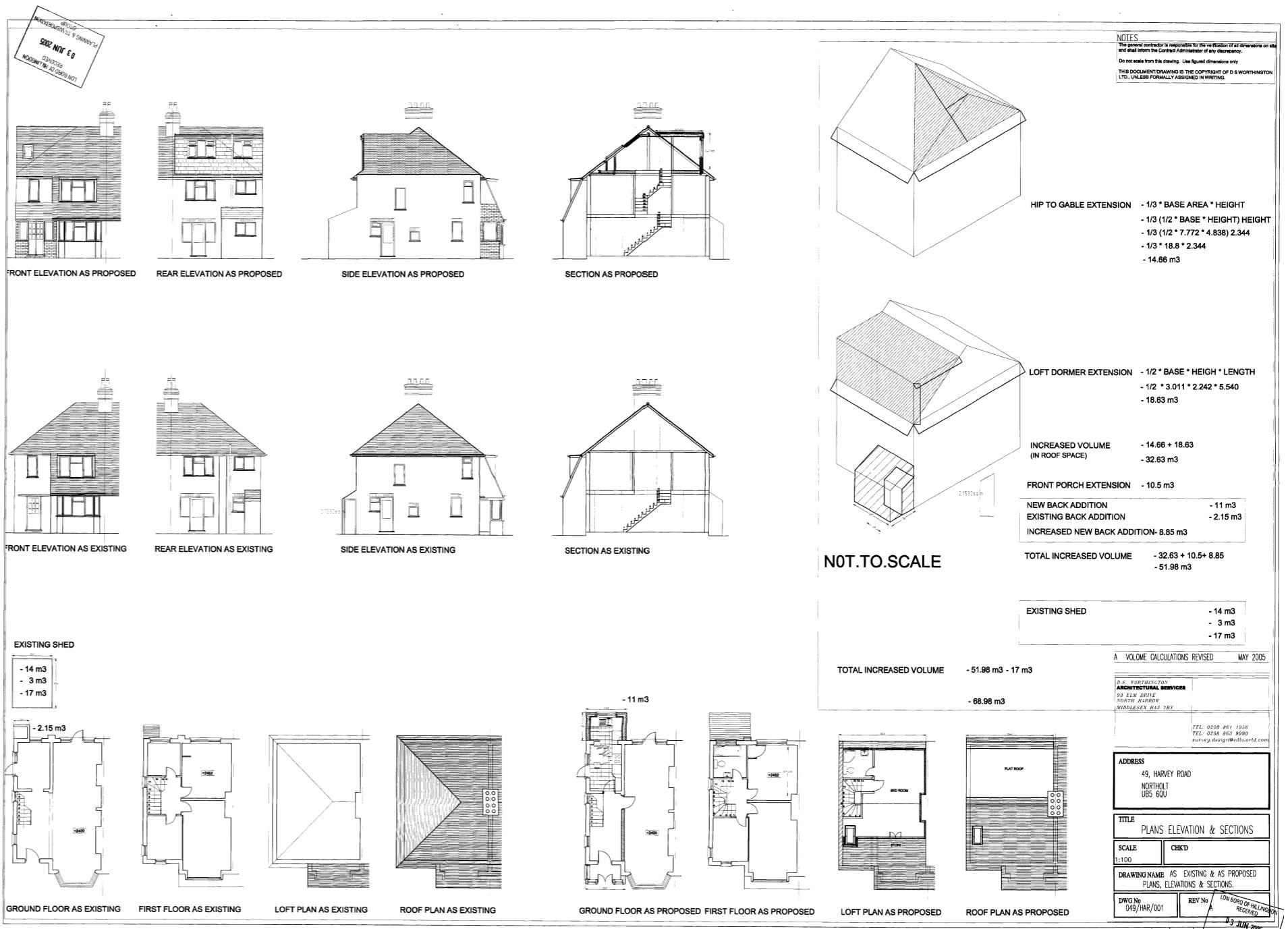
38 Harvey Road Planning Reference: 32494/APP/2022/3614
Erection of a part single storey, part two storey rear extension
Decision: **Granted** Decision: 2022

38 Harvey Road Planning Reference: 32494/APP/2022/3903
Conversion of roof space to habitable use to include a rear dormer, 3 front roof lights and conversion of roof from hip to gable end (Application for a Certificate of Lawful Development for a Proposed Development)
Decision: **Granted** Decision: 2022

64 Harvey Road Planning Reference: 24418/APP/2024/2066
Erection of a single storey rear extension (5m Deep rear extension)
Decision: **Granted** Decision: 2024

64 Harvey Road Planning Reference: 24418/APP/2024/2065
Conversion of roof space to habitable use to include a rear dormer, 2 front roof lights and conversion of roof from hip to gable end (Application for a Certificate of Lawful Development for a Proposed Development).
Decision: **Granted** Decision: 2024

67 Harvey Road Planning Reference: 977/APP/2023/3173
Conversion of roof space to habitable use to include a rear dormer with juliette balcony, 2 front roof lights, conversion of roof from hip to gable end and removal of existing chimney. (Application for a Certificate of Lawful Development for a Proposed Development)
Decision: **Granted** Decision: 2023



Drawings from Approved scheme at number 49