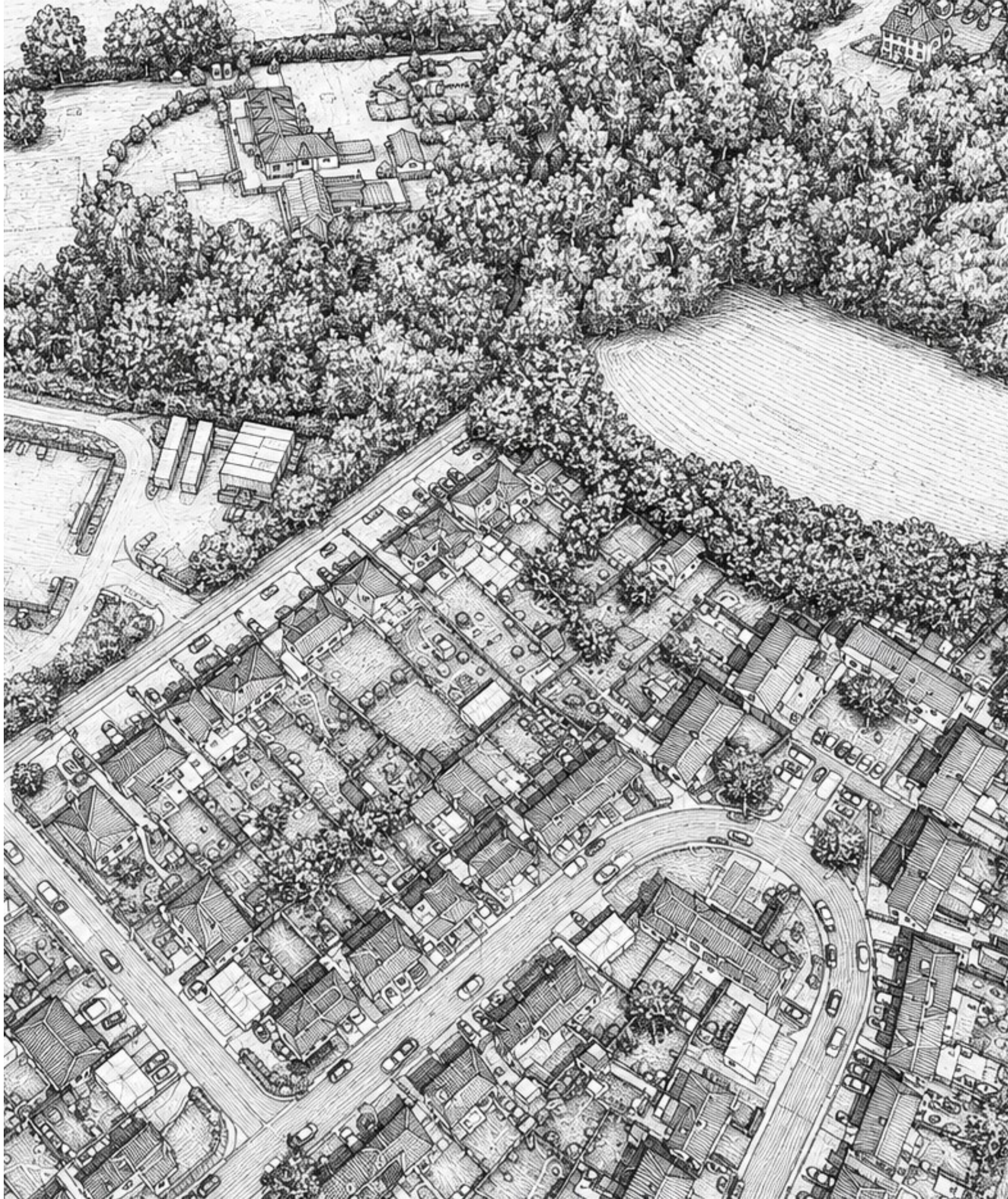




1012NR

*146 Northwood Rd, Harefield,
Uxbridge UB9 6PS*

Design and Access Statement

Design and Access Statement in support of the planning application submitted for the above-site and setting out how the proposed development responds to National and local policy, site context, design considerations and access issues.

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Date: 03/06/2026

RIBA 
Chartered Architect


Architects Registration Board

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INTRODUCTION

1.01 PROJECT DESCRIPTION & AIM OF THE DOCUMENT

146 Northwood Road is a two storey property featuring a large front garden and even larger rear plot. The building is used solely for residential purposes. The property appears to be constructed in the late 60s / early 70s and requires to be renovated to be brought up to contemporary living standards.

The dwelling is set within an established residential area that has been continuously developed all throughout. The client has been keen to seek the advice of the Local Planning Authority at an early stage via a formal feedback as per ref. 223/PRC/2026/39).

The Design and Access Statement discusses a proposal for a single storey rear extension, reconfiguration of existing garage and roof enlargement in order to extent the lease of life of the existing property. Every category covered is in direct response to the relevant written feedback and the appropriate section are highlighted in red.



Proposed Rear Massing



Aerial View of Site

2.0 REVIEW OF PRE-APPLICATION FEEDBACK

2.01 BREAK DOWN OF WRITTEN FEEDBACK

The Pre-Application response (ref:23/PRC/2026/39) raised the following points as the main considerations for the full application.



REAR EXTENSION:

‘ This rear element would also impact the 45 degree line of the property to the West which OREPPRC (ODB 2022) 4 of 9 is a cause for concern and does not accord with Local Policies. In order for this to be supported the scheme would need to be reduced so it does impact the 45 degree line of any neighbours.’ p.4

‘ The two storey rear extension would join the dormer and would measure: 5.2m in depth and 5.8m in width and would sit under a flat roof just below the height of the original dwelling. This element would not protrude the 45 degree line of the neighbouring properties. The principle of this element is not supported as it would appear discordant design.’ p.5

Aspect discussed further in the Design and Access Statement.

ROOF EXTENSION:

‘Replacement of the existing dormer with a larger roof addition is proposed. The dormer proposed would measure approx.: 10.5m in width and 1.4m in depth. While the depth of this dormer element is modest, the width is excessive and would not be supported and should be maintained as existing.’ p. 5

‘ The dormer is of poor design and must be set in from the margins to allow for the extension to be perceived as a subordinate addition. It is a paramount that all alterations and extensions appear subordinate to the host dwelling. The dormer should be maintained as existing’ p.5

‘The dwelling is a single storey bungalow style property and should continue to read as a bungalow. The roof conversion within the main roof slope already appears to have maximise the extent of the extensions without leading to a subordinate design.’ p.5

‘Projection out over the original roof from lead to poor overall design which detract from the original dwelling and the local character in general.’ p.5

Aspect discussed further in the Design and Access Statement.

GARAGE REFURBISHMENT:

‘The proposal seeks to covert part of this element to habitable space at the rear to accommodate for a bedroom and an extra bathroom. The principle of the conversion of garage space to habitable space is allowed.’ p.5

‘The roof of this element will also be raised to accommodate for this habitable space which is allowed. The height will need to align with the eaves as this is paramount that this level of symmetry is maintained.’ p.5

‘Overall this conversion and proposed alteration is supported.’ p.5

The proposed scheme put forward for approval the garage element at like for like with the scale, size and proportion of the pre-application scheme.

OUTBUILDINGS:

‘ While it is recognised that there are larger outbuildings in the borough they are designed in a subordinate and sympathetic way which respect the host dwelling. The outbuildings would be large when compared OREPPRC (ODB 2022) 5 of 9 to the host dwelling and while located at the rear of the property, would by footprint appear at odds when viewed from an ariel perspective.’ p.5

‘ This would also set a unfair and unsupported precedent within the area and immediate street scheme that the officers would not support.’ p.6

- The proposed outbuildings at pre-application stage, were not visible from the street scene.

- The statement of ‘unsupported precedent’ is at odds with the existing outbuildings in the immediate area.

- The ‘unfair’ precedent comes across somewhat subjective and not supported by policies but a personal view.

The proposal put forward excludes any outbuildings and concentrates on the main dwelling works.

FRONT REFURBISHMENT:

‘A front canopy is proposed which would measure 1.3m in depth and 2.3m in width. This element would be open and appear subordinate and an acceptable addition when compared to the host dwelling. It would aligns with policy DMHD 1 and this element is therefore supported.’ p.6

The proposed scheme put forward for approval the front element at like for like with the scale, size and proportion of the pre-application scheme.

MISC:

‘148 Northwood Road is a two storey property which was previously extended under 23062/APP/2015/4163 which proposed: Single storey rear extension, conservatory to rear and installation of dormer to front at first floor level. It is noted that this application was granted planning prior to the current adopted plan and therefore while the principle of alterations is established in the area, it is not comparable.’ p.6

‘ HMO Concerns - A number of new living spaces, bedroom and bathrooms are proposed in the amended scheme. In an event of an approval of the application an informative to ensure that a HMO is not proposed will be added.’ p.8

‘ The applicant references properties in the area in the supporting statement and while the principles of extensions and alterations are outlined and supported, the referenced schemes are not directly comparable as the property is a bungalow and not a two storey element. Given this, these elements would not hold weight in planning discussions.’ p. 8

No feedback was provided on materiality

Aspect discussed further in the Design and Access Statement.

3.0 CONTEXT

3.01 SITE

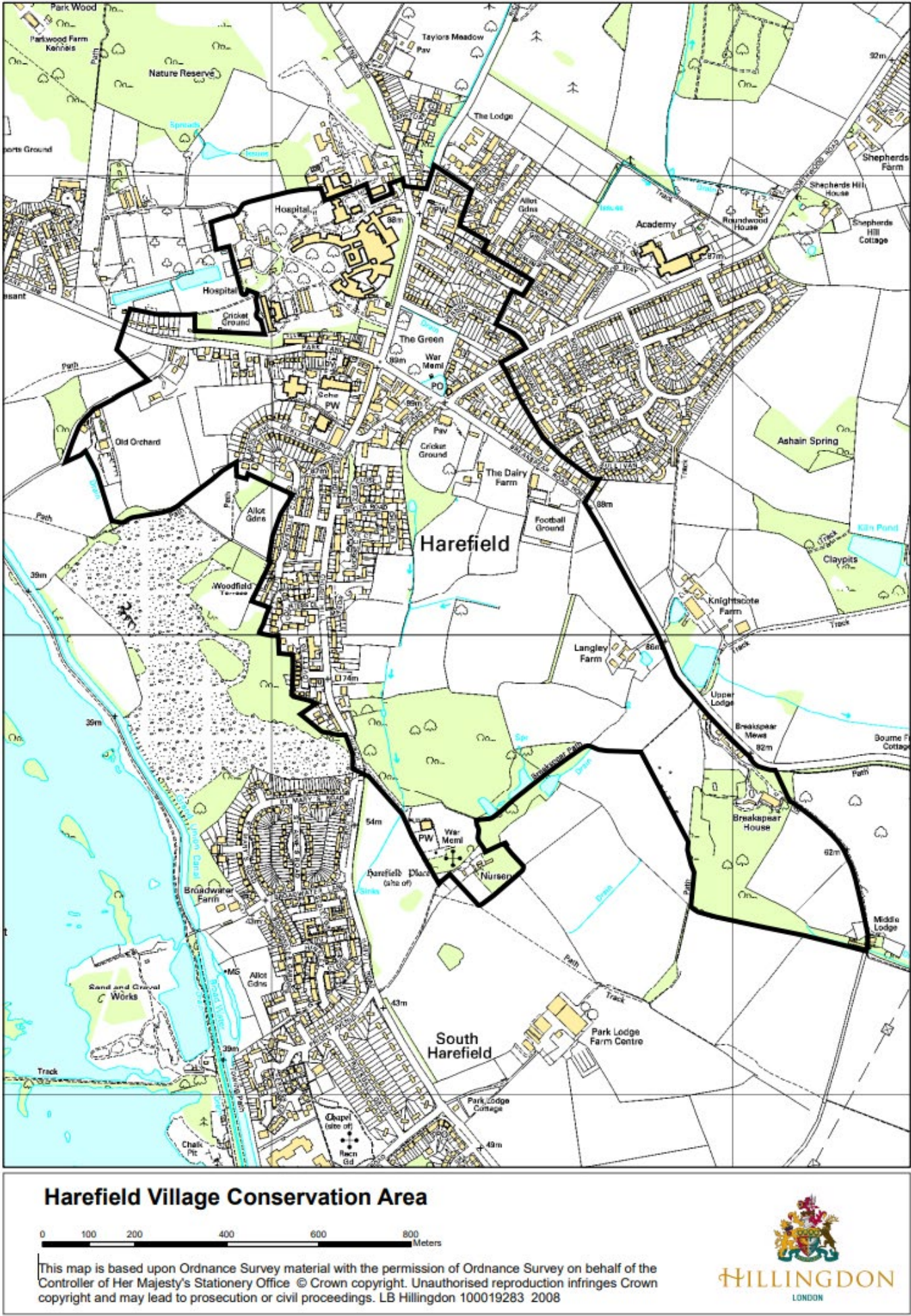
The property is set on Northwood Road, previously known as Tosses Lane. The area is not within a conservation area and significantly away from the nearest CA Harefield Village. The application site lies within the Developed Area as designated in the Hillingdon Local Plan: Part Two - Development Management Policies.

- The pre-application feedback highlighted that ‘ The site occupies a somewhat unique position within the street and therefore it is important that the alterations are designed in a sympathetic way.’

In line with the above it is important to note the developments (as per images attached) in the very immediate context of the site (1.5 km radius). Alongside the immediate neighbour at 148 Northwood Road. The pre-application highlights the approval of the scheme as a singularity that is to be dismissed as a precedent (although immediate neighbour) but the research shows that this is one of the many examples along the very same street.

While it is noted that some of the developments have been approved prior to the acceptance of the Local Development Plan, some are the result of the use of Permitted Development and Prior Approval Applications.

We hope that the client has chosen to engage the LPA directly to assess the scheme holistically and work with the council to create best outcome, rather than opt for a peace meal approach which clearly can create very unsympathetic developments.



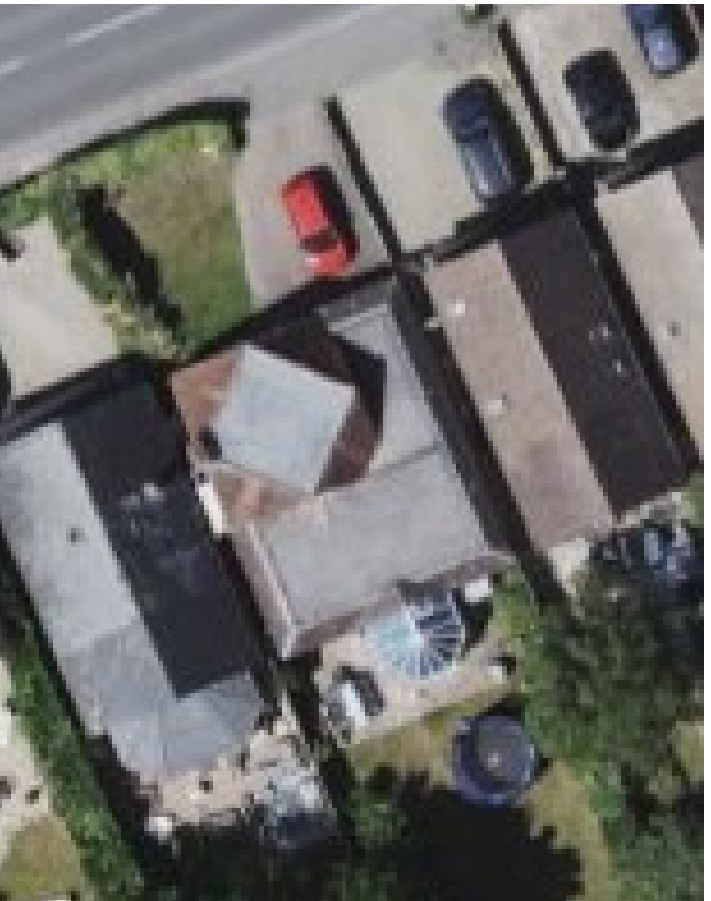
Aerial View of 106 Northwood Road



Aerial View of 122 Northwood Road



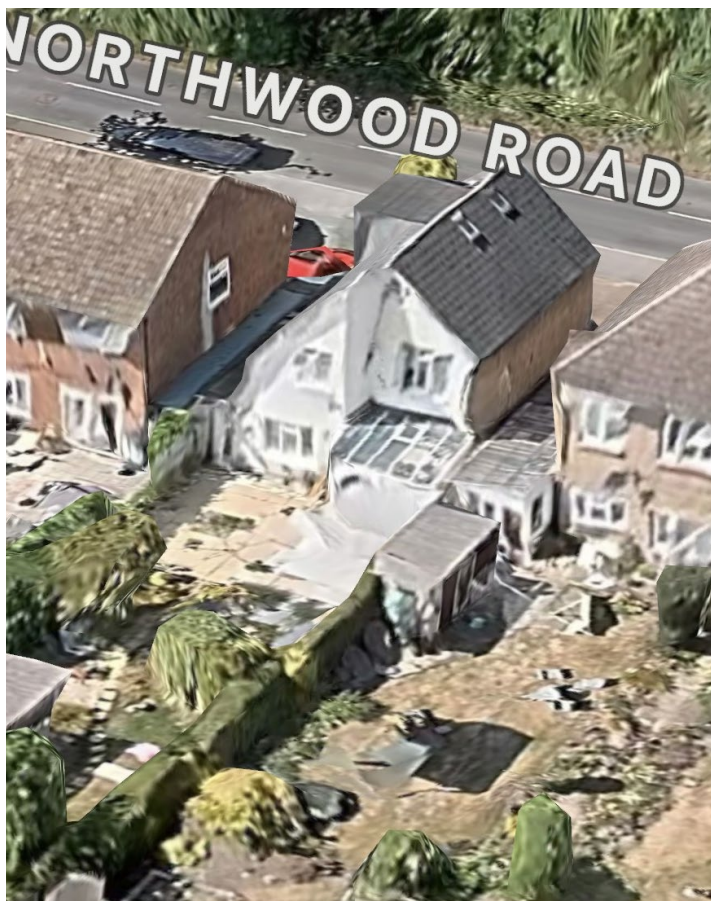
Aerial View of 128 Northwood Road



Aerial View of 98 Northwood Road



Aerial View of 106 Northwood Road

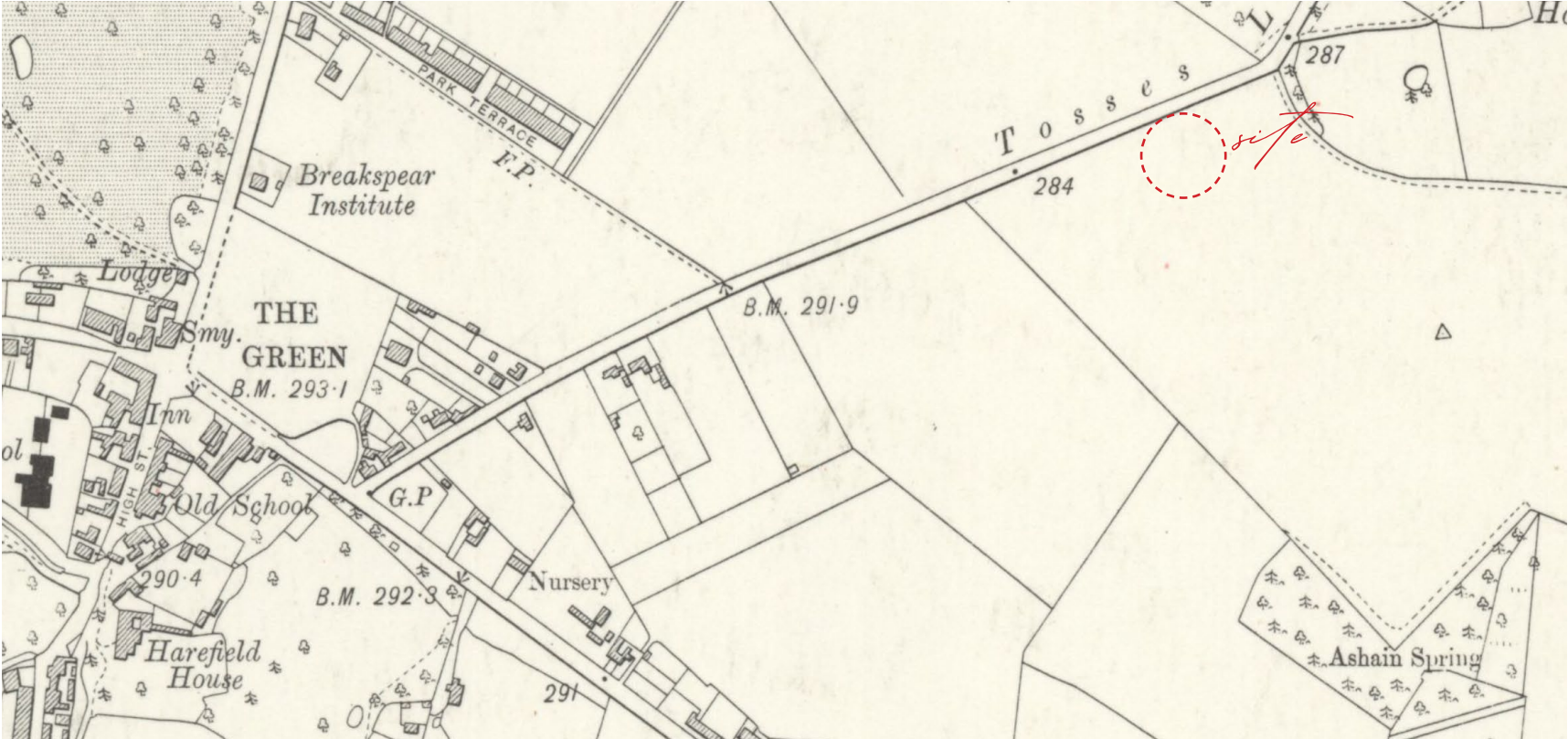


Aerial View of 140 Northwood Road

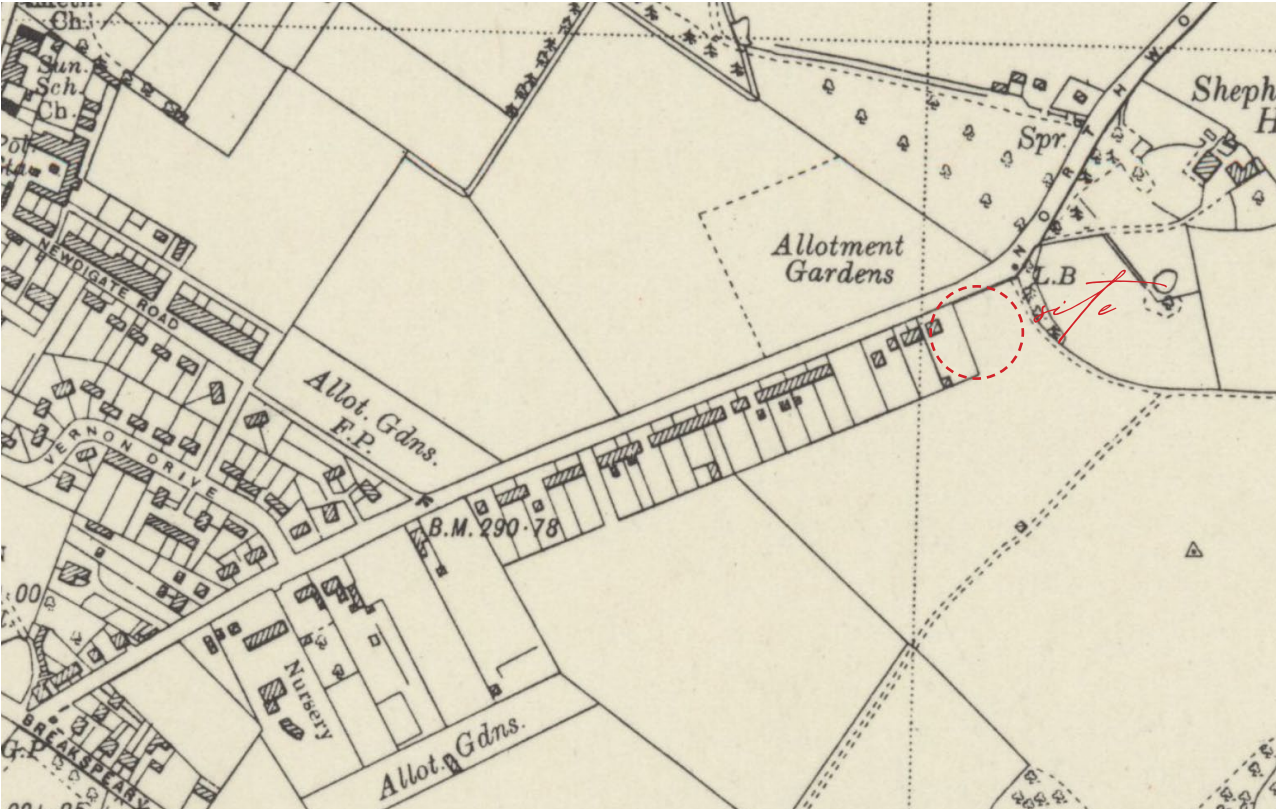
3.0 CONTEXT

3.02 HISTORIC CONTEXT

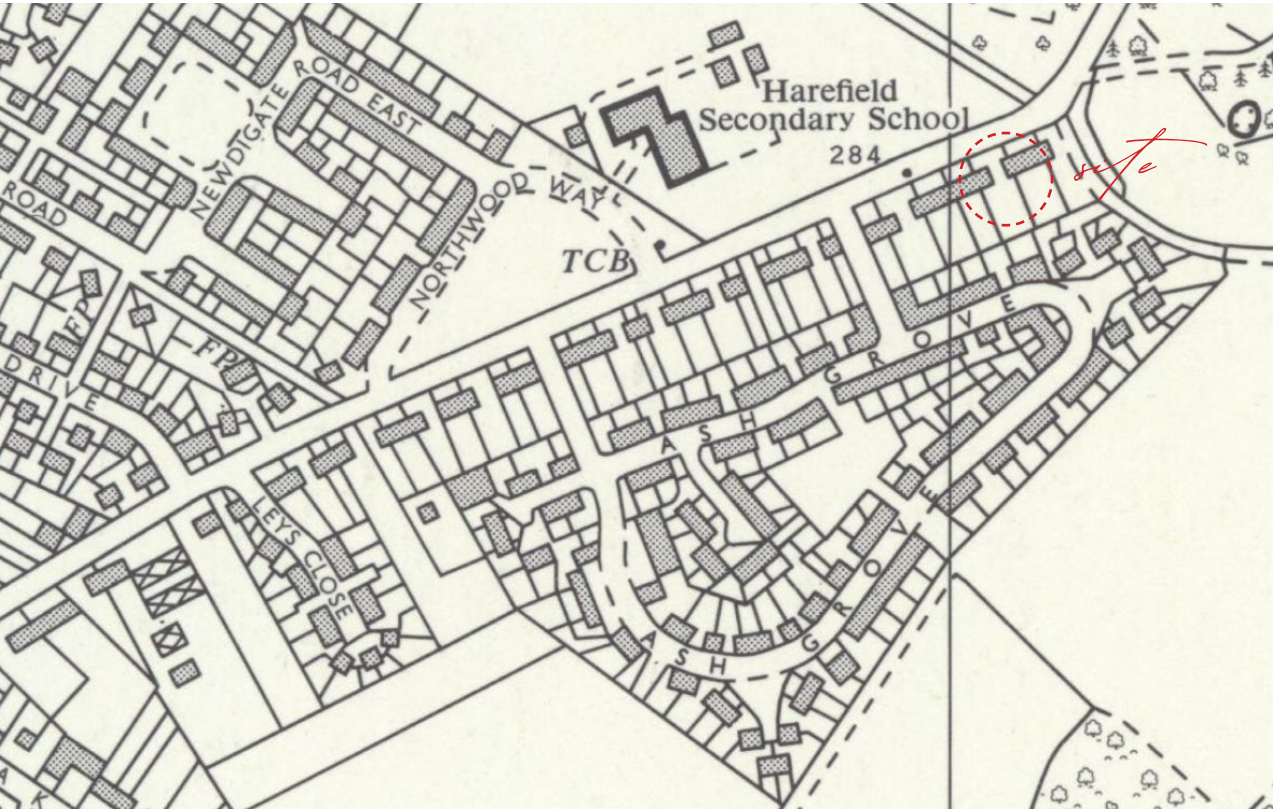
A study of the area and Historic Maps suggests that this portion of Harefield was a much later development in the area. The Northwood Road previously known as Tosses Lane saw a gradual population over the last 180 years. The desktop survey suggests that the furthest edges of the road, were only developed in the 1960s. This is further supported by the local Conservation Area outline which has been captured in the respective Harefield Village Conservation Area (please ref: image in previous section)



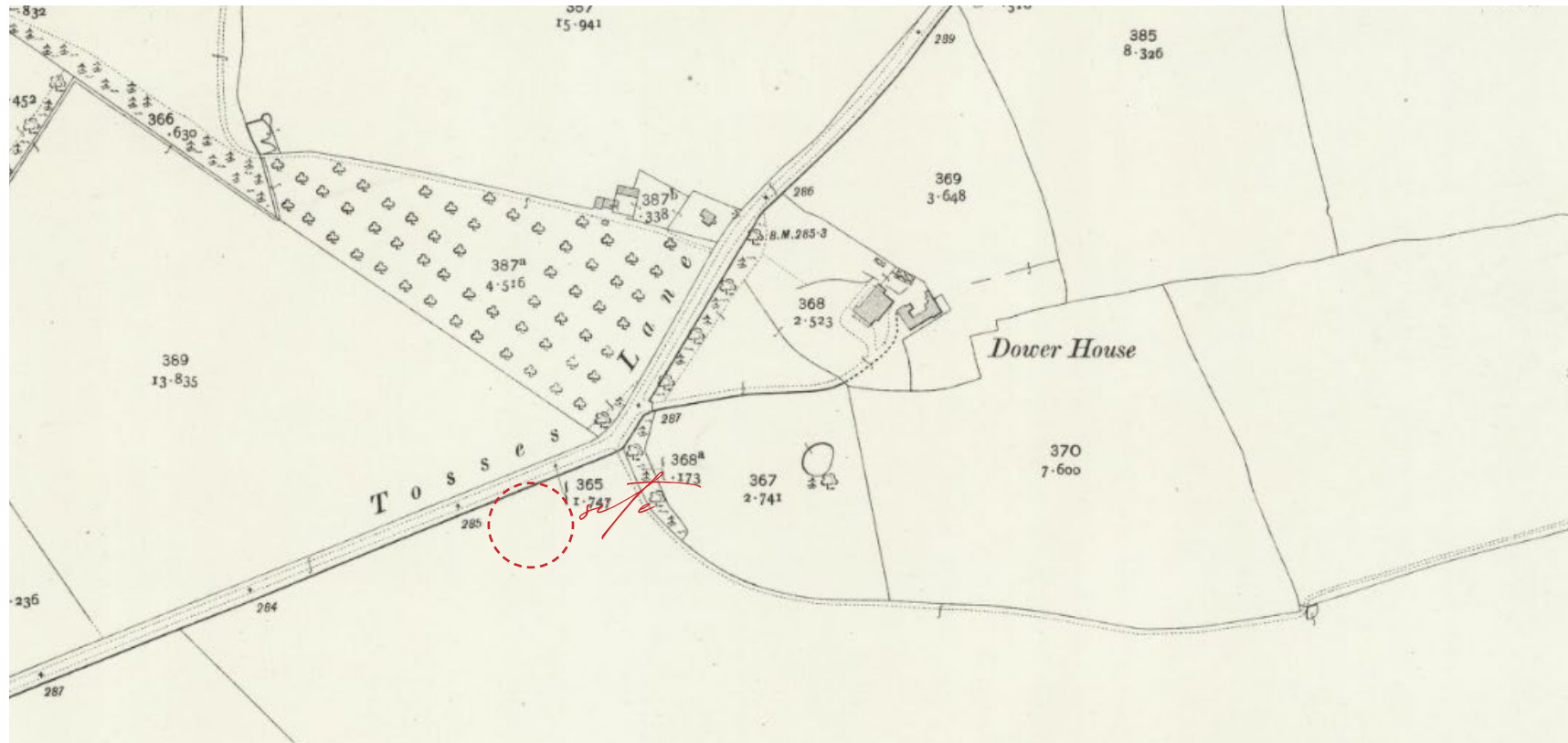
OS Maps - 1842-1900



OS Maps - 1952



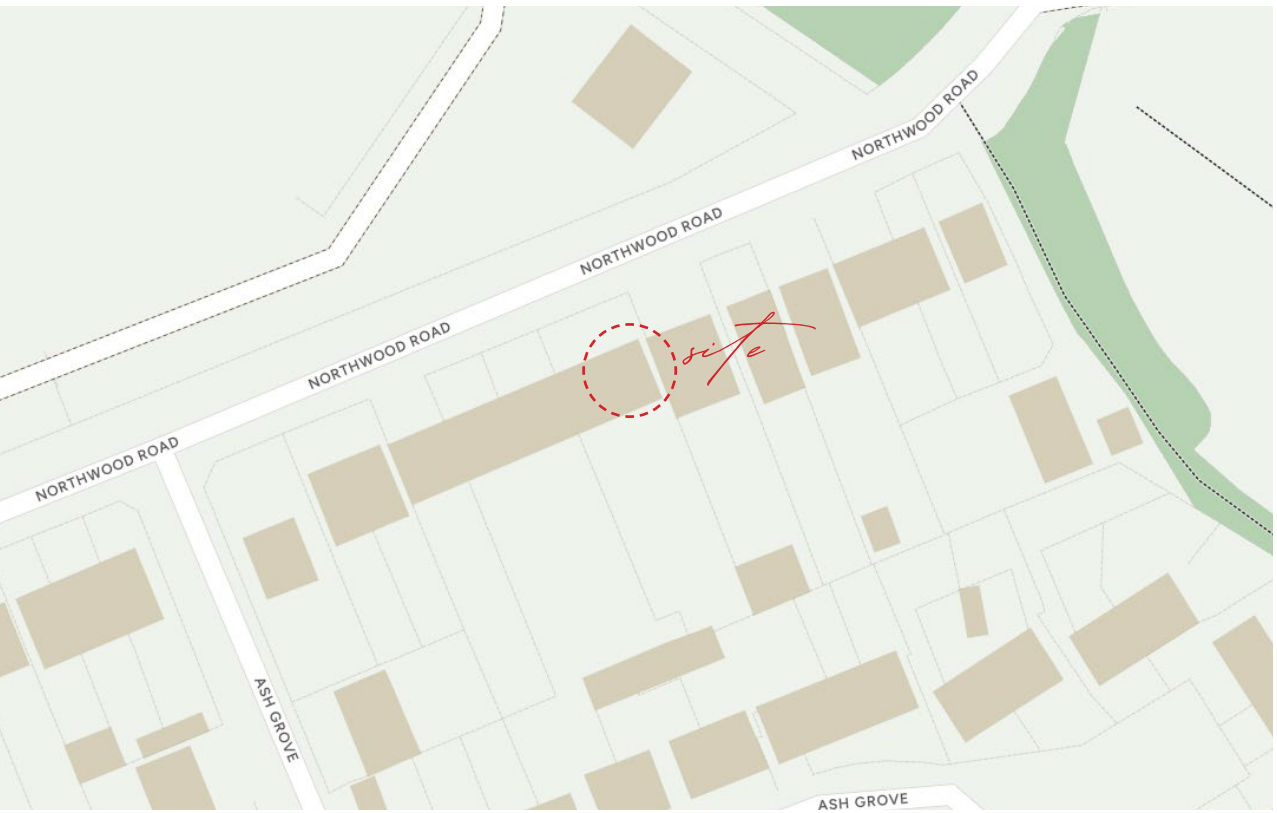
OS Maps - 1962-72



OS Maps - 1842-1912



OS Maps - 1958



OS Maps - 2026

- The pre-application feedback highlighted that ' The site occupies a somewhat unique position within the street and therefore it is important that the alterations are designed in a sympathetic way.'

The research highlights that the site was developed much later than its neighbours and would put the development around 60-70s. This is important with respect to:

- The historic asset of the existing property and the features are somewhat decreased and neutral in value; due to the period of post war population boom and reduced economical means which were reflected in some of the quality of the properties created at that era.

- The typology of the building would not be in line with some of the more established neighbours due to the later date of construction.

3.0 CONTEXT

3.03 PROPERTY HISTORY

In line with the map research, photographic record of the property from Historic England and the archive of the neighbouring property clearly shows the roof as existing. There is no Building Control Record of the first floor being a later addition. The above are strong arguments to show that the property is not a bungalow later extended via an addition of a dormer, but envisioned as a two storey property. This is supported by the existing plan of the property, with the staircase being placed in a large central hallway, no clash with entrances to any doorways or any later bricked up windows.



- The pre-application states that the property is ‘ The dwelling is a single storey style property and should continue to read as a bungalow’

However sufficient information has been provided to show that the first floor is as per the original design and as such we kindly ask the LPA to take into account when considering the roof extension of the scheme.

Historic England Aerial Photos - 1965



Historic Photos from 1969 showing the dormer in situe

Reference	Location	Proposal	Decision
68100/PA/202534	WHITEHOUSE NORTHWOOD ROAD HAREFIELD	PARTNERSHIP (INSPECT ONLY)-Single storey two bedroom detached dwelling	Reject (B.C.)
28221/IN/2025545	276 NORTHWOOD ROAD HAREFIELD URBDOCS UB9 6PU	Single storey rear extension with an Ultraframe roof	Accept Initial Not.
18120/BN/202523	268 NORTHWOOD ROAD HAREFIELD	Single storey rear extension	Accept Build Notice Undecided
31184/EG/202443	152 NORTHWOOD ROAD HAREFIELD	Conversion of the garage into a habitable room	
10415/IN/2024446	106 NORTHWOOD ROAD HAREFIELD UB9 6PS	Hip to Gable Roof Extension with Rear Roof Dormer Creating Bedroom & En-Suite*	Accept Initial Not.
66100/BN/2023301	WHITEHOUSE NORTHWOOD ROAD HAREFIELD	NFA - Change of use from a store, garage, office and part-time residence to a Class C3 dwelling house	No Further Action
28221/BN/2023222	276 NORTHWOOD ROAD HAREFIELD	garage conversion to habitable use	Accept Build Notice
20154/EP/2022247	256 NORTHWOOD ROAD HAREFIELD	Single Storey Side to Rear Extension and Internal Alterations	Approval
59019/IN/2022739	34 NORTHWOOD ROAD HAREFIELD MIDDX UB9 6PW	Single Storey Rear Extension, Loft Conversion with Rear Dormer Window & Roof Light to Front Pitch of Roof	Accept Initial Not.
52219/IN/2022371	ROUNDWOOD HOUSE NORTHWOOD ROAD HAREFIELD	Single Storey Side, Rear, and other side extension, structural alterations and a full refurbishment at existing three storey dwelling The work excludes any gas work subject to the Gas Safety (Installation and Use) Regulations 1998 and electrical work notifiable under the Building Regulation 12(6A)	Accept Initial Not.
17733/IN/202254	234 NORTHWOOD ROAD HAREFIELD	Phase 1 - Creation of Two Rear Dormers to Existing Rooms in the Roof, Raising of Part of the Rear Wall and Creation of a Flat Roof over the Rear Bedroom, Installation of Roof Lights and Associated Works. Phase 2 - Single Storey Front and Rear Extensions, Garage Conversion, Creation of a Play Room and Associated Works.	Accept Initial Not.
17733/IN/202292	234 NORTHWOOD ROAD HAREFIELD	Phase 1 - Creation of Two Rear Dormers to Existing Rooms in the Roof, Raising of Part of the Rear Wall and Creation of a Flat Roof over the Rear Bedroom, Installation of Roof Lights, Part Removal of Chimney Breasts and Associated Works, Phase 2 - Single Storey Front and Rear Extensions, Garage Conversion, Creation of a Play Room, New First Floor Partition and Associated Works.	Void
21091/EP/2021404	230 NORTHWOOD ROAD HAREFIELD	First floor side and part rear extension with changes to rear fenestration and part of garage roof and part of ground floor rear extension roof	Conditional Approval
19685/IN/20211099	11 NORTHWOOD ROAD HAREFIELD	Full roof replacement, with some minor external works	Accept Initial Not.
38101/PA/2021161	264 NORTHWOOD ROAD HAREFIELD	Structural alterations to form bi-fold doors & removal of internal loadbearing kitchen walls	Approval
17733/BN/2021350	234 NORTHWOOD ROAD HAREFIELD	Internal alterations including removal of load bearing wall and chimney breast removal.	Accept Build Notice
57716/IN/2021973	96 NORTHWOOD ROAD HAREFIELD MIDDLESEX	Solid lightweight insulated roof conversion	Accept Initial Not.
40697/EP/2021214	58 NORTHWOOD ROAD HAREFIELD	Single storey rear extension	Conditional Approval
74520/IN/2021391	70 NORTHWOOD ROAD HAREFIELD UB9 6PR	Two Storey Side Extension, Single Storey Side/Rear Extension, Hip to Gable Loft Conversion with Rear Dormer & Internal Alterations	Accept Initial Not.
15963/EP/2020313	SHEPHERDS HILL FARM NORTHWOOD ROAD HAREFIELD	Single storey side extension	Reject (B.C.)
9553/PA/2020123	60 NORTHWOOD ROAD HAREFIELD	Three storey side, single storey rear extension, Loft conversion, Internal structural alterations including infill of staircase opening, removal of chimney breasts and reconfiguration of ground and first floor layouts. Installation of an insulated ground floor.	Reject (B.C.)
35887/IN/2020581	250 NORTHWOOD ROAD HAREFIELD	Single storey rear extension and associated works	Accept Initial Not
12846/IN/2018342	274 NORTHWOOD ROAD HAREFIELD	(CANCELLED) Remove existing ground floor internal walls to create openings and associated works	IN Cancelled
72792/IN/2019000	THE BARN 204 NORTHWOOD ROAD HAREFIELD UB9 6PT	CONVERSION OF ANCILLARY OUTBUILDING TO RESIDENTIAL ANNEX Fire Consult is not now required	Accept Initial Not
69605/BN/2019311	10 NORTHWOOD ROAD HAREFIELD	Single storey rear extension	Accept Build Notice
5581/PA/2019101	48 NORTHWOOD ROAD HAREFIELD UB9 6PP	Single storey rear extension	Undecided
31062/H904352	LITTLE GRANGE NORTHWOOD ROAD HAREFIELD	Erection of 4 houses (for plot 1 see 46090 & plot 2 see 46091)	Reject (B.C.)
13066/D/994297	104 NORTHWOOD ROAD HAREFIELD	Part single and two storey rear extension and internal alterations	Approval
39403/B/904125	33 NORTHWOOD ROAD HAREFIELD	Proposed internal alterations to garage and new window to front elevations.	Approval
35887/B/895153	250 NORTHWOOD ROAD HAREFIELD	First floor rear extension	Approval
42194/B/894964	228 NORTHWOOD ROAD HAREFIELD	Erection of a two storey side & single storey front & rear extensions	Approval
40738/A/894775	FORMING PART OF 36 NORTHWOOD ROAD HAREFIELD	Erection of a detached three bedroom house with integral garage	Reject (B.C.)
31966/A/894358	WHITEACRES WHITEACRES COTTAGES NORTHWOOD ROAD	Two Storey Extension & Alterations.	Reject (B.C.)
22446/A/894228	112 NORTHWOOD ROAD HAREFIELD	Erection of a detached garage	Approval
24674/D/894135	218 NORTHWOOD ROAD HAREFIELD	First floor extension	Approval

Building Control Record - No Entry for 146 Northwood Road

3.0 CONTEXT

3.04 PLANNING CONTEXT

Recent approvals in the immediate locality confirm that single storey and roof extensions are acceptable in principle where scale, design and neighbour amenity are carefully considered. In several instances, these additions are clearly visible from the public realm and have altered the original form of the dwellings.

- The pre-application feedback highlighted that ‘ (N148) It is noted that this application was granted planning prior to the current adopted plan and therefore while the principle of alterations is established in the area, it is not comparable.’

However 148 is not a single instance of extension of similar scale and proportion being approved in the immediate area, some of which have been approved as recently as 2024. In addition a direct neighbour is a relevant precedent that needs to be considered.

- In addition the pre-application feedback stated ‘ The applicant references properties in the area in the supporting statement and while the principles of extensions and alterations are outlined and supported, the referenced schemes are not directly comparable as the property is a bungalow and not a two storey element. Given this, these elements would not hold weight in planning discussions.’

However in line with the historic research and the pre-existence of the first floor by design, the precedents presented are relevant and should be considered as part of the assessment of the application.

122 NORTHWOOD ROAD, HAREFIELD
34529/APP/2002/2829 - Errection of a First Floor Extension over Kitchen - Approved

106 NORTHWOOD ROAD, HAREFIELD
10415/APP/2024/316 - Conversion of roof space to habitable use to include a rear dormer with juliette balcony and 3 front roof lights. - Approved

10415/APP/2023/3450 - Conversion of roof space to habitable use to include 3 front roof lights and conversion of roof from hip to gable end (Application for a Certificate of Lawful Development for a Proposed Development)- Approved

10415/APP/2016/1371 - Two storey rear extension and alterations to side elevation - Approved

10415/E/87/0861- Two-storey front & side extension - Approved

10415/C/83/0503- Single storey extension. - Approved

10415/B/79/1867- Replacement garage - Approved

148 NORTHWOOD ROAD HAREFIELD
23062/APP/2015/4163 - Single storey rear extension, conservatory to rear and installation of dormer to front at first floor level - Approved
23062/A/77/1756 - 2 storey side extension - Approved

140 NORTHWOOD ROAD HAREFIELD
22000/APP/2006/3131- Conversion of roofspace to habitable accommodation involving the installation of a side dormer window and two side rooflights

234 NORTHWOOD ROAD HAREFIELD
17733/APP/2025/926 - Retention of first floor side extension with amendments to the roof slope. (Part Retrospective Application) - Approved

98 NORTHWOOD ROAD, HAREFIELD
55424/APP/2001/876 - Errection of a single storey side extension and rear extensions and a rear conservatory - Approved 24’

No drawings available but approval was granted in 2023 and it proposes a conservatory and an extension. Combined length pass the 4m as per Policy DMHD 1. In addition as per the policies of the Local Development Plan additions of conservatories would not be viewed favourably.

As clearly seen the original profile of the roof and dwelling is completely engulfed by the addition.

60 NORTHWOOD ROAD HAREFIELD
9553/APP/2022/1872 - Erection of a first floor side extension and conversion of roofspace to habitable use to include 1 x rear dormer, 5 x front rooflights, 1 x rear rooflights, and conversion of roof from hip to gable end with gable end window.- Approved

94 NORTHWOOD ROAD
72555/APP/2017/1399- Part two storey, part single storey side/rear extension

70 NORTHWOOD ROAD HAREFIELD
74520/APP/2019/2193 - Two storey side extension and single storey side/rear extension. - Approved

128 NORTHWOOD ROAD, HAREFIELD
34574/APP/2015/3745- Demolition of existing extensions and erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4 metres, for which the maximum height would be 4 metres, and for which the height of the eaves would be 3 metres- Approved

34574/84/0658- Single storey rear extension - Approved

122 ASH GROVE HAREFIELD
73381/APP/2021/1242 - Part two storey, part single storey rear extension- Approved

CARLTON COTTAGE BIRD LANE HAREFIELD
67633/APP/2024/537- Erection of a two storey rear extension. - Approved

8 DAIRY FARM LANE HAREFIELD
74853/APP/2021/4519 - Erection of a two storey rear extension, single storey side and rear extension, creation of a single first floor balcony, insertion of bay window on ground floor front elevation, new windows/doors, rooflights and solar panels - Approved



106 Northwood Road



Aerial View of 106 Northwood Road



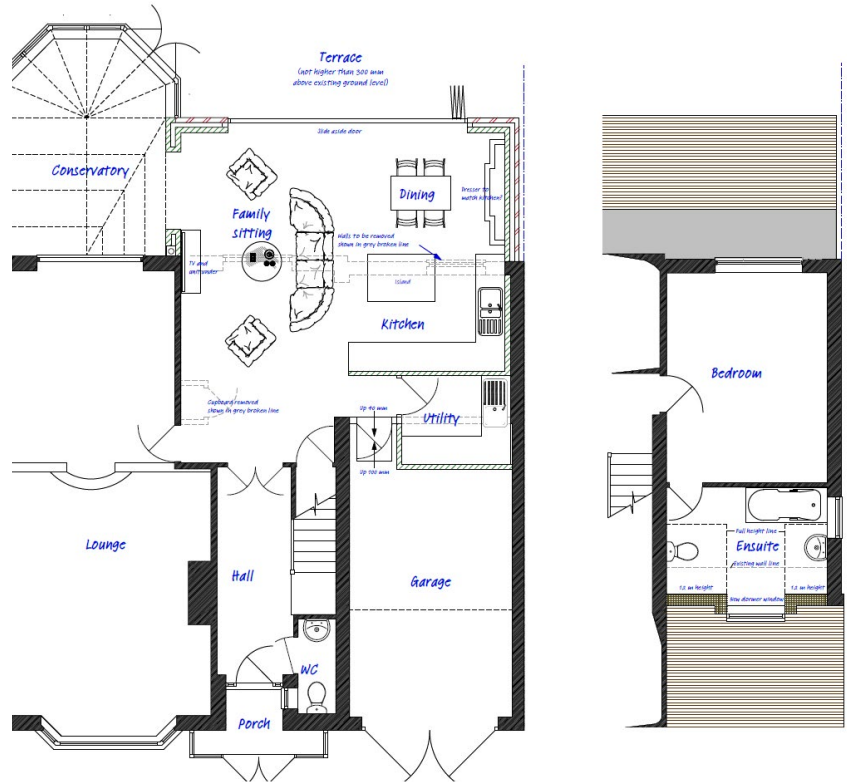
Aerial View of 98 Northwood Road



Aerial View of 128 Northwood Road



234 Northwood Road



148 Northwood Road

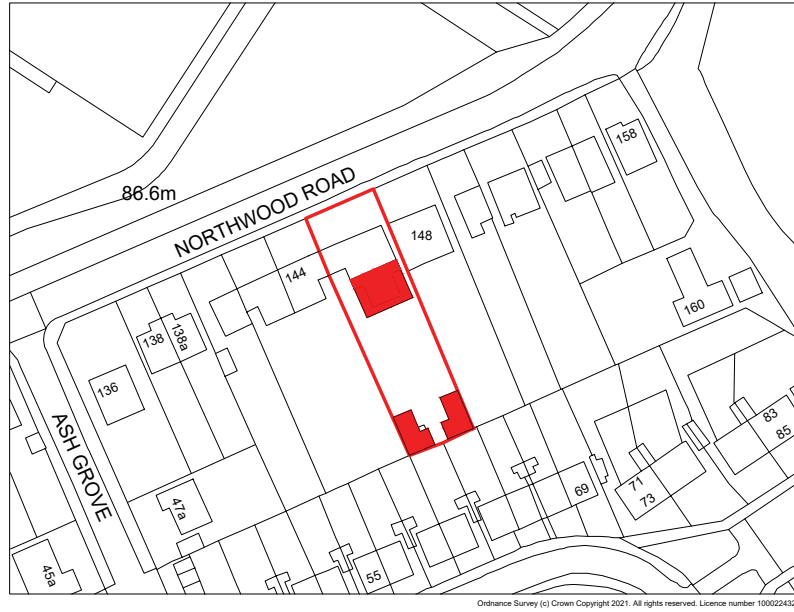


70 Northwood Road

4.0 DESIGN

4.01 USE

The existing use at 146 Northwood Road is Use Class C3 and there are no proposed changes of use. The only change of use involved would be the partial conversion of a section of the garage from a storage space to a habitable space.



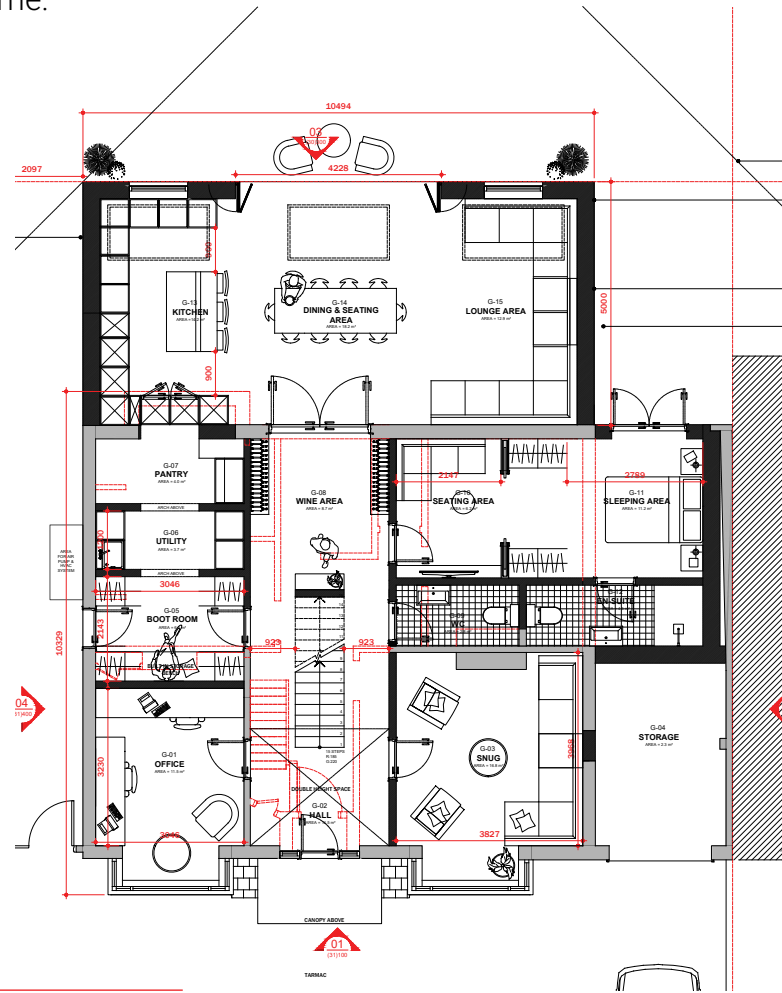
4.0 DESIGN

4.02 AMOUNT

The existing Gross Internal Area of the property is: 140 m2

The proposed Gross Internal Area of the property will be: 218 m2

The additional area to the property allows to maximise the potential of the house and allows for better amenity (4.5 Baths from previously 1) and a better occupancy potential from (3 beds to 4 beds + 2 additional rooms that can be used for double occupancy) This allows modern living and enables the dwelling to be up to standard with the new modes of working from home.

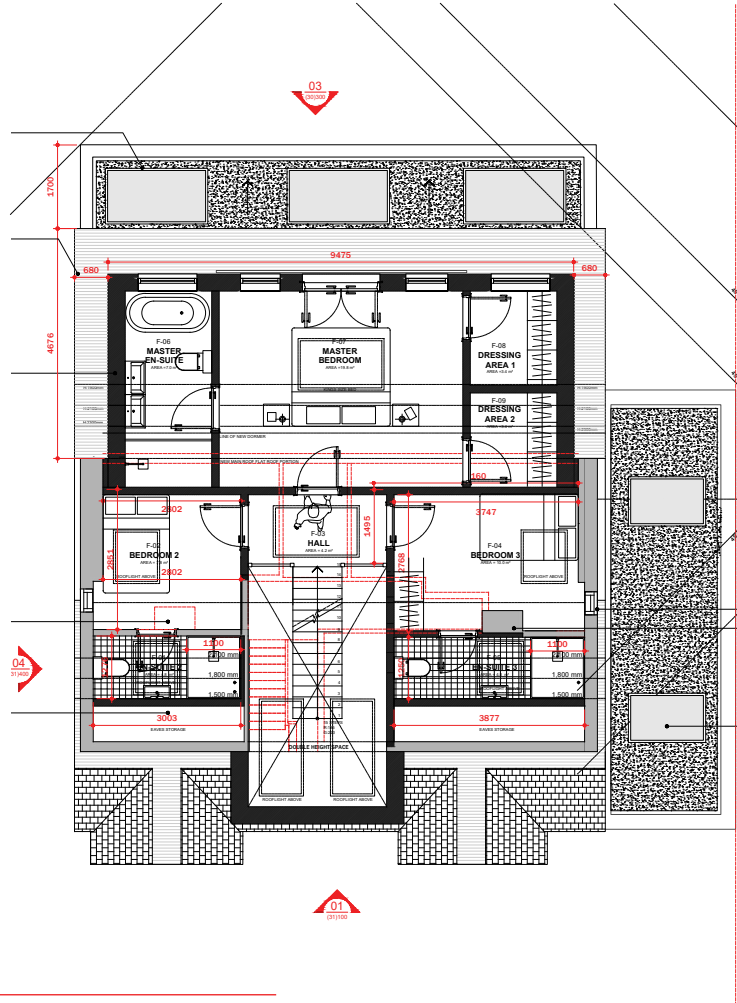


- The pre-application feedback raised concerns with regards to the added amount which has now been reduced.

At Pre-application the scheme proposed 325 m2. The scheme put forward for planning consists of 218 m2 which is a reduction of 107 m2.

While not a statutory regulation it is worth noting that the scheme seeks improved occupancy as the client's child requires a full time carer and a separate living accommodation for their special needs child. This was a large driver in the design.

There is nearly 500 m2 of amenity space.



- The proposal does not compromise amenity space available to residents.

4.0 DESIGN

4.03 LAYOUT

The proposed development retains the current organisation of the dwelling by containing the kitchen & lounge areas at the ground floor and the sleeping arrangement is set at the first floor. The footprint has been extended to allow for greater occupancy to suit a modern family and account for contemporary requirements of living, which allow working from home. In addition the house now has sufficient utility space and an additional side access to the retained side pas-sage.

The proposed extensions allow for a more sympathetic relationship between the interior of the house with the garden. In addition it gives another lease of life to the property as the bedrooms (non compliant currently with the National Space Standards) are brought back to contemporary norm.

- The pre-application feedback highlighted concerns over the proposed annex structure appearing disjointed when viewed aerially.

This has now been completely removed from the scope of work.

- Another element with regards to the layout which was a concern to the council was ‘ *A number of new living spaces, bedroom and bathrooms are proposed in the amended scheme. In an event of an approval of the application an informative to ensure that a HMO is not proposed will be added.*

As stated in the submitted Pre-Application Supporting statement, the requirement of the living spaces is driven by the client's family requirements for a long term living provision, for their daughter with special needs. While this is not a strictly a planning consideration, this presents a major factor for the development of the scheme all together and future proofing the living arrangement is of priority to the client.



4.0 DESIGN

4.04 SCALE & VISUAL PROMINENCE

REAR SINGLE STOREY EXTENSION



Aerial View of Northwood Road

45 Degree Line

The scheme put forward does not impede on any 45 degree lines from any of the neighbouring properties neither at ground floor nor at first floor. It is of moderate proportions and does not extend further than the established rear building line of the street.

- The pre-application feedback highlighted that the previous design ' would impact the 45 degree line of the property on the West which OPEPPRC (ODB2022) 4 of 9 is a cuase of concern. In order for this to be supported the scheme would need to be reduced so it does (not) impact the 45 degree line of any neighbours'

The proposed scheme is in direct response to the provided feedback.

Design

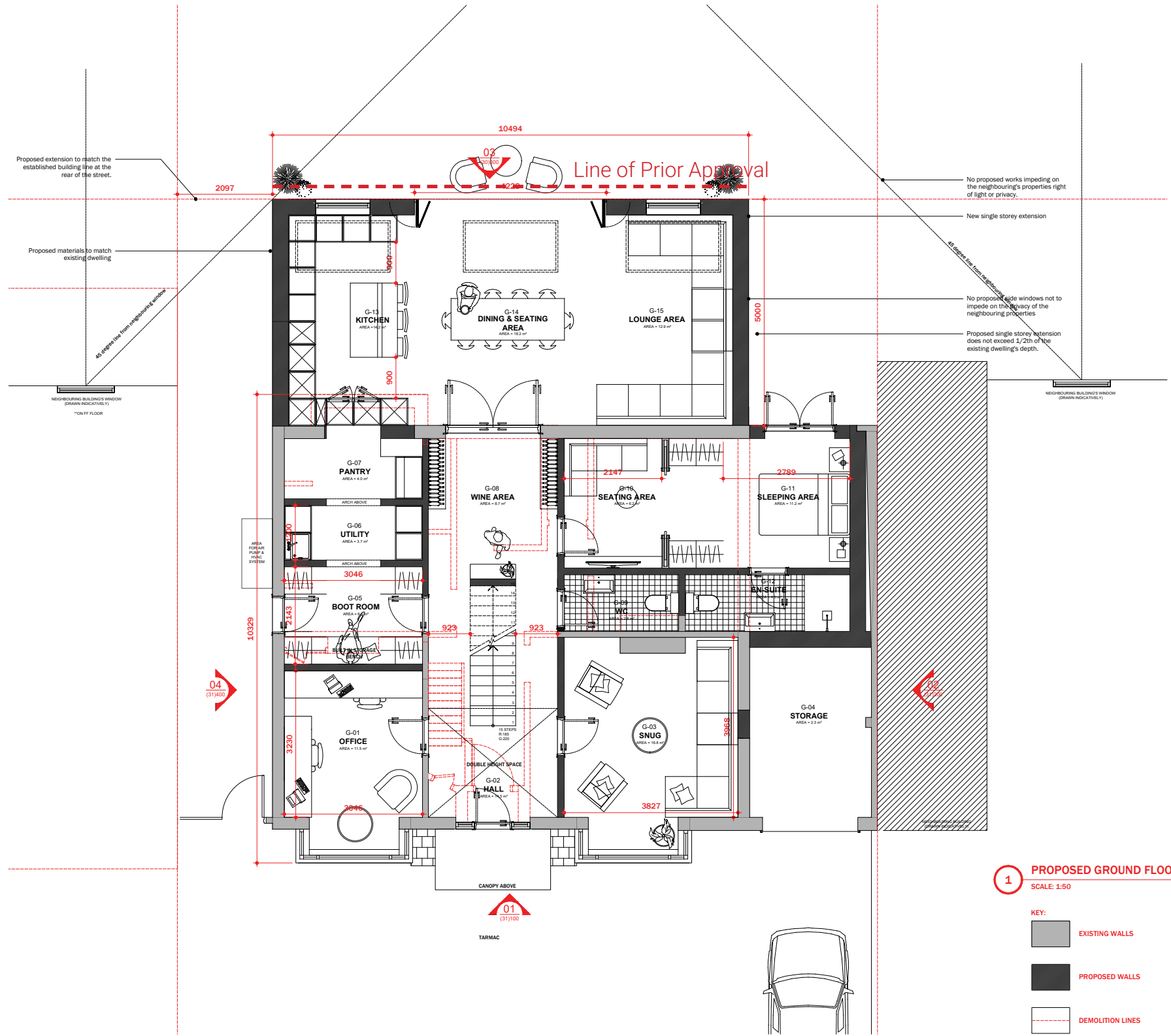
The reduced depth of extension combined with the proposed roof extension creates a sympathetic relationship with the existing property and appears subservient to the main dwelling.

- The pre-application feedback states ' The two storey rear extension would join the dormer The principle of this element is not supported as it would appear discordant design'

The proposed rear extension does not join the roof extension. The original dwelling can be clearly read in its scale, profile and proportions appearing subservient to the main house. The proposed design is of high quality and is a sympathetic addition to the house.



Concept Massing



Scale

The proposed extension measures 5,000 mm in depth. This is larger than the highlighted 4,000 mm of Policy DMHD1. However as shown on the diagram the proposed massing is of less than 1/2 of the existing depth of the property and is compliant with the requirements of a Prior Approval Approach.

Overall the proposed mass is of moderate proportions and significantly reduced from the scheme put forward at pre-application.

- Policy DMHD1 and the associated 4,000 mm is a design guideline in order to assess if harm arises to the main dwelling or the neighbouring ones.

However the proposed addition presents no harm to the character or appearance of the original dwelling as it appears subordinate and of modest proportions.

There is no harm to the street scene as the development can no be viewed from the street. Within the context of the highly developed (to various quality) wider area the property does not cause harm.

Neighbouring amenity is protected with no loss of daylight or privacy. No loss of outlook is present and no overbearing impact established.

Although the proposal exceeds the indicative depth guidance contained within Policy DMHD 1, this does not in itself demonstrate planning harm. The proposal must be assessed on its individual merits, including its impact upon character, appearance and neighbouring amenity. Thus the proposal complies with the principles of DMDH1 sets out to protect.

- The proposed 5m projection should be considered in the context of the national permitted development regime, where larger rear extensions may be acceptable subject primarily to neighbour amenity considerations.

However the applicant has opted to engage the LPA to ensure that the scheme is assessed holistically and avoid some of the precedents discussed of poor quality product of the piece meal approach.

4.0 DESIGN

4.04 SCALE & VISUAL PROMINENCE

ROOF DEVELOPMENT

45 Degree Line.

The scheme put forward does not impede on any 45 degree lines from any of the neighbouring properties neither at ground floor nor at first floor.

- The pre-application feedback acknowledges that even the previously proposed scheme does not break the 45 degree line.

The proposed scheme is in direct response to the provided feedback.

Fenestration

The proposed glazing part of the design has been severely reduced and set in line with the fenestration at the ground floor in order to provide a coherent elevation at the rear.

- The pre-application feedback stated 'Whilst it is acknowledge that the first floor element would be set in from the sides, it does not create a cohesive sympathetic design to the property. This is further exasperated by its over all depth out from the existing roof form and the excessive amount of fenestration.'

The proposed scheme presents reduced fenestration. In addition as discussed in the following parts the proposed design is sympathetic to the original dwelling.



Pre-Application Rear Development - Concept Massing



Application Rear Development - Concept Massing

Design

The proposed design incorporates extension of the existing roof by retaining the same roof pitch and profile. This approach gives minimal amendments to the character of the original property and retains the original profile of the dwelling.

The proposed dormer addition is of modest proportions. The dormer cheeks are set in from the line of the roof to allow for clear readability of the original profile.

- The pre-application comments ' the width (of the dormer) is excessive and would not be supported and should be maintained as existing' in addition 'While the depth of this dormer element is modest, the width is excessive and would not be supported and should be maintained as existing.' It is worth noting that the width at pre-application was retained exactly as the existing one.

The depth of the dormer has been reduced in line with the pre-application response.

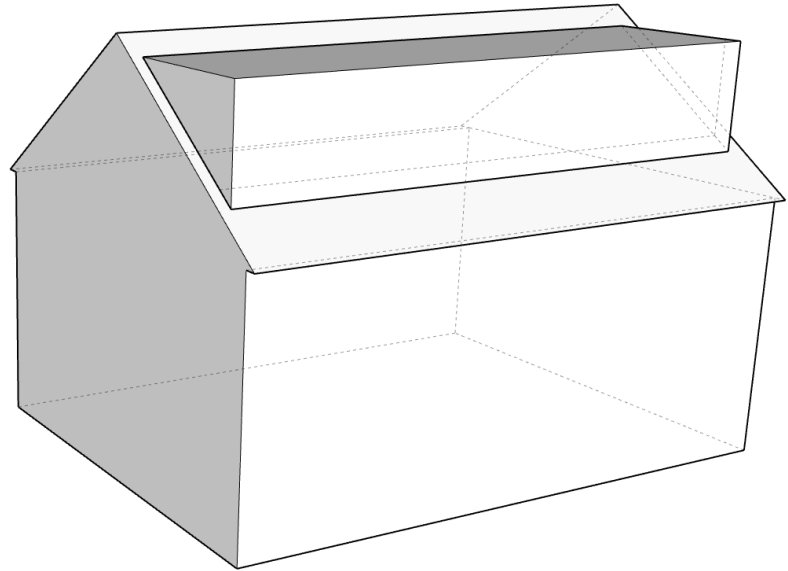
The dormer is set in from the edges of the roof further than the original dormer and presents a reduced width.

- The pre-application feedback states ' The dormer is of poor design and must be set in from the margins to allow for the extension to be perceived as a subordinate addition.'

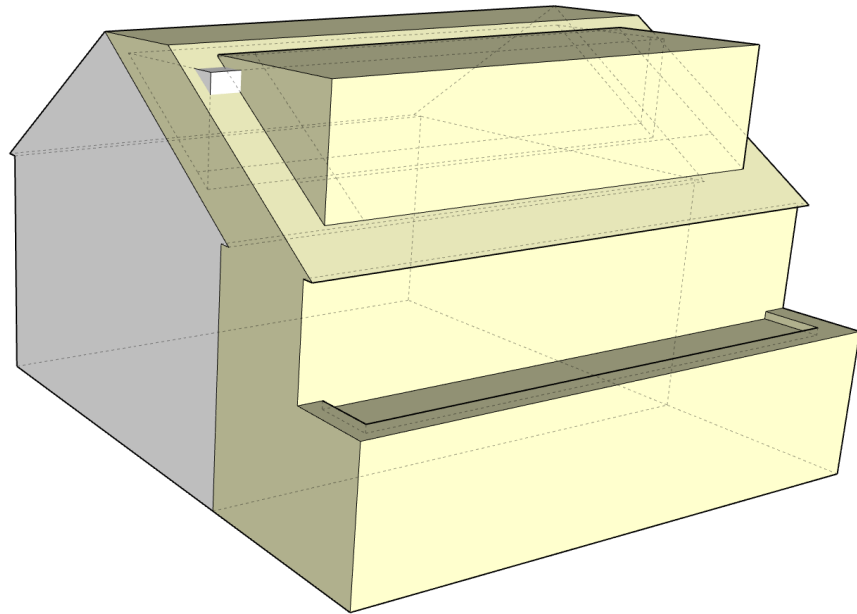
The proposed design sets the dormer addition as subordinate to the main house.

- ' The principle of this element is not supported as it would appear discordant design. The dwelling is a single storey bungalow style property and should continue to read as a bungalow.'

As shown in previous section the first floor of the original dwelling is as per design and the proposed extension retains the same design principle and profile to provide a sympathetic design.



Massing of Existing Property



Massing of Proposal

4.0 DESIGN

4.05 APPEARANCE AND MATERIALS

The proposed development retains the same material palette as what was put forward at the pre-application scheme. In order to alleviate some of the concerns of the council the design features render finish at the rear of the property both for the rear extension and roof development.

- The pre-application written response did not provide direct commentary on the proposed materials. The changes at the front inclusive of the timber cladding above the gables was overall accepted in principle.

The applicant pursued further comments with regards to the materials but none were received.

The proposal retains the same material language and simplifies the palette at the rear of the property.

4.0 DESIGN

4.05 ACCESS & PARKING PROVISION

No changes proposed to the existing access and parking provision.

- The pre-application written response had no concerns highlighted with regards to access and parking provision.



5.0 BIODIVERSITY

The proposal has been carefully designed to ensure that the natural condition of the site is preserved and that no significant impact on local biodiversity arises as a result of the development. The works relate to extensions and alterations to an existing residential dwelling within an established suburban plot. The majority of the garden area is retained, and there is no encroachment onto undeveloped land beyond the domestic curtilage.

No protected trees are proposed for removal as part of the development, and existing boundary vegetation will be retained wherever possible. The footprint of the rear extensions remains proportionate to the plot, ensuring that a substantial area of private garden is preserved. The replacement of the existing outbuilding with a well-considered annex does not result in the loss of natural habitat of ecological significance.

A review of the London Borough of Hillingdon's environmental mapping indicates that the site does not fall within, or immediately adjacent to, a Site of Importance for Nature Conservation (SINC), Green Belt designation, or identified biodiversity corridor. While the wider area around Harefield benefits from significant areas of woodland and ecological value, the application site itself is of low ecological sensitivity and typical of a managed domestic garden environment.

In accordance with the Environment Act 2021 and emerging Biodiversity Net Gain (BNG) requirements, the scale and nature of development are considered minor and unlikely to trigger the need for a detailed ecological survey. Nevertheless, the scheme has been approached with a precautionary mindset, ensuring that no features of ecological value are adversely affected.

Should the Local Planning Authority consider it appropriate, the development could incorporate proportionate biodiversity enhancements, such as integrated bird or bat boxes within the annex or main dwelling, pollinator-friendly planting, or native soft landscaping within the garden. These measures would contribute positively to local biodiversity and align with borough-wide objectives to conserve and enhance ecological assets.

We are hopeful that the pre-application process will provide a constructive platform for the Local Planning Authority to clearly highlight any specific ecological recommendations or requirements, enabling these to be appropriately addressed and incorporated prior to the submission of the formal planning application.



Biodiversity Enhancements - Bee & Swift Bricks and local wildlife planting



Wildlife Assessment Check - Summary Report	
Site location: • Postcode (nearest): UB9 6EY • Grid reference: TQ060908	
Type of development project: • Householder building projects	
The Local Environmental Records Centre (LERC) is: Greenspace Information for Greater London CIC	The Local Planning Authority is: London Borough of Hillingdon

Output from the Wildlife Assessment Check, including whether input from a suitably qualified ecologist is required and the species or species group surveys that may be necessary:
Based on the information you have provided, it is unlikely that you will need to consult an ecologist concerning this development project.
Precautionary advice for birds <i>Birds are legally protected during the breeding season and need to be considered in respect of any impact from the proposed work. Work must take place outside the optimum breeding season (March to August inclusive), unless it can be confirmed there are no breeding birds in the proposed work area.</i>

Section 1: Protected and Priority Species results
Types of works being carried out and habitats present nearby (options selected): • Works to alter or enlarge a house and/or listed building ◦ Involves works to the roof covering or loft space (e.g. loft conversion, dormer windows, extension, conservatory, garage or car port affecting the gable tops or eaves, internal alterations affecting the loft) ◦ Involves external features such as weatherboarding, hanging tiles, fascia boards or soffit boxes ◦ Affects cavity walls • No woodland, trees, hedgerows, watercourses or waterbodies present within 200m of the proposed works
The applicant is aware of Protected and/or Priority species being present within or adjacent to the development site: • No

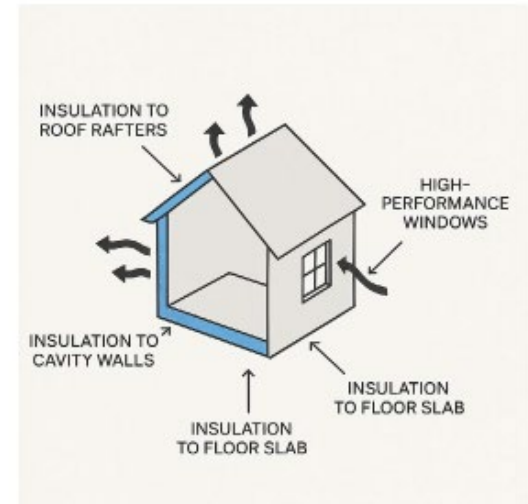
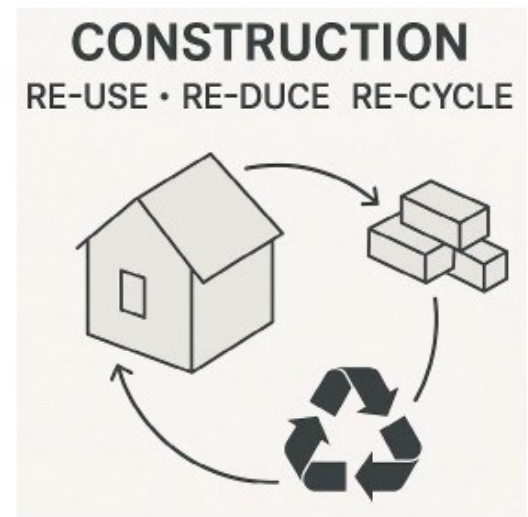


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6.0 SUSTAINABILITY



Sustainability has been a great consideration in the scheme as well in order to upgrade the existing property and bring it to contemporary standards.

The principle of developing of an existing property rather than demolition and new build approach, ensures that the embodied carbon and embedded energy within the building materials is retained.

In addition the scheme incorporates a Fabric First approach, where all new additions to the property would be of high level of thermal performance due to the improved airtightness, additional insulation and high performing materials.

The roof extension of the main house and the new flat roof garage provides an opportunity to upgrade the roof build up and reduce thermal inefficiency. In addition all new fenestration proposed would be of high quality and provide a better thermal performance.

In addition to the described passive strategies, the scheme incorporates an Air Source Heat Pump and HVAC system. This will ensure that the property has a more efficient thermal strategy and the rising issues of overheating will be countered sustainably.

7.0 CONCLUSION

The proposed development at 146 Northwood Road, has been carefully developed taking into consideration the specific client's brief, the context of the property and the area and the relevant planning policies.

The proposal has been informed by the feedback received through the pre-application process (ref. 223/PRC/2026/39), with the design carefully reviewed and amended to address the matters raised by the Council. The resulting scheme represents a considered architectural response that balances the aspirations of the applicant with the planning considerations identified by the Local Planning Authority.

Rather than relying solely on potential alterations available through Permitted Development rights, the applicant has chosen to engage positively with the planning process in order to present a coherent and holistic proposal for the property. This approach demonstrates a commitment to achieving a high-quality design outcome that responds appropriately to its context.

The proposal is therefore respectfully submitted for the Council's consideration and approval.



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