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Supporting Statement

Application Description:	Construction of a first-floor side extension
Applicant:	Mr. Thiren Phull
Site Address:	30 Highland Road, Northwood HA6 1JT

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1. Introduction

- 1.1.** Planning permission is requested in relation to the following development at 30 Highland Road in Northwood for:

“Construction of a first-floor side extension”

- 1.2.** This proposal builds on from the recent approval at the site (12462/APP/2025/2118) where the owner gained approved for a single storey rear and side extension as well as a loft extension. The proposed side extension would be located above the recently approved ground floor side extension.
- 1.3.** This planning statement will set out the site context, planning history, applicable planning policy and the key issues associated with the application.

2. Description of Site and Surroundings

- 2.1.** The application site is located on the southern side of Highland Road within the administrative area of Hillingdon. No. 30 Highland Road is a two-storey semi-detached with amenity space to the front and rear.
- 2.2.** The property has a hipped roof, porch and side lean to.
- 2.3.** The surrounding area includes a combination of semi-detached and detached two storey properties with a number of amenities located a short distance away. The property is a 4-minute walk from the nearest train station at Northwood Hills and the property is also serviced well with bus stops a few minutes walk away.
- 2.4.** The site is not listed and there are no listed buildings in the vicinity of the site.

2.5. An image of proposed access way of the property is shown below:



2.6. An image of the aerial photo of the property is shown below:



3. Relevant Planning History

- 3.1.** A full search of planning history for the application site has been carried out in preparation of the planning statement. There is the following planning history associated with No.30 Highland Road;
- 3.2.** 12462/E/79/2295 - Householder development (small extension, garage etc.) Decision: 14-02-1980 Approved
- 3.3.** 12462/APP/2025/2118 - Erection of a single storey side, single storey rear extension with patio element, conversion of roof space to habitable use to include a rear dormer with Juliette balcony, 3no. front roof lights and change of roof form from hipped to gable end, following demolition of existing porch, car port and rear extension – Decision 14-01-2026 Approved

4. Planning Policy Context

- 4.1 This section of the Statement provides an analysis of the planning policy context in which the proposed development should be considered in accordance with the relevant planning legislation and national policy guidance.
- 4.2 Planning decisions in England and Wales should be taken in accordance with the development plan unless material considerations indicate otherwise. This statutory requirement is set out in Section 38(6) of the Planning and Compulsory Purchase Act 2004.
- 4.3 The statutory development plan for Bexley consists of:
- London Plan (2021)
 - Hillingdon Local Plan (2020)
- 4.4 While not forming part of the statutory development plan, the following documents remain important material considerations for the determination of planning applications in Hillingdon:
- National Planning Policy Framework [NPPF] (2025)
 - Supplementary Planning Guidance and Documents; and
 - Local Plan Evidence Base.
- 4.5 The most relevant extracts of these documents are analysed in more detail below.

NATIONAL PLANNING POLICY

National Planning Policy Framework (2025)

- 4.6 On 27th March 2012, the government adopted the National Planning Policy Framework (NPPF). The document provides a consolidated framework of planning policy which replaces most of the previous national Planning Policy Statements and Planning Policy Guidance Notes. This has most recently been superseded by many revisions, the first recent in February 2025.
- 4.7 The NPPF outlines the presumption in favour of sustainable development. It further states that permission should be granted for development where a plan is absent, silent, indeterminate or where relevant policies are out of date.
- 4.8 The framework indicates that proposed development that accords with an up-to-date Local Plan should be approved, and proposed development that conflicts should be refused unless other material considerations indicate otherwise. The NPPF constitutes a material consideration in determining applications.
- 4.9 Paragraph 128 states that design quality should be considered throughout the evolution and assessment of individual proposals, whilst Paragraph 130 recognises that permission should be refused for development of poor design which fails to improve the character and quality of an area and the way it functions.

REGIONAL PLANNING POLICY

London Plan (2021)

- 4.10 The London Plan forms part of the development plan for the site. The Plan was the subject of Minor Alterations in 2015 and these were adopted in April 2016. The latest version of the Plan was adopted on 2nd March 2021. It provides the strategic direction for development in the Greater London area. The relevant policies are discussed below.
- 4.11 Policy D3 acts as the primary architectural compass for any development in London, including domestic extensions. The core philosophy here is that any new building work must be "design-led," meaning its shape, size, and style should be directly informed by the surrounding environment. In the context of a side extension, this policy dictates that your addition must respect the existing streetscape, local distinctiveness, and the architectural composition of your original home. Planners rely on this policy to ensure that a side extension does not become an overbearing eyesore; instead, it must harmonize with the scale, bulk, and massing of the neighbourhood, ensuring the visual rhythm of the street is maintained rather than disrupted.
- 4.12 While Policy D6 was written largely with new housing developments in mind, its principles regarding residential amenity are strictly applied to householder extensions. This policy safeguards the living conditions of both you and your neighbours. When you propose a side extension, planners will use Policy D6 to evaluate whether your new walls and roofline will cast unacceptable shadows over a neighbour's windows, block their natural daylight, or create a layout that infringes on their privacy. Additionally, this policy prevents the overdevelopment of your plot. It ensures that even after the extension is built, your home retains a sufficient amount of usable, high-quality outdoor amenity space, meaning you cannot completely swallow up your garden just to maximize indoor square footage.

LOCAL PLANNING POLICY

Hillingdon Local Plan (2020)

- 4.13 The Hillingdon Local Plan: Part One Strategic Policy BE1 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.
- 4.14 Policy DMHB 11 (Design of New Development) states - A) 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:
- 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.
- B) Development proposals should not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space.
- C) Development will be required to ensure that the design safeguards the satisfactory re-development of any adjoining sites which have development potential. In the case of proposals for major development sites, the Council will expect developers to prepare master plans and design codes and to agree these with the Council before developing detailed designs.
- D) Development proposals should make sufficient provision for well designed internal and external storage space for general, recycling and organic waste, with suitable access for collection. External bins should be located and screened to avoid nuisance and adverse visual impacts to occupiers and neighbours.

4.15 Policy DMHB 12 (Streets and Public Realm) states - A) Development should be well integrated with the surrounding area and accessible. It should:

- i) improve legibility and promote routes and wayfinding between the development and local amenities;
- ii) ensure public realm design takes account of the established townscape character and quality of the surrounding area; iii) include landscaping treatment that is suitable for the location, serves a purpose, contributes to local green infrastructure, the appearance of the area and ease of movement through the space;
- iii) provide safe and direct pedestrian and cycle movement through the space;
- iv) incorporate appropriate and robust hard landscaping, using good quality materials, undertaken to a high standard
- v) where appropriate, include the installation of public art; and
- vi) deliver proposals which incorporate the principles of inclusive design. Proposals for gated developments will be resisted. B) Public realm improvements will be sought from developments located close to transport interchanges and community facilities to ensure easy access between different transport modes and into local community facilities.

4.16 Policy DMHD 1: Alterations and Extensions to Residential Dwellings states -A) 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;
- vi) adequate off-street parking is retained, as set out in Table 1: Parking Standards in Appendix C;
- vii) trees, hedges and other landscaping features are retained; and
- viii) all extensions in Conservation Areas and Areas of Special Local Character, and to Listed and Locally Listed Buildings, are designed in keeping with the original house, in terms of layout, scale, proportions, roof form, window pattern, detailed design and materials.

4.17 With regard to side extensions, Policy DMHD 1 of the Hillingdon Local Plan: Part Two Development Management Policies (2020) states 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.

5. Key Issues

Context

5.1 This application is for the following development at 30 Highland Road, Northwood.

“The construction of a first-floor side extension”

5.2 The key issues are considered to be the following:

- Principle of development
- Design and Character
- Impact on Amenity

Principle of development

- 5.3** The principle of extending an existing residential property within a clearly defined, established residential area is broadly supported at all levels of planning policy. The National Planning Policy Framework (NPPF) establishes a clear presumption in favour of sustainable development. At the regional level, the London Plan 2021 (specifically Policies D3 and H2) supports the optimisation of existing residential sites to meet housing needs, provided the development is design-led and respects the local context. The proposed first-floor side extension seeks to improve the standard of living accommodation for the existing dwelling, which aligns conceptually with both national and local strategic objectives.
- 5.4** The application site is situated within a residential streetscape where the original, uniform character of the dwellings has evolved significantly over time. The principle of side extensions is firmly established in the immediate vicinity. Several neighbouring properties have undertaken similar first-floor or two-storey side extensions. Consequently, the proposed addition of a first-floor side extension at the application site would not introduce an alien or incongruous feature into the street scene, but rather reflect an established pattern of residential evolution within the street.
- 5.5** While the application site forms part of a semi-detached pair, it is material to note that the original architectural symmetry of this pair has already been irrevocably altered. The prior construction of a hipped-to-gable roof extension, alongside a ground floor side extension, means the host dwelling currently reads as an asymmetrical unit when viewed against its adjoining neighbour.
- 5.6** Because the strict symmetry of the original semi-detached composition has already been lost, the addition of a first-floor side extension will not cause further harm to a unified frontage. Instead, the proposed extension represents a logical infill over the existing ground-floor addition. Rather than disrupting an intact pair, the proposal seeks to consolidate the host property's existing additions into a more cohesive, well-proportioned, and balanced architectural form in its own right, whilst remaining subservient to the main dwelling in accordance with local design guidelines.

- 5.7** Given the residential nature of the area, the precedent set by similar local developments, and the existing asymmetrical baseline of the semi-detached pair, the principle of erecting a first-floor side extension is considered highly acceptable, subject to detailed design, scale, and amenity considerations.

Design and character

- 5.3** Paragraph 131 of the NPPF requires development to be visually attractive, sympathetic to local character and to maintain a strong sense of place. Paragraph 135 further requires that proposals are assessed for their impact on the character and quality of an area, ensuring that alterations are well integrated and appropriate to their context.
- 5.4** The design and appearance of the proposed development must be assessed against Policy DMHB 11 of the Hillingdon Local Plan Part 2, which requires all new development to harmonise with the local context, including the scale, mass, and bulk of adjacent structures. More specifically, residential extensions are assessed against Policy DMHD 1 and the associated Householder Development Policies in Appendix A, which establish the spatial parameters necessary to ensure additions remain subordinate to the host dwelling.
- 5.5** To avoid a terracing effect and ensure the original building remains the visually dominant element, paragraph A1.11 and Policy DMHD 1(C)(v) dictate that two-storey side extensions on detached and semi-detached houses must be set back from the main front wall of the dwelling by at least 1 metre. Additionally, the roof of the side extension must be set back from the front roof plane, with its ridge set lower than the main ridge, so that the addition clearly reads as a subordinate element.
- 5.6** The submitted proposed plans demonstrate that the proposed side extension has been sensitively designed to meet these criteria. The extension is set back 1 metre from the front porch and 1.7 metres from the furthest projecting point of the principal front elevation. Furthermore, the proposed front elevation clearly illustrates a set down from the main ridge line. This distinct break in the building line and roofline successfully provides the required definition between the original house and the extension, ensuring it appears as a subservient addition rather than a competing mass.
- 5.7** This exact design approach has been previously supported by the Planning Inspectorate on this very street. In allowing a two-storey side extension at No. 26 Highland Road (Appeal Ref: APP/R5510/A/06/2021007), the Inspector explicitly praised the use of a lower ridge height and a front set-back, concluding that "these features would ensure that the side extension would appear sub-ordinate to the existing building and, as such, would not cause any significant harm to its balance and appearance". The current proposal successfully adopts these Inspector-endorsed design principles.
- 5.8** Paragraph A1.12 and Policy DMHD 1(C)(i) state that all side extensions should be limited in width to less than half the width of the original property to avoid over-dominance. The proposed floor plans and front elevation confirm that the width of the side extension respects this limitation, further aligning with the successful precedent at No. 26, where the Inspector noted that a

subordinate width was key to an acceptable scheme. The resulting proportions are balanced and integrate well with the scale of the existing house.

- 5.9** Crucially, the proposal has been carefully calibrated to avoid any "terracing effect" within the street scene. Visual separation between properties is a recognised and valued feature of Highland Road's character. For example, a clear gap would be maintained between No. 36 and No. 38, aided by the fact that No. 38 only features a single-storey extension, which successfully breaks up the building mass along this side of the road. The proposed two-storey side extension at No. 30 respects and responds to this established pattern of development. By incorporating the required 1-metre front setback and ensuring the extension remains strictly subordinate to the host dwelling, the design guarantees that adequate spatial separation and visual relief are retained at the first-floor level, thereby preserving the rhythm and openness of the street.
- 5.10** In addition to strict policy compliance, the proposal must be viewed within the established architectural context of Highland Road. The principle of two-storey side extensions is already a defining characteristic of the immediate street scene, with examples present at Nos. 38, 50, and 52.
- 5.11** While it is acknowledged that these historical additions pre-date the current Hillingdon Local Plan Part 2 policies, they act as a strong material precedent for the acceptability of two-storey side bulk in this location. Notably, these historical extensions feature flat roofs and lack any set back from the principal elevation with design choices that are visually incongruous and run contrary to the Council's current design standards. Indeed, the Council's own delegated officer report for No. 50 Highland Road acknowledges that historical flat-roofed extensions without front setbacks "do not integrate well with the property and generally detract from the appearance of the street". The report further concedes that replacing such an extension with a pitched roof design represents a "visual improvement on the current arrangement".
- 5.12** In stark contrast to the historical additions on the street, the proposed extension at the application site proactively addresses and improves upon this context. By fully complying with current setback, proportional width, and roof-pitch policies, the proposal not only respects the established pattern of development on Highland Road but represents a significantly higher-quality, policy-compliant design that will actively enhance the street scene compared to its predecessors.
- 5.13** Overall, the proposal adheres strictly to the Council's design guidelines for side extensions while responding positively to the established character of the area. By incorporating the required setbacks, a lowered ridge, and a proportionate width, the development achieves a subordinate appearance that respects the architectural style of the original dwelling, an approach explicitly validated by previous appeal decisions on Highland Road. Furthermore, it offers a vastly superior design standard compared to the existing, non-compliant two-storey side extensions already present on the street. The proposal therefore fully complies with Policies DMHB 11 and DMHD 1 of the Hillingdon Local Plan Part 2.

Neighbouring Amenity

- 5.14** The protection of residential amenity is a fundamental requirement of the Hillingdon Local Plan Part 2. Policy DMHB 11 states that development proposals should not adversely impact the

amenity, daylight, or sunlight of adjacent properties. Furthermore, Policy DMHD 1 requires alterations and extensions to achieve a satisfactory relationship with adjacent dwellings, ensuring no unacceptable loss of outlook or privacy. The proposed development at 30 Highland Road has been carefully designed to strictly adhere to these policies.

- 5.15** The scale, massing, and positioning of the proposed two-storey side extension and rear elements have been designed to ensure they do not exert an overbearing impact on the adjoining properties. By incorporating a 1-metre setback from the principal elevation and lowering the ridge height, the overall bulk of the extension is substantially reduced when viewed from neighbouring boundaries. Additionally, the depth and height of the extension have been carefully calibrated to respect the line of sight from the nearest ground and first-floor habitable room windows of the adjacent properties. As a result, the proposal will not cause any unacceptable overshadowing, loss of daylight, or sense of enclosure. This sensitive approach to massing directly aligns with the Planning Inspectorate's assessment of similar development on this street. When allowing the appeal at No. 26 Highland Road (Appeal Ref: APP/R5510/A/06/2021007), the Inspector explicitly noted that they were not convinced the two-storey side and rear extensions would be "high enough, or close enough to the windows of adjacent dwellings, to cause any unacceptable loss of sunlight or daylight to the occupants". The current proposal for No. 30 has been designed to ensure this exact same harmonious relationship.
- 5.16** The proposal has been thoughtfully designed to prevent any loss of privacy for adjoining occupiers, ensuring no direct overlooking into neighbouring habitable rooms or private amenity spaces. No new clear-glazed habitable windows are proposed on the side elevations. No new side-facing windows have been proposed to limit overlooking onto neighbours' property. To the rear, the proposed glazing is oriented to look directly down the applicant's own rear garden. As established in the Council's own delegated report for No. 50 Highland Road, a rear dormer in this context "would principally overlook the applicant's own garden area, and in any case would afford a similar level of overlooking of neighbouring properties than the existing first floor rear windows". The Council accurately concluded at No. 50 that such additions do not result "in any significantly greater level of overlooking than the existing arrangement", and the exact same logic applies directly to the proposal at No. 30. Finally, due to the siting of the plot, the development would look onto the adjacent park at the rear.
- 5.17** The proposed extension has been thoughtfully designed to respect the living conditions of adjoining occupiers. By ensuring appropriate setbacks, respecting light angles, and preventing overlooking, the development will have no adverse impact on neighbour amenity. The proposal therefore fully complies with Policies DMHB 11 and DMHD 1 of the Hillingdon Local Plan Part 2, a position heavily supported by established planning precedents on Highland Road.

6. Conclusion

- 6.1 In summary, the proposed development at 30 Highland Road represents a highly considered, sustainable, and policy-compliant response to the site's opportunities and constraints. The scheme has been carefully designed to accord with the core principles of the Hillingdon Local Plan Part 2, specifically Policies DMHB 11, DMHD 1, and DMHB 18, as well as the overarching objectives of the National Planning Policy Framework.
- 6.2 The design and appearance of the extension are fundamentally respectful of the host dwelling and the wider street scene. By incorporating the required 1-metre front setback, a lowered roof ridge, and a proportionate width, the two-storey side extension ensures a clearly subordinate relationship with the original house.
- 6.3 Crucially, the development safeguards the residential amenity of all adjoining occupiers. The massing and depth of the extension have been assessed to ensure no unacceptable loss of daylight, sunlight, or outlook occurs. Privacy is fully protected through the strategic orientation of windows, mitigating any perceived overlooking. This harmonious relationship between properties directly mirrors the acceptable tolerances established by the Planning Inspectorate in allowing similar development on Highland Road.
- 6.4 For these reasons, it is respectfully submitted that the proposed development constitutes sustainable, high-quality design that will actively enhance the site and its surroundings without causing material harm to neighbouring amenity. The proposal overcomes the Council's previous concerns and aligns with established precedents on Highland Road, and therefore, we respectfully request that planning permission be granted.