

Design and Access Statement

Relating to

Single-storey rear and side extension, construction of a new front porch, addition of a first floor with flat-roof and gable dormer windows, and alteration of the main front roof from pitched to a gable-end with a raised ridge height

at

**23 Nicholls Avenue
Hillingdon
UB8 3JL**

for

Mr Mannu Chawla

30th July 2026 25 August 2026

Project ref: 2025.019/JA/JC – v2

V2	25/08/26	Revised scheme based on advice from Planning	JA/JC
V1	29/10/25	Previous scheme, 20886/APP/2025/2742	JA

Description of Existing Site

The application site is located on Nicholls Avenue and is a detached single storey bungalow, constructed between 1950 – 1960's, located in a suburban area of the London Borough of Hillingdon. The property sits within a primarily residential area, on a street with mainly bungalows. The site sits within Uxbridge and South Ruislip with Hillingdon station within easy commute distance. Nicholls Avenue (NA), characterised by detached and chalet bungalows.

The following constraints DO NOT apply to the application site:

- Conservation Area - No
- Area of Special Character - No
- Statutory or locally listed building/s, application site or adjacent – No

Existing survey drawings and photo sheets are enclosed with the planning application.

Brief

The applicants seek permission to extend their home to better accommodate their elderly parents and support their ongoing care needs within the family home. The proposal will create a more practical and well-organised internal layout, providing additional space that enables family members to care for and support the elderly parents while preserving their comfort, independence and quality of life. The extension has been thoughtfully designed to meet the needs of a multi-generational household and deliver a sustainable, long-term living arrangement for the family.

Planning

Applicable planning policies are as follows:

- Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012)
- Policies DMHB11 and DMHD1 of the Hillingdon Local Plan - Part Two (2020)
- Policy D3 of the London Plan (2021) and Chapter 12 of the National Planning Policy Framework (2021).

- PT1.BE1 Part 2 Policies, DMHB 11 DMHB 12 DMHD 1 DMT 6 LPP D6 (2012) Built Environment
- Design of New Development? Streets and Public Realm? Alterations and Extensions to Residential Dwellings Vehicle Parking? (2021) Housing quality and standards
- Local Plan Part 1 (2012) and Part 2 (2020) Article 6; Article 8; Article 1 of the First Protocol and Article 14

Planning History

The site has the following planning history:

Reference	Date Received	Proposal	Status
20886/APP/2025/2742	27/10/2025	Conversion of roof to habitable use to include 2 x side dormers, 4 x side window dormers, hip to gable end front and rear extension, gable end windows, raised ridge height, erection of single storey side and rear extension, and front porch.	Refusal
20886/APP/2025/1574	04/06/2025	Erection of a single storey side extension, and conversion of roof space to habitable use to include 2 side dormers, and conversion of roof from hip to gable end with new gable end window.	Approval (Lawful Development)
20886/APP/2025/513	03/03/2025	Erection of a single storey side and rear extension, a front porch, and conversion of roof space to habitable use to include 2no. side dormers, hip to gable end conversions to the front and rear with new gable end windows and raising of ridge height.	Withdrawn
20886/APP/2024/1690	26/06/2024	Conversion of roof space to habitable use, including raising the roof ridge, 2 x side dormers and 2 x gable end windows, construction of a single-storey side extension, rear extension, and front porch	Refusal

LB Hillingdon (LBH) has adopted a series of Supplementary Planning Guidance/Documents (SPG/SPD), which have been reviewed prior to undertaking the proposed design and alterations.

Over the years, the Council has approved numerous applications for extensions, including rear roof extensions, subject to factors such as building type, location, detailing, and overall design quality. Key considerations in these decisions typically include the visibility of the extension (particularly from public vantage points), its size and scale, the impact on adjoining properties, and its alignment with good design principles.

Design Development & Planning Advice

Please note the relevant design development:

- The previous refused application submitted 20886/APP/2025/2742 (by Stones Architects Ltd (SA)) addressed comments from the earlier refused application 20886/APP/2024/1690 (by others) - SA liaised with the duty planning officer at LBH, Richard Buxton (who has since retired from the council)
- Application 20886/APP/2025/2742 was refused, reasons listed below
- LBH kindly provided advice at senior level as RB had just retired, please see details below

Ref/RoR	LBH Officers Report 20886/APP/2025/2742 & LBH Advice	Stones Architects (SA) New Application Scheme
1	• <i>The 'box-like' dormers to the side of the property or in protected areas will be unacceptable.</i> • <i>Detached bungalows characterise this part of Nicholls Avenue. The majority of these bungalows have gabled ends facing the road. There are examples of roof extensions with box dormers (27 Nicholls Avenue built as Permitted Development). Whilst Officers recognise that there is potential to extend this detached dwelling, concerns are raised regarding the excessive scale and bulk of the extensions and the impact they will have on the architectural integrity of the host dwelling and the streetscene. Officers acknowledge the scale of the roof extensions which have been demonstrated under the certificate of lawful</i>	• The depth of the dormer window has been based on LDC consent 20886/APP/2025/1574 • The main roof has been set in from the side extension, which addresses the scale/bulk etc. • The fenestration design of the pitched dormer windows has been revised which reduces the bulk appearance of the previous scheme

Ref/RoR	LBH Officers Report 20886/APP/2025/2742 & LBH Advice	Stones Architects (SA) New Application Scheme
	<i>development application, but the scale of the roof extensions would be significantly greater than this permitted development fall-back position.</i>	
2	<i>Concerns are also raised in terms of the increased width of the dwelling. A gap of just 500mm would be provided to the shared boundary with a cumulative width of 1m between the two dwellings. The reduction in the width of the gap between the two dwellings would appear cramped and out of keeping with the pattern and spacing of development in this part of Nicholls Avenue.</i>	• The proposed side extension (adjacent to no.21 NA) has been established from recent LDC 20886/APP/2025/1574 • The application scheme shows a 1m gap between the side extension and the boundary (as shown in the previous refused application) and over 2m on the first floor – Thereby removing the cramped appearance • Please note that the boundary between numbers 21 and 23, lies on the flank elevation of no.21 NA.
3	<i>The proposed rear extension is considered acceptable in visual terms. Whilst the roof's pitch differs from that of the main house, its visibility is limited from public views, is similar in form to that at the adjacent site and is not considered to result in sufficient harm to justify a refusal of planning permission.</i>	• No objection from LBH to the single storey rear extension • The same depth has been retained as per the revised scheme • The new roof pitch matches existing house
4	<i>The raising of the eaves height would be modest, and the raising of the ridge height could be supported given the differing ridge heights of bungalows within the immediate vicinity. However, the visual harm caused by the reduction in space to the side of the property and the scale and massing of the side dormers cannot be accepted.</i>	• The increased ridge height has been increased in line with no.7 • The effect on the street is negligible due to the varying ridge heights on the street • Street elevations and 3D site models are enclosed with the application documents, so that the case officer can assess. • No objection from LBH to raising the ridge
5	<i>The proposal would result in a reduction in space between the application property and adjacent 21 Nicholls Avenue. There are two windows facing the flank wall of the application property</i>	• The scheme has been designed to avoid any bedroom windows overlooking nos.21 and 25

Ref/RoR	LBH Officers Report 20886/APP/2025/2742 & LBH Advice	Stones Architects (SA) New Application Scheme
	<i>serving non-habitable spaces which currently receive restricted light.</i>	Any side facing windows on the first floor shall be fixed shut and obscure up to 1.7m
6	- Other significant changes from application 20886/APP/2025/2742 - Precedent scheme	- The depth of the proposed porch has been modestly increased from application reference 20886/APP/2025/2742, to enhance accessibility and facilitate safer and easier manoeuvrability for the applicants' elderly parents, the officers report noted they had no comments - Following discussions with LBH, it was agreed that, given the previous approval and design work undertaken at No. 23, including the granting of a Lawful Development Certificate (LDC), the submission of a revised application represented an appropriate way forward - Accordingly, the proposed dormer windows have been designed in accordance with the parameters established by the approved LDC. Their scale, form and positioning ensure that they remain subordinate and proportionate to the host roof, avoiding undue visual prominence. The proposal therefore achieves a balanced and coherent design that respects the character and rhythm of the street scene while remaining policy compliant.
RoR 1	<i>The proposed development, by reason of its excessive size, scale, bulk, height, and design of the dormer windows, would fail to harmonise with the architectural composition of the original dwelling and would be detrimental to the character, appearance, and visual amenities of the street scene and the surrounding area. Furthermore, the side extension, by reason of its size, scale, bulk, design and siting, would result in an incongruous and cramped appearance, eroding the prevailing gap between</i>	The below is a summary of the advice received from senior planning officer, Ed Laughton, email dated 21 June 2026: The revised proposal has been prepared in direct response to the advice provided by the Local Planning Authority during the course of the application process. In correspondence dated 27 March 2025, the Senior Planning Officer confirmed that appropriate regard should be given to both the permitted development fallback position and the extant approval under application reference 20886/APP/2025/1574,

Ref/RoR	LBH Officers Report 20886/APP/2025/2742 & LBH Advice	Stones Architects (SA) New Application Scheme
	<i>dwellinghouses and harming the character and appearance of the original dwellinghouse and streetscene.</i>	and confirmed that the submitted plans were fully understood and had not been misinterpreted. • The officer's principal concern related to the extent of first-floor development above the approved single-storey side extension. To address this concern and provide a pragmatic way forward, the revised scheme has been amended to omit the additional first-floor volume above the side extension, whilst retaining the proposed increase in eaves and ridge height. This approach reflects the officer's recommendation and preserves the important visual gap at first-floor level between properties. • The revised design therefore responds positively to the feedback received from the Local Planning Authority, maintaining the established pattern of development within the street scene while still delivering a meaningful enhancement of the dwelling. Although some first-floor floorspace has been removed from the original proposal, the scheme continues to provide a substantial increase in accommodation through the approved rear extension and the additional volume created within the roof space. As such, the amendments represent a reasonable and balanced compromise that addresses the concerns raised by the Local Planning Authority whilst meeting the applicant's objectives. • The new application reflects the comments above and the previous outline of application (20886/APP/2025/2742) is shown in a red dotted line on the drawings.

With the extensions and alterations, the Architects can provide a better planned dwelling. The general range of materials and detailing is drawn from a palette existing at the time of the original design as it is considered that a more contemporary approach would conflict with the general grain of the area.

Access

Existing access to the property will remain and new works will comply with the latest Building Regulations at the time of construction.

Summary

The proposal represents a carefully considered and significantly refined design that has evolved through constructive dialogue with officers of the London Borough of Hillingdon, including discussions with the Senior Planning Officer following the determination of applications **20886/APP/2024/1690** and **20886/APP/2025/2742**. The revised scheme has been prepared having full regard to the officer advice provided, the permitted development fallback position, and the approved Lawful Development Certificate under reference **20886/APP/2025/1574**.

During discussions, officers acknowledged the fallback position established by the approved Lawful Development Certificate and confirmed that the submitted plans had been fully understood. To address the Council's concerns regarding the extent of first-floor development, the proposal has been amended to remove the additional first-floor volume above the approved side extension, whilst retaining the increased eaves and ridge heights. This revision follows the approach recommended by senior officers and preserves the important first-floor gap within the street scene.

The resulting scheme strikes a balanced and pragmatic compromise between the applicant's aspirations and the Council's design objectives. Whilst a degree of first-floor accommodation has been reduced from the previously submitted proposal, the development continues to deliver substantial additional living space through the approved side extension and enlarged roof volume. Furthermore, the design draws upon examples of similar development within Nicholls Avenue, ensuring that the extensions and dormer features remain subordinate, proportionate and sympathetic to the character of the host dwelling and surrounding streetscape.

It is therefore considered that the revised proposal successfully addresses the concerns raised in previous refusals and responds positively to officer feedback. The development accords with the relevant national, London Plan and Local Plan design policies and will preserve the character and appearance of the area. On this basis, the application is respectfully recommended for approval.

The applicant welcomes continued engagement with the Case Officer throughout the determination process to address any minor matters that may arise and to facilitate a positive and collaborative resolution.

Appendix

List of documents submitted with the application

Drawing no.	Scale	Drawing title
S01	1:1250 at A4	Site location plan
S02	1:100 at A1	Existing Drawings
S03	NTS	Photo sheet
D30	1:200 at A3	Proposed Site Layout
D31	1:100 at A1	Proposed Plans, Elevation & Section

ends