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PLANNING STATEMENT



PROPOSED SINGLE STOREY REAR EXTENSIONS

AT

Wild Acres, 3 The Broadwalk, Northwood, HA6 2XF

AUGUST 2026

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1. The Application

The application is for the site at Wild Acres, 3 The Broadwalk, Northwood, HA6 2XF. The scheme involves single storey rear extensions to the existing property.

The proposed extensions will allow to serve the moderns needs of the extended family at this property, whilst also allowing for much needed medical and rehabilitation facilities required for family members.

2. The Site

The application is for the site at Wild Acres, 3 The Broadwalk, HA6 2XF. The plot is approximately 2167m2.

The application site comprises a two-storey detached dwelling situated on the Southern side of The Broadwalk, approximately 27 metres east of the junction from Lowswood Close and approximately 100 metres west of Links Way. The site backs onto undeveloped land to the South (rear), which extends over a considerable area.

The existing property at 3 The Broadwalk, is a two-storey detached dwelling, with a habitable roof space, that is currently used as a single-family home. The houses within the Copse Wood Estate which the house sits within, are predominantly representative of 'Metroland' and are characterised by being detached properties on large plots, with varying style, materiality and character. The Broadwalk is characterized by two storey dwellings, with habitable loft space, on spacious plots. The character varies in terms of architectural style and appearance. Many of the dwellings appear to have been extended, altered or completely remodelled in recent times.

The dwelling is an existing detached two storey dwelling, considerably set back from the adjacent highway, The Broadwalk. The existing dwelling has a pitched roof and an exterior finish consisting of brickwork. The front of the site is an area of hardstanding and driveway leading to an attached garage. To the rear, the property benefits from a spacious rear garden, containing a generous lawn that is screened by mature trees and hedging.

The site does not sit within the Conservation Area, and the building is not a Listed or Locally Important Building.

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3. Pre-Application Advice

A pre-application was submitted to Hillingdon Council in March 2026. A pre-application written response was provided by the planning officer Ms Sharon Singh in June 2026 (reference: 18252/PRC/2026/46). The pre-application response provided by the planning officer, has been very helpful and informative, and has led to the refinement of the final scheme that is now being submitted to the council as part of this planning application. The comments raised during the pre-application along with the amendments to the scheme that have been carried out in response to the pre-application written response have been outlined in detail below.

General Principle

The pre-application stated that although some of the extensions would be larger than policy, when assessed on the wider scale of the area and the site, the proposal would be supported, subject to the neighbouring 45-degree lines not being interrupted. The pre-application went on to state that the site benefits from large trees and hedging on either boundary which provides extra screening, and therefore, subject to the non-interruption of neighbouring 45-degree sight lines, the scheme would be deemed acceptable.

As part of the revised scheme, we have carried out assessment of the neighbouring properties and provided 45-degree sight lines from the neighbouring windows. The extension to the left side rear of the property remained unimpacted on the 45-degree sight lines and therefore comply with the case officer's pre-application comments.

To the right side, following providing the 45-degree sight lines, the pre-application scheme did have minor protrusion into the 45-degree sight line. As such, as part of this submitted scheme, we have reduced the depth of the extension and created a further set back to ensure that the neighbouring 45-degree line is now uninterrupted.

All existing mature hedging and trees are to be retained and will continue to provide natural screening to the application site and therefore the proposed extensions will have no impact on the existing street scene, or that to the neighbouring properties.

Summary

As outlined above, the general principle of the development was deemed acceptable in the pre-application response. There were some minor clarifications required in terms of confirming that the proposal did not interrupt any neighbouring 45-degree sight lines. As stated above, as part of this formal submission, we have amended the scheme to ensure that no neighbouring 45-degree sight lines are interrupted and therefore comply with the comments raised by the case officer.

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4. Design & Access

This Design and Access Statement is intended to be read in conjunction with the following drawings/documents:

- P101 – Location Plan
- P102 A – Existing Block Plan
- P103 C – Proposed Block Plan
- P104 D – Proposed Site Plan
- P201 – Existing Plans and Elevations
- P202 C – Proposed Plans
- P203 A – Proposed Elevations
- P300 C – Proposed Ground Floor Plan with 45 Degree Lines
- P301 C – Proposed Ground Floor Plan
- P302 B – Proposed First Floor Plan
- P401 A – Proposed Front and Rear Elevations
- P402 A – Proposed Side Elevations
- Arboricultural Report for 3 The Broadwalk

Description of the Proposed Development

The submitted scheme proposes relatively modest single storey rear extensions to the existing property. The purpose of the extensions is to allow the house to function and serve the needs of a modern and extended family. However, more importantly, the extensions, in particular to the right side are required to allow for the instalment of rehabilitation facilities which are desperately required due to a number of family members suffering from health issues – mainly related to muscle issues. The proposed extensions would allow to address both the requirements without having any impact on the existing street scene or the of the amenity of the neighbouring properties.

Proposed Extensions

On the left side, we are proposing a small single storey 4 metre extension. The extension will allow for additional living space which is required to serve the family's needs. As shown on the plan, the neighbouring 45 degree sight line is completely uninterrupted and therefore the single storey extension would have no impact on the neighbouring property. In addition, the proposed extension would be over 15 metres away from the neighbouring property, and more importantly, the boundary between the two properties is heavily screened by natural landscaping. There are large mature hedges which provide natural screening and therefore the extension on the left side would have no impact on the neighbouring property.

The extension on the right side proposed a single storey extension behind the existing garage. The extension is required to house a rehabilitation suite, which includes hot and cold plunge pools, and a massage/treatment room. This is required due to family members suffering with health issues, and in particular muscle issues, and therefore, the requirements of this extension is essential. The extension has been set back to ensure that the 45 degree neighbouring site line is left completely uninterrupted and

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therefore the extension would have no impact on the neighbouring property and its amenity. There are large mature trees and hedges on this side which will all be retained to ensure that any proposed extensions are completely screened by the natural landscaping.

Materials
We are proposing for the extensions to largely match the style, materials and character of the existing property. The existing property is well designed, and the style and character of this is something that we would all strongly like to retain and maintain. The extension housing the rehabilitation facilities is proposed to be slightly more modern, with more glazing and flat roof to ensure that it creates minimum impact and instead feels like a light structure. This will further ensure that the main property can be read on its own merit, with the side extension providing a subordinate light frame structure.

Summary
Overall, we feel that the extensions are relatively minor in comparison to the main property and prove to be subordinate additions to the main house. These have been carried out to be sympathetic to the main dwelling, but also sympathetic to the neighbouring properties. As explained above, we have ensured that all 45-degree sight lines have been left uninterrupted. The existing hedging and trees have been retained to provide natural screening and further ensure that the proposal has no impact on the neighbouring properties. The extensions are all to the rear and therefore have no impact on the street scene, whilst due to the large plot and expansive garden, the extensions can be proposed without impacting the amenity space of the property. This can all be achieved whilst providing the owners with much needed additional space to serve the family's needs, whilst more importantly allowing them to provide rehabilitation facilities required due to their personal situation.

5. Sustainability

The proposal is consistent with current sustainable planning aims, to make full use of existing developed land in urban areas, as promoted by central and regional Government as well as by the local planning authority. Water conservation will incorporate the following:

- Water leakage reduction through use of water fuses
- Water efficient taps
- Water efficient toilets
- Low output showers
- Flow restrictors to manage water pressures to achieve optimisation
- Use of a water meter with device attached to guide consumption and increase savings.

The development will not have any use that creates pollution affecting the quality of ground water. Further guidance will be sought from Envirowise and also from The Department for Environment, Food and Rural Affairs regarding the Enhanced Capital Allowances Scheme for water Technologies (www.ecawater.gov.uk). All timber used on the project will be from sustainable sources. All steel work would be supplied pre-cut and ready for assembly on site thus reducing cutting and wastage. All concrete will be supplied ready mixed to site in pre-determined quantities. Any waste of construction material would be disposed of to other sites for recycling and reuse.

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6. Conclusion

The proposal is seen to be a reasonable development on a plot of this scale and on this road and serves to keep up with the ongoing enrichment of the area, with many other properties on The Broadwalk, as well as other roads within the vicinity, being significantly extended and remodelled.

Following a pre-application with Hillingdon Council Planning department, we strongly believe that the revised scheme addresses all the previous comments raised and the scheme proposed is now in keeping with the application site and its surroundings.

The 45-degree sight lines of the neighbouring properties are uninterrupted, and therefore the proposal would have no impact on the neighbouring properties. The extensions are single storey and to the rear and therefore would have no impact to the existing street scene. Finally, all existing mature hedging and trees are to be retained as per the existing and therefore will ensure that the site continues to be heavily naturally screened and therefore further ensuring that the proposed extensions have no impact to the neighbouring.

The extensions will have no impact on the surrounding properties and street scene but will allow for the property to be extended to serve the modern requirements of our clients extended family. And more importantly, it will allow for the property to propose rehabilitation facilities, which are required due to a number of the family member health issues.

Thus, it is felt that the proposal at 3 The Broadwalk is of an acceptable standard, and we look forward to working with the planners on this scheme to facilitate a favourable decision.

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