

Planning Statement

Project: 25 Murray Road, Northwood HA6 2YP

Client: Mr & Mrs Patel

Date: 13.11.2025

Prepared by: Kotak Design

Erection of a single-storey rear extension with a modest pitched roof and rooflights following demolition of the existing conservatory and rear outbuilding

Town and Country Planning Act 1990

01. INTRODUCTION

This statement accompanies a full planning application for the erection of a single-storey rear extension with a modest pitched roof and rooflights following demolition of the existing conservatory and rear outbuilding at 25 Murray Road, Northwood.

The proposal has previously been the subject of a pre-application enquiry (Ref. 16123/PRC/2025/99, dated 25 September 2025). The applicant appreciates the Council's informal comments and has reviewed them carefully. However, having re-assessed the site, neighbouring context, and daylight impacts, it remains the applicant's view that the design, form and depth of the proposed extension represent a balanced and proportionate addition that accords with local and national planning policy.

02. SITE AND SURROUNDINGS

25 Murray Road is a semi-detached, two-storey brick-built dwelling located on the north side of Murray Road within the **Northwood Town Centre (Green Lane) Conservation Area**. The property benefits from front drive and a substantial rear garden backing onto Waitrose parking. The surrounding street scene is residential detached and semi-detached in character and exhibit a mix of traditional and contemporary building forms, roof types and rear additions of varying depth.

The property lies within the **Developed Area** and not within any area of flood risk or other environmental designation. The adjoining dwelling at **No. 27** has already been extended to the rear, while the adjacent property on other side is Northwood United Synagogue.

03. PROPOSED DEVELOPMENT

The proposal seeks permission for a **single-storey rear extension** spanning the width of the dwelling, constructed following demolition of the existing conservatory and outbuilding. The new addition is designed with a **sympathetic pitched roof** incorporating **four rooflights**, finished in facing brickwork and roof tiles to match the existing property.

The extension increases internal ground-floor living space without altering the principal façade, ridge height or relationship to the street. Its footprint remains entirely within the established garden area and preserves all existing parking and amenity space.

04. PLANNING POLICY CONTEXT

The proposal has been assessed against the following policy framework:

- Hillingdon Local Plan Part 1 (2012): Policies BE1 (Built Environment) and HE1 (Heritage).
- Hillingdon Local Plan Part 2 (2020): Policies DMHB 1 (Heritage Assets), DMHB 4 (Conservation Areas), DMHB 11 (Design of New Development) and DMHD 1 (Alterations and Extensions to Residential Dwellings).
- The London Plan (2021): Policy D3 (Optimising Site Capacity Through Design) and HC1 (Heritage Conservation).
- National Planning Policy Framework (2024): Sections 4 (Decision-making) and 16 (Conserving and Enhancing the Historic Environment).

Together these policies seek high-quality, context-responsive design that sustains local character, protects residential amenity and makes efficient use of land.

05. DESIGN AND CHARACTER

The proposed extension has been carefully proportioned to remain visually subordinate to the host dwelling. Its **eaves height of 2.9 m** and overall ridge below first-floor sill level ensure a gentle transition from the main house to garden. The chosen pitched-roof form complements the architectural vocabulary of Murray Road, where a number of similar rear additions have been permitted within the Conservation Area.

Contrary to the pre-application view that the roof appears “excessively large”, the design intention is to deliver a **balanced gable proportion** that reads as an elegant garden-room element rather than a flat-roofed box. Within a conservation setting, a *modest contrast* between old and new is often desirable, allowing the original building to be appreciated distinctly rather than imitated. The extension achieves this through high-quality matching materials and restrained detailing while clearly expressing its period of construction.

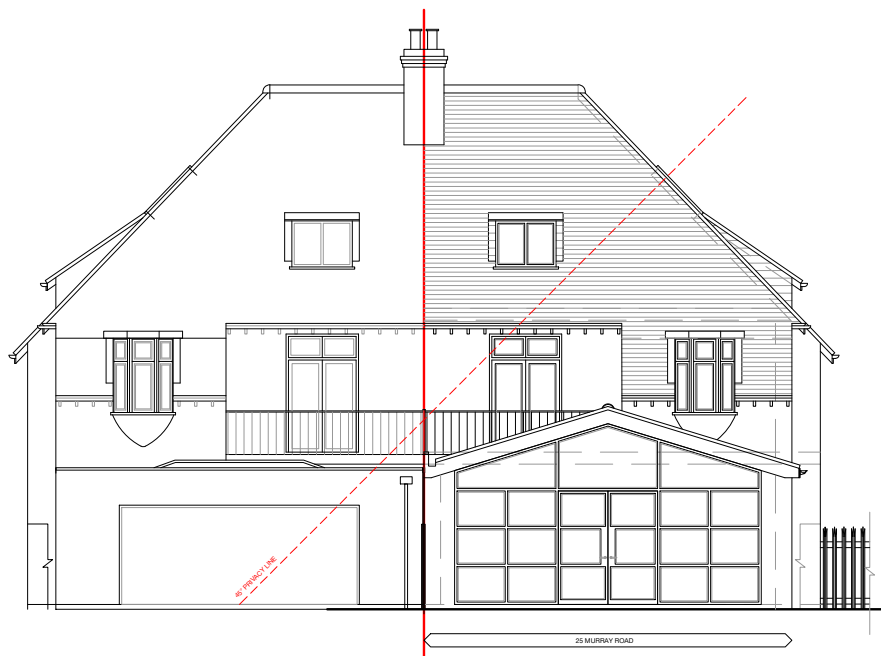
No public-realm views will be affected: the entire addition sits to the rear, screened by boundary treatments and not visible from Murray Road. Consequently, there is **no harm to the character or appearance of the Conservation Area** in accordance with Policies DMHB 1 and DMHB 4.

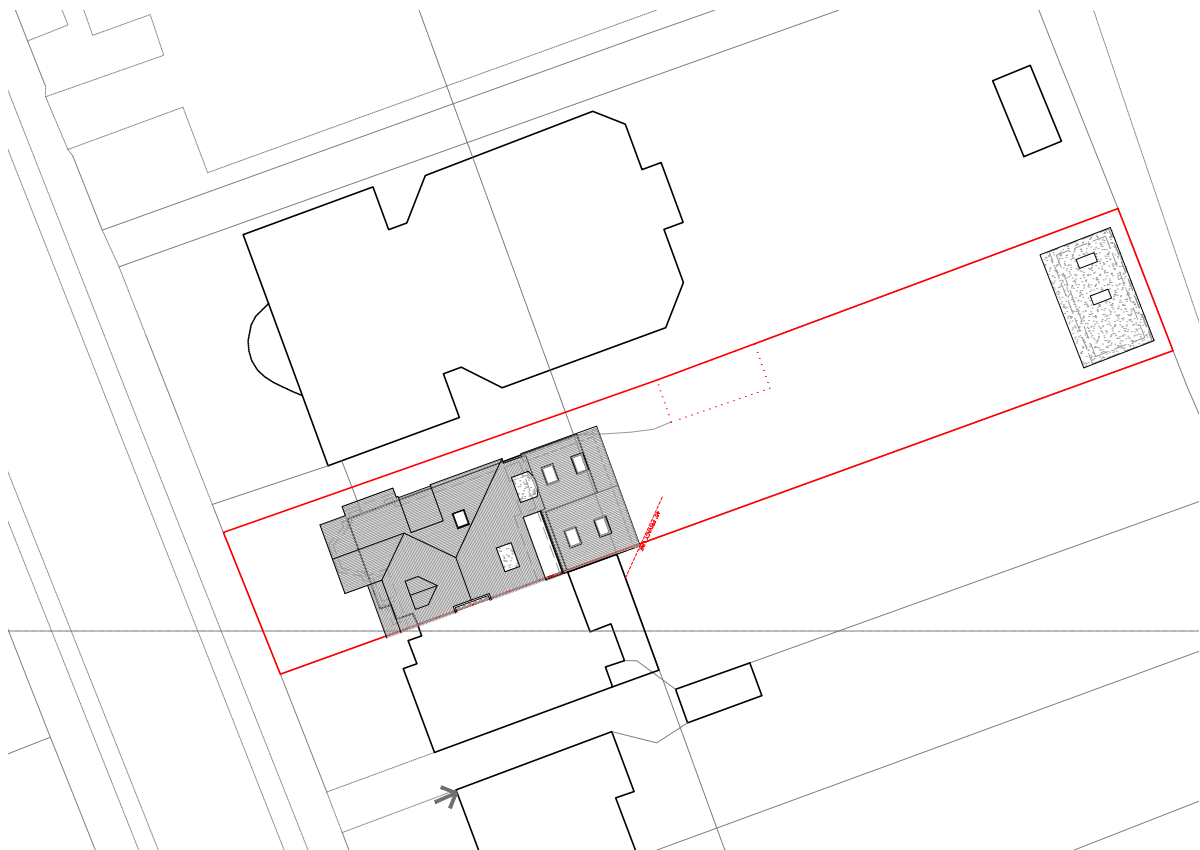
06. IMPACT ON NEIGHBOURING AMENITY

The proposed extension is positioned wholly within the applicant's curtilage. A daylight and overshadowing review demonstrates **no material loss of light or outlook** to neighbouring occupiers. The impact is further reduced with the help of pitched roof.

To the west, No. 27 Murray Road already projects significantly beyond the applicant's current rear wall, creating an established depth within this pair of dwellings. The proposed addition at No. 25 therefore restores a balanced relationship rather than imposing upon it. Given the orientation of plots and the modest height of 2.9 m at the eaves, there will be **no sense of enclosure, overbearing impact or loss of sunlight** to either neighbour.

Importantly, the applicant's own property previously experienced loss of openness when No. 27 extended. The present proposal simply re-establishes parity without exceeding neighbouring massing, ensuring that no undue precedent or cumulative harm arises.





07. HERITAGE AND CONSERVATION CONSIDERATIONS

As a modern semi-detached dwelling within the Green Lane Conservation Area, the building itself is not of intrinsic historic merit but contributes to the area through scale and materials. The proposed extension respects that contribution while introducing a clearly contemporary yet sympathetic addition.

Paragraph 206 of the NPPF (2024) confirms that where development causes *no harm* to the significance of a heritage asset, it should be permitted. The extension is subordinate, uses complementary brick and tile, and remains invisible from the public realm. The proposal therefore **preserves the character and appearance of the Conservation Area** and satisfies Sections 16 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

08. ACCESS, PARKING AND LANDSCAPING

No changes are proposed to the existing access, or driveway, which already accommodates two vehicles in accordance with Policy DMT 6 of the Hillingdon Local Plan Part 2. The rear garden remains generous in depth and usable area, comfortably exceeding minimum private-amenity standards. Existing soft landscaping will be retained and enhanced as part of the works.

09. CIL AND PLANNING OBLIGATIONS

The proposal results in less than 100 m² of additional floorspace and is therefore not liable for Hillingdon CIL or Mayoral CIL. No planning obligations are considered necessary.

10. CONCLUSION

The proposed single-storey rear extension represents a **contextual, high-quality and proportionate enhancement** to the property. It provides improved family accommodation while maintaining full compliance with the aims of the London Plan, Hillingdon Local Plan and the NPPF.

The extension will:

Preserve the appearance and spatial rhythm of the Conservation Area;

Avoid any adverse impact on neighbouring daylight, sunlight or outlook;

Employ materials and detailing consistent with the host dwelling; and

Deliver design contrast that celebrates, rather than imitates, the original architecture.

For these reasons, the proposal is fully policy-compliant and should be **approved without modification**.