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PLANNING STATEMENT & DESIGN & ACCESS STATEMENT 36 Kewferry Road, Northwood, HA6 2PB

Proposed Development: Creation of a Shower Room Between Existing Study and Integral Garage

1. Introduction

1.1 This document provides the Planning Statement and Design & Access Statement in support of a householder application at 36 Kewferry Road.

1.2 The proposal includes a 500mm increase in flat roof height to achieve adequate internal headroom for a new shower room positioned between the study and the integral garage.

1.3 The proposal retains the established roof profile approved under Planning Permission ref. 12176/C/93/1831 and maintains full garage functionality.

2. Site and Surroundings

2.1 The site comprises a detached dwelling on the eastern side of Kewferry Road.

2.2 Neighbouring properties include Nos. 34, 38, 29 and 1 Elmsdene Mews.

2.3 The site is not within a Conservation Area, AONB, or World Heritage Site.

2.4 Permitted Development Rights were removed by Conditions 3 and 6 of the 1994 permission. The proposal complies with both.

3. Relevant Planning History

- 12176/APP/2026/935
- 12176/C/93/1831 (Approved 25/02/1994)
- 12176/A/88/1243

4. Planning Policy Compliance

- **NPPF (2023)** – Paras 130, 134, 111
- **London Plan (2021)** – D3, D4, T5
- **Hillingdon Local Plan** – DMHB 11, DMHB 12, DMHD 1, DMT 6

5. Design & Access Statement

Use

Ancillary residential use.

Amount

No increase in footprint.

Layout

Internal reconfiguration only.

Scale

500mm roof height increase; visually subordinate.

Appearance

Minimal change; consistent with existing extension.

Access

Unchanged pedestrian and vehicular access; garage depth retained. Front courtyard can accommodate up to 4 off-street parking.

6. Conclusion

The proposal is modest, policy-compliant, neighbour-friendly, and maintains the functional use of the garage. Approval is respectfully sought.