

PLANNING STATEMENT

Proposed Single Storey Rear Extension, Front Porch, External Insulation & Render, and Alterations to Detached Outbuilding

12 Norwich Road

Northwood Hills

HA6 1NA

Applicant: Dale Hobbs

Prepared by: Arcadia-Designs Group Ltd

1. Introduction

This Planning Statement has been prepared in support of a Householder Planning Application for alterations and extensions to 12 Norwich Road, Northwood Hills.

The application seeks planning permission for:

- Construction of a single storey rear extension measuring approximately 4.0 metres in depth.
- Construction of a new front entrance porch.
- Installation of external wall insulation with a rendered finish to the side elevations of the existing dwelling.
- Alterations to the existing detached rear outbuilding, including a revised mono-pitched roof and internal reconfiguration for ancillary domestic use.

The proposals have been carefully designed to improve the functionality, energy efficiency and long-term usability of the property whilst respecting the established character of the dwelling and surrounding residential area. The scheme represents a sensitive enhancement to an existing family home and has been designed to ensure there is no unacceptable impact upon neighbouring occupiers or the wider street scene.

2. Site Description

The application site comprises a detached two-storey dwelling located within an established residential area of Northwood Hills.

The property benefits from generous front and rear gardens together with an existing detached outbuilding positioned towards the rear of the site.

Norwich Road is characterised by detached and semi-detached family dwellings displaying a variety of architectural styles, extensions, porches and external improvements. The street exhibits an evolving character where sympathetic domestic alterations are common and contribute positively to the quality of the area.

The site remains entirely residential in character and is well screened from neighbouring properties.

3. Planning Policy Context

The proposal has been assessed against national and local planning policy, including:

National Planning Policy Framework (NPPF)

The proposal accords with the core objectives of the National Planning Policy Framework, particularly:

- Section 2 – Achieving Sustainable Development
- Section 12 – Achieving Well-Designed Places
- Section 14 – Meeting the Challenge of Climate Change, Flooding and Coastal Change

The NPPF encourages development that improves existing housing stock, promotes high quality design and supports measures that improve energy efficiency and environmental performance.

Hillingdon Local Plan Part 1

The proposal is consistent with the objectives of:

Policy BE1

Built Environment

Policy EM1

Climate Change Mitigation

Policy EM8

Sustainable Design

These policies encourage well-designed development together with improvements to environmental performance and sustainable construction.

Hillingdon Local Plan Part 2

The proposal accords with:

Policy DMHB11

Design of New Development

Policy DMHB12

Streets and Public Realm

Policy DMHD1

Alterations and Extensions to Residential Dwellings

These policies require extensions to:

- respect the scale of the original dwelling;
- preserve the character of the surrounding area;
- protect neighbouring residential amenity;
- utilise high quality materials; and
- deliver attractive and sustainable development.

The proposed development satisfies these objectives.

4. The Proposed Development

The proposals have been carefully developed to improve the quality and functionality of the existing dwelling whilst remaining sympathetic to its original appearance.

The single storey rear extension extends approximately 4.0 metres beyond the existing rear elevation to provide a modern open-plan kitchen and family living area. The extension creates significantly improved family accommodation whilst remaining subordinate to the original dwelling.

The proposed front porch creates a more generous entrance hall and improves accessibility and functionality without dominating the principal elevation.

External wall insulation with a rendered finish is proposed to the side elevations. This element of the proposal will substantially improve the thermal performance of the dwelling, reduce heat loss and modernise the appearance of the property whilst maintaining an appropriate residential character.

Alterations are also proposed to the detached rear outbuilding through the replacement of the existing roof with a mono-pitched roof and internal alterations for continued ancillary domestic use.

Collectively, these improvements represent a logical modernisation of the property while respecting its established form and setting.

5. Design and Appearance

The proposal has adopted a design approach which preserves the overall scale and proportions of the existing dwelling whilst introducing carefully considered contemporary improvements.

The rear extension remains single storey and is located entirely to the rear of the property where visibility from the public realm is minimal.

The front porch is modest in scale and enhances the principal entrance without appearing visually dominant.

The proposed rendered finish provides a cohesive appearance and has been selected primarily to accommodate external insulation. This approach significantly improves the building's energy efficiency while providing a clean and contemporary appearance that remains sympathetic to neighbouring properties.

The proposed materials will be selected to complement the existing dwelling, ensuring the development integrates successfully into the surrounding street scene.

6. Detached Outbuilding Alterations

The application includes alterations to the existing detached outbuilding situated within the rear garden.

The proposal does not seek to intensify the use of the building or create additional residential accommodation. The outbuilding will remain entirely ancillary to the enjoyment of the main dwelling and will continue to provide domestic storage and home gym facilities only.

The principal external alteration comprises the replacement of the existing roof with a mono-pitched roof.

This design has been selected for several practical reasons:

- improved long-term durability;
- improved rainwater drainage;
- reduced maintenance requirements;
- improved weather resistance;
- improved thermal performance through modern insulated roof construction;
- a cleaner and more contemporary architectural appearance.

The revised roof remains modest in height and scale and continues to sit comfortably within the rear garden setting.

Due to its position behind the dwelling, the outbuilding has extremely limited visibility from the public highway and therefore has no detrimental impact upon the character or appearance of the surrounding area.

Importantly, the proposal does not create an independent residential unit, does not facilitate separate occupation and does not introduce any intensification of use.

The alterations simply improve the functionality, longevity and visual quality of an existing ancillary domestic building.

7. Residential Amenity

The proposals have been carefully designed to safeguard neighbouring residential amenity.

The rear extension remains single storey and is appropriate in depth and height for a detached dwelling.

No additional first-floor accommodation is proposed.

There are no new opportunities for overlooking neighbouring gardens.

The development will not result in unacceptable loss of daylight, sunlight or outlook.

Similarly, the alterations to the detached outbuilding remain modest in scale and are not considered capable of causing any material impact upon neighbouring occupiers.

Overall, the proposal fully satisfies the amenity objectives of Policy DMHD1.

8. Sustainability

A key objective of the proposal is to improve the environmental performance of the existing dwelling.

The installation of external wall insulation will significantly reduce heat loss and improve the thermal efficiency of the property.

The revised outbuilding roof similarly provides improved insulation and longer-term durability through modern construction methods.

These improvements directly support both national and local planning policy objectives relating to climate change mitigation and sustainable development.

The proposal therefore represents a positive investment in the long-term sustainability of the property.

9. Planning Assessment

The proposal represents a modest and proportionate extension to an existing detached dwelling.

The development:

- respects the scale of the original house;
- remains subordinate to the existing dwelling;
- preserves the character of Norwich Road;
- protects neighbouring residential amenity;
- improves accessibility;
- enhances family living accommodation;
- significantly improves thermal performance;
- modernises the appearance of the property;
- improves the long-term maintenance and functionality of the detached outbuilding.

The proposal accords with:

- National Planning Policy Framework (NPPF)
- Hillingdon Local Plan Part 1
- Hillingdon Local Plan Part 2

- Policies BE1, EM1, EM8, DMHB11, DMHB12 and DMHD1.

10. Conclusion

This proposal represents a carefully considered enhancement to an existing detached family dwelling.

Rather than introducing excessive built form or altering the fundamental character of the property, the development provides modern family accommodation, significantly improves the thermal performance of the existing building through external insulation, enhances the appearance of the dwelling through high-quality materials, and secures the long-term functionality of the detached outbuilding through a more robust and sustainable roof design.

The scheme has been designed with full regard to the character of the surrounding residential area and the amenities of neighbouring occupiers. It delivers sustainable improvements to the existing housing stock whilst remaining proportionate, sympathetic and policy compliant.

Having regard to the National Planning Policy Framework and the adopted policies of the London Borough of Hillingdon Local Plan, it is respectfully considered that the proposal represents sustainable development and there are no material planning considerations that would justify withholding planning permission.

Accordingly, it is respectfully requested that planning permission be granted.

Yours faithfully,

Arcadia-Designs Group Ltd
On behalf of Mr. Dale Hobbs