

Report of the Head of Development Management and Building Control Committee Report Part 2 – Application Report

Case Officer: Katherine Mills	26090/APP/2024/813
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Date Application Valid:	28.03.24	Statutory / Agreed Determination Deadline:	17.07.26
Application Type:	Householder	Ward:	Northwood

Applicant: **Mr Anthony Strachan**

Site Address: **15 KEWFERRY ROAD
NORTHWOOD**

Proposal: **Erection of first floor rear extension.**

Summary of Recommendation: **GRANT planning permission subject to conditions**

Reason Reported to Committee: **Required under Part 3 of the Planning Scheme of Delegation (Petition received)**



Summary of Recommendation:

GRANT planning permission subject to the conditions set out in Appendix 1.

1 Deferred at Planning Committee on 11th June 2024

- 1.1 This application was deferred at Planning Committee on 11th June 2024 in order to carry out a Members Site Visit to assess the impact on the neighbours windows at No 17 Kewferry Road. Members also requested that an independent daylight/sunlight report be commissioned and should be received prior to the site visit.

Members Site Visit

- 1.2 Following the previous deferral, a Member's Site Visit was arranged. A visit was carried out on 16th July 2025 at the application site. However, due to unforeseen circumstances, it was not possible to complete the visit to the neighbouring property (17 Kewferry Road). The key matters looked at on the site visit were:
- The relationship between the proposal and adjacent property at No 17 Kewferry Road
 - Review of the neighbours windows in the context of the development to understand whether there is impact on daylight sunlight, outlook or sense of enclosure.
 - Review of the design in the context of the existing dwelling and the wider local character.
- 1.3 Since the Members' Site Visit at the application site took place, amended plans have been submitted which accurately reflect the boundary treatments associated with both the application site and the adjoining neighbouring property. These amendments accurately reflect the survey Officers had previously undertaken and a further consultation with neighbours has been undertaken.
- 1.4 Officers have sought guidance from Democratic Services on the most appropriate way forward given the previous deferral for a Members Site Inspection following the recent Council elections in May 2026, which has led to a new Planning Committee been established.
- 1.5 Democratic Services have advised that the application should be brought back before the Planning Committee for determination. This approach reflects the fact that the current Committee was not responsible for the original deferral and enables Members to consider the application afresh, together with an update on the matters that led to the previous deferral, including the site visit arrangements. Should Members consider that a further site visit is necessary, they may defer the application to facilitate a visit by the current Committee.

Independent Daylight Sunlight Review

- 1.6 As part of the initial Planning Deferral, an Independent Daylight Sunlight Assessment was to be carried out. This was commissioned by the Local Planning Authority (LPA) and provides further analysis on the impact on daylight sunlight of the windows serving No 17 Kewferry Road. The Daylight Sunlight Report was produced by Lambert Smith Hampton by a recognised qualified Daylight/Sunlight professional. As part of their assessment, the company carried out 2 site inspections at the neighbouring property to survey the neighbour's property in the context of the development.
- 1.7 The results of both daylight and sunlight test demonstrate that the development would not cause a detrimental impact on their neighbour's light in line with the Building Research Establishment (Site Layout Planning for daylight and sunlight) with each room tested passing both Daylight and Sunlight testing. The result of this report is discussed in detail within the amenity section of the report below.

2 Consultation Update

- 2.1 Since the deferral of this application, two additional rounds of consultation took place upon receipt of the revised information. One new petition has been received with 20 signatures. The outcome sought by the petition is refusal.

Executive Summary

- 3.1 Planning permission is sought for the erection of a first-floor rear extension to be situated above an existing ground floor rear extension.
- 3.2 As set out above in paragraph 1.1, the application was deferred at Committee in June 2024. The application is subject to an additional petition (20 Signatures) following the Committee deferral. The concerns raised within these petitions are set out in more detail in Section 8 of this report, but in summary include loss of residential amenity with the first-floor extension over-dominating No 17 Kewferry Road.
- 3.3 Concerns have been raised regarding the accuracy of the Daylight Sunlight report and the overall positioning of the neighbouring properties on the plans. The Independent Daylight Sunlight company have carried out a second site inspection and surveyed the neighbour's windows and are satisfied that the findings within the revised report are accurate. The figures within Appendix C of this daylight sunlight report provides the relevant findings and confirm that the rooms of the neighbouring property would pass daylight and sunlight.
- 3.4 Furthermore, the overall positioning of the extension ensures that the neighbour's outlook would be protected to the rear garden. The extension would not lead to a sense of enclosure given it would be set in from the site boundary of both neighbouring properties. The LPA remain of the view that the proposal would not lead to unreasonable level of harm to the adjoining neighbour's amenity.

- 3.5 The proposal is considered to comply with other objectives of the relevant planning policies and would appear subordinate in the context of the existing dwelling. It would not give rise to any significant harm to the wider local character nor impact the street scene given its location to the rear of the site. The proposal would not adversely affect highway safety, or cause harm in other respects.
- 3.6 Due regard has been given to local residents' objections, including the 2 petitions against the application, however it is concluded that the proposal complies with the Development Plan and no material considerations indicate that a contrary decision should be taken.
- 3.7 The planning application is therefore recommended for approval subject to the conditions set out in Appendix 1.

4 The Site and Locality

- 4.1 The application site comprises a two-storey, detached dwellinghouse located on the western side of Kewferry Road, Northwood (refer to figure 1 below).
- 4.2 The property has an existing single storey full width rear extension, as well as an outbuilding situated along the northern boundary with No.17 Kewferry Road. A first-floor side extension along the southern side and rear dormer has also been added previously to the original building. The site contains a generous garden with an outbuilding located towards the rear along the north-western boundary. To the front, the site benefits from a small centrally positioned landscaped section with off-street parking accessed via a vehicular cross-over off Kewferry Road.
- 4.3 The application site is located within TPO 118. The northern site boundary is located within the Flood Map for Surface Water, as identified in the Surface Water Management Plan (SWMP) for Hillingdon.
- 4.4 No.13 Kewferry Road is located along the southern site boundary and comprises a two-storey detached property which has been extended to the rear at ground floor. No.17 Kewferry Road is located along the northern site boundary and comprises a similar style dwelling with a single storey rear extension and outbuilding adjacent application site. Nos.1-6 Harrison Close and Nos.7-11 Harrison Close are located to the east, on the opposite side of the road.
- 4.5 The surrounding area is residential in character comprising of two-storey, semi-detached and detached dwellinghouses of a similar style and age to the application property. Generally, there is a variation of alterations to the existing dwellings along this street of Kewferry Road that have evolved overtime and contribute to the established character.

Figure 1: Location Plan (application site edged red)



Figure 2: Aerial View of the application site and neighbouring property (No 17 Kewferry Road on the left and Application site on the right)



Figure 3: Street View Image of the Application Property (See below)

15 Kewferry Road, Northwood



Figure 4: Rear Elevation Image of the Application Property



Figure 5: View of Application site from the garden of No.17 Kewferry Road



5 Proposal

- 5.1 Planning permission is sought for the erection of a first-floor extension to the rear of the application property. The extension would be situated towards the northern side above the existing utility room. It would extend 3.6m deep beyond the main rear wall and 3.52m wide. The proposed first floor rear extension would have a hipped style roof that would have a maximum height of 7.8m and set down approximately 1.8m from the main ridgeline. The proposed materials would match the existing property. The proposed first floor rear extension would extend an existing bedroom and include a shower room.
- 5.2 Amended plans were received during the course of the application which included references to the side door on the outbuilding structure between the application property and No.17 Kewferry Road. It also demonstrated compliance with the 45-degree rule taken from the nearest neighbouring habitable room window on the rear elevation at No.17 Kewferry Road. The amendments also addressed the positioning of the neighbour's property in the context of the application site with follow up survey carried out by the applicant.
- 5.3 An independent daylight sunlight assessment and amended plans showing amendments to the footprint of the neighbouring property at 17 Kewferry Road has also been submitted

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following the June Committee 2024 deliberation. The amended plans reflected the neighbouring property footprints position following an onsite survey which established that the positioning was initially shown closer to the garden than it actually is.

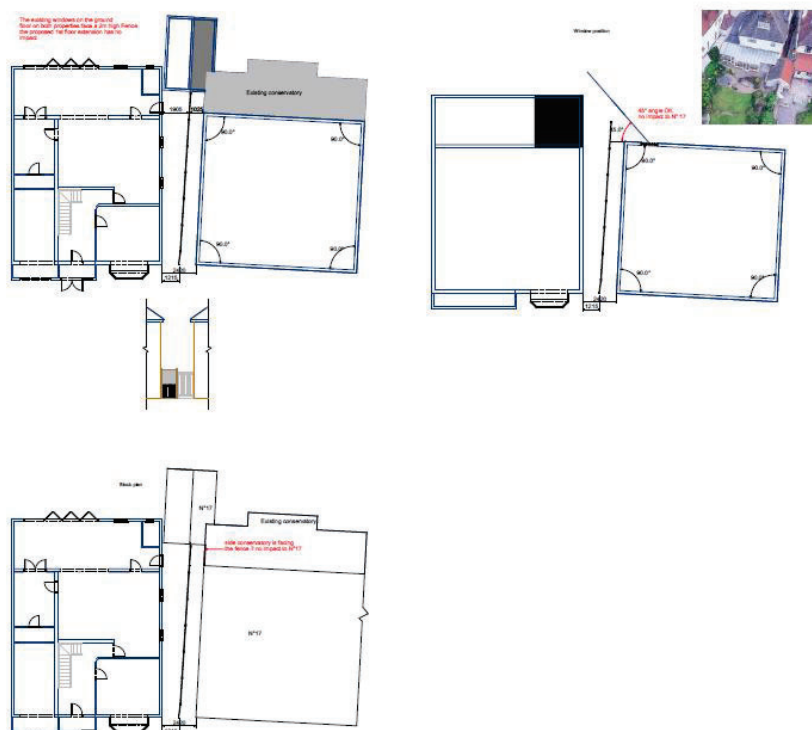
Figure 6: Existing and Proposed Plan (please note – larger version of plan can be found in the Committee Plan Pack)



Figure 7: Proposed elevations (please note – larger version of plan can be found in the Committee Plan Pack)



Figure 8: Plan showing compliance with 45-degree from the main ground floor window



6 Relevant Planning History

- 6.1 A list of the relevant planning history related to the property can be found in Appendix 2.
- 6.2 Planning permission was approved in August 2017 (ref: 26090/APP/2017/2357) for a “first floor side extension, single storey rear extension and conversion of roof space to habitable use to include a rear dormer, 2 front rooflights and 3 side rooflights. This was built on site, albeit the single storey rear extension was not built in accordance with approved plans and was the subject of a retrospective planning application ref: 26090/APP/2020/300 which is discussed below (paras 4.4-4.6)
- 6.3 Planning application ref: 26090/APP/2019/2860, for a “single storey front extension and porch/canopy” was Approved on 22-10-2019. This has been built on site.
- 6.4 Planning application ref. 26090/APP/2020/300, for a “retrospective application for a single storey rear extension and front boundary wall and gates” was Refused on 19-06-20 for the following reason:
“The proposed front garden, boundary treatment and gates, by reason of their size, scale and design would significantly erode and detract from the verdant character and appearance of the street scene and have a detrimental appearance on the character and appearance of

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the street scene contrary to Policies BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), and Policies DMHB 11, DMHB 14 and DMHD 1 Local Plan: Part Two - Development Management Policies (2020)".

- 6.5 The Council had no objection to the single storey rear extension sought under planning application ref. 26090/APP/2020/300. An appeal against the Council's refusal of the retrospective planning application ref. 26090/APP/2020/300) was Allowed by the Planning Inspectorate on 25/05/2021 (Appeal Ref. APP/R5510/D/20/3256761).
In allowing the appeal, the Planning Inspector stated:

'8. The appeal site comprises a two-storey dwelling, which has a fairly traditional appearance. A single storey extension with a roof dormer, which is part of the appeal development, has been erected to the rear. The front boundary treatment, also part of the appeal development, consists of a red brick wall with metal railings and metal gates which are painted black with minor detailing. Whilst I note that the wall and railings are taller than some of the neighbouring boundary treatments, there are other neighbouring examples which are similar in scale.

9. Although I have noted the predominantly verdant character of the surrounding area, there are properties on Kewferry Road which do not incorporate boundary planting to the front. The variation in appearance, scale, and materials of front boundary treatments in the neighbouring area also creates a mixed character. Within this context the appeal development does not stand out as an incongruous feature and assimilates well with the surroundings. The fact that the development comprises two separate gates does not have a visually harmful impact'.

- 6.6 There has been an enforcement investigation (ref: ENF/566/19) regarding works on the site not being carried out in accordance with approved plans. An Enforcement Notice regarding the front boundary enclosure was served on 20/08/2020. The Enforcement Notice however was quashed following the appealed decision in September 2021 which concluded that the design of the brick walling and timber fencing was an acceptable design. (Appeal Ref: APP/R5510/C/20/3258741, dated 04/10/21).

7 Planning Policy

- 7.1 A list of planning policies relevant to the consideration of the application can be found in Appendix 3.

8 Consultations and Representations

- 8.1 The adjoining neighbouring properties and Northwood Residents Association were consulted on 5th April 2024 which expired on 26th April 2024. Two objections from one consultee were received along with one petition objecting to the proposal. An objection was also received from the Northwood Residents Association.
- 8.2 Following receipt of independent daylight sunlight report and revisions to the layout/block plan which accurately reflected the neighbouring property positioning to the application site,

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two further rounds 14-day consultations periods took place expiring on 4th April 2026. An additional 4 objections were received with a further petition against the scheme. Northwood Residents Association also provided follow up comments.

- 8.3 Representations received in response to public consultation are summarised in Table 1 (below). Consultee responses received are summarised in Table 2 (below). Full copies of the responses have also separately been made available to Members.

Table 1: Summary of Representations Received

Representations	Summary of Issues Raised	Planning Officer Response
An initial petition of 20 signatures has been received against the application	1. Concern regarding the impact on adjoining neighbours' amenity in terms of dominance.	Discussed at paragraphs 9.51– 7.57 of this report.
	2. The description is incorrect as the first-floor extension has not yet been built.	The description of development as originally inputted/validated referred to the proposed first floor rear extension as retrospective. Officer site visits have established that the development has not been built and therefore is not retrospective, and the description of development has been amended accordingly.
A follow up petition of 20 signatures has been received following the second round of consultation	1. The first-floor extension would over-dominate No.17 Kewferry Road 2. Note: The Daylight Sunlight Report is incorrect	Discussed in paragraphs 9.51-9.57 Discussed in paragraphs 9.45-9.50. The Daylight Sunlight has been carried out independently by a private company commissioned by the LPA. A follow up site inspection was undertaken by the company to re-survey the site to ensure its accuracy. This revised report was uploaded on the 14 th May 2025. The author of the report has also confirmed in writing that

		<i>All statements within the report are correct...the software used in presenting the figures are highly accurate...We are confident the building are in the correct position..... We went to site and measured the windows; these are in the correct position.... The room retains enough sunlight and meets the BRE guidelines.</i>
6 letters of objection have been received.	I. Application is not retrospective	The description of development as originally inputted/validated referred to the proposed first floor rear extension as retrospective. Officer site visits have established that the development has not been built and therefore is not retrospective, and the description of development has been amended accordingly.
	II. Plans incorrect. Outhouse building, door not shown. The footprint of the neighbouring property misrepresented on the amended plans. The plans show the houses at an angle to each other when they actually parallel.	Amended plans had been received to rectify the outhouse building. In terms of the positioning of the neighbouring building, a site inspection has been undertaken from both the application site and the neighbouring property to further understand the positioning of the building. During the visit, Officers undertook measurements and confirmed that the gap between the building is narrower towards the front of the property. This widens to the rear of the property. Revised plans have since been submitted which accurately reflect the site boundary conditions.

	III. Extension overbearing. It will block most light from kitchen meaning will need to have lights on all day. Sunlight blocked to conservatory. Light blocked to bedroom.	Discussed at paragraphs 7.22 – 7.57 of this report.
	IV. Numbers 5 to 17 Kewferry Road were built 1902 to 1904 and are handsome Edwardian houses - except for no 15 which following extension built between 2017 and 2020 had 1,000 sq. ft added which totally spoiled the harmony.	The design is discussed at paragraphs 7.6 – 7.13 of this report. It is noted that there have been a number of planning applications between 2017 and 2020 on the site. Planning applications have been determined against relevant local, regional, and national planning policies at the time of the applications. The planning history of the site has been discussed in detail in Section 4 of this report.
	V. No 15 is a single person occupancy and does not need further extension	The level of occupancy is not a material consideration once the use remains a C3 Dwelling House. The applicant is entitled to apply for planning permission no matter the level of occupancy and this is accessed against relevant planning policies. The proposed first floor rear extension would extend an existing bedroom within the property and provide a shower room. The property is an existing 4-bedroom property, and no additional bedrooms would be provided.
	VI. Length of time previous works took to complete and damage to neighbours' buildings from previous works. More building work will mean another long period of stress and most	Any damage caused to neighbouring properties during construction phase is a civil matter. It is not considered proportionate given the modest size of the extension to impose a planning condition in relation to a construction management plan for this

	likely cause further damage to outhouse	householder application. Nuisance from demolition and construction works is subject to control under The Control of Pollution Act 1974, the Clean Air Acts and other related legislation; this would be added as an informative on any consent issued. Issues relating to property damage from building works is a civil matter and is not a material planning consideration.
	VII. The daylight sunlight report has incorrect measurements as the kitchen windows are shown more than 2 metres to the west than they are. It is therefore invalid. The lighting report was also a desk job as the consultant never attended the site. No allowance made for differing seasonal light and the loss of sunlight.	This is addressed in section 9.22-9.50 of the report
	VIII. No notice has been posted outside the property.	Consultation letters were sent to neighbouring properties as per the statutory guidance, giving a period of 21 days for comments. The statutory guidance did not require a site notice advertising the application to be displayed on site. The Public consultation for the application was therefore carried out in accordance with statutory guidance.
	IX. Human Rights	This is addressed at paragraphs 10.1-10.5 of the report. Officers have considered the proposal in light of the Human Rights Act 1998, particularly Article 8 (right to respect for private and

		family life) and Article 1 of the First Protocol (protection of property). While it is acknowledged that the proposed development may have some impact on the neighbouring property, it is considered that the impact is not so significant as to amount to an unacceptable infringement of these rights. In this case, any interference with these rights is considered proportionate and in accordance with national and local planning policy.
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Table 2: Summary of Consultee Responses

Consultee and Summary of Comments	Planning Officer Response
Northwood Residents Association The rear first floor will be over dominant affecting number 17 Kewferry Road. The description is inaccurate and misleading because it is not retrospective as the rear first floor has not been built yet. Therefore, the description of the application is incorrect. Inaccurate Drawings on the existing site context	Discussed at paragraph 7.51 to 7.57 of this report. The description of development as originally inputted/validated referred to the proposed first floor rear extension as retrospective. Officer site visits have established that the development has not been built and therefore is not retrospective, and the description of development has been amended accordingly. Amended plans have been provided which include reference to the side door on the outbuilding structure between the application

Policy HD 1 B) vi) - there is no statement that it complies with the 45-degree rule for two story extension. Northwood Residents Association (Additional comments following further consultation) Following on from the error in the plan in the Daylight Sunlight Report, we understand that at a re-inspection by the applicant's advisor on Daylight Sunlight, they have said the plans submitted for the application itself are incorrect. Therefore, our view is that a decision cannot be based upon the plans and report submitted. Northwood Residents Association (Additional Comments following consultation on the amended survey plans) The Daylight survey has made no mention of different seasons, and the Surveyor did not carry out an inspection, but only carried out a desktop report. We therefore still request that the adverse	property and No. 17 Kewferry Road. Amended plans have been provided which include a 45-degree line from the nearest neighbouring habitable room window at No.17 Kewferry Road. The impact on neighbour's amenity is further discussed below in paragraphs 9.22-9.57 The Daylight Sunlight has been carried out independently by a private company instructed by the Local Planning Authority. A follow up site inspection was undertaken by the company to re-survey the site to ensure its accuracy. This revised report was uploaded on the 14th of May 2025. The author of the report has also confirmed in writing that the detail within the report is accurate and reflects the site circumstances. This is discussed further in detail from paragraphs 9.22-9.50 The Sunlight Assessment does take account winter requirements in line with the BRE guidance and passes this test
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impact on the neighbour at No. 17 is wrong and the application should be refused	
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9 Planning Assessment

Principle of Development

- 9.1 The proposal is for an extension to an existing residential dwelling. As such, the principle of development is supported by national, regional, and local planning policies, subject to the considerations set out below.

Impact on the Character and Appearance of the Area

- 9.2 Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) requires that new developments achieve a high quality of design in all new buildings, alterations, extensions, and the public realm which enhances the local distinctiveness of the area, contributes to community cohesion and a sense of place
- 9.3 Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) requires all development to be designed to the highest standards and incorporate principles of good design, either complementing or improving the character and appearance of the area. Policy DMHB 12 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) seeks to protect and improve the public realm, including streets.
- 9.4 Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) requires that alterations and extension of dwellings would not have an adverse cumulative impact on the character and appearance of the street scene and should appear subordinate to the main dwelling.
- 9.5 Part B of Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) sets out specific requirements for rear extensions. Two storey extensions should not extend into an area provided by a 45-degree line of sight drawn from the centre of the nearest ground or first floor habitable room window of an adjacent property and should not contain windows or other openings that overlook other houses at a distance of less than 21m. Pitched roofs on extensions should be of a similar pitch and materials to that of the original roof and subordinate to it in design.

Site Context

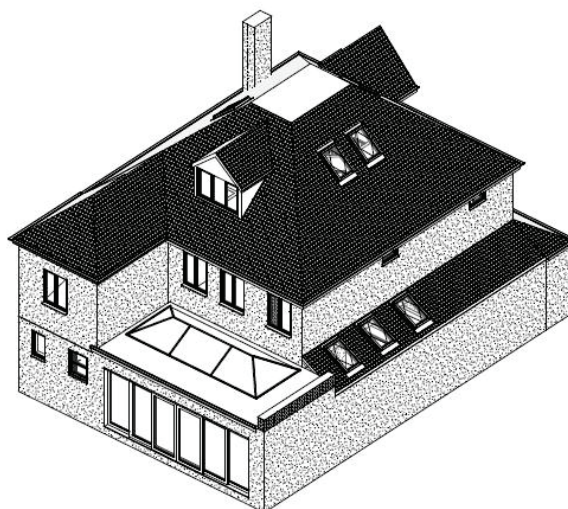
- 9.6 The property is situated on Kewferry Road, which is characterised by detached two-storey dwellings of varied architectural design set within spacious plots and a relatively verdant streetscape. The dwelling is set back from the highway behind a large frontage and driveway, separated from the public realm by a boundary wall and fencing which were previously allowed at appeal.

- 9.7 The dwelling has been extended through a number of planning permissions granted since 2017, including a first-floor side extension with roof conversion and a single-storey rear extension, as detailed within the planning history section of this report. The first-floor side extension has been successfully integrated into the roof form, whilst the rear dormer is appropriately positioned within the roof slope, maintaining sufficient separation from the ridge, side boundaries and eaves. Collectively, these additions appear subordinate to the host dwelling and remain sympathetic to the character and appearance of the property and surrounding area.

Proposed scheme

- 9.8 The proposal seeks planning permission for a first-floor rear extension positioned above the existing ground-floor rear extension on the northern side of the dwelling. The extension would project approximately 3.6m beyond the main rear wall and measure approximately 3.52m in width, retaining approximately 6m of the original rear elevation unaffected by the proposal. The extension would align with the rear wall of the existing ground-floor extension and would incorporate a pitched roof form reflecting the architectural style of the host dwelling. External materials would match those of the existing property.
- 9.9 The proposed roof form is considered acceptable and would sit comfortably on the northern side of the dwelling. The hipped roof would be set down from the main ridge and maintain adequate separation from the existing rear dormer. The eaves would align with the existing arrangement, thereby maintaining a consistent roof profile and building line.
- 9.10 The modest scale and hipped design of the roof ensure that the extension would not appear unduly bulky or dominant within the overall roofscape. Officers are satisfied that the extension would remain subordinate to the host dwelling and would not detract from its architectural composition. The limited width of the first-floor addition ensures that the principal rear elevation remains visually prominent, reinforcing its subordinate appearance.
- 9.11 The proposal complies with the requirements of Policy DMHD 1 of the Hillingdon Local Plan Part Two (2020). The extension would project 3.6m in depth and would not breach the 45-degree line drawn from the centre point of the nearest habitable room window serving No. 17 Kewferry Road.
- 9.12 The modest width of the extension also ensures that, when viewed cumulatively with the existing rear dormer, the additions would not appear visually awkward, excessive or overdeveloped. A clear visual separation would remain between the dormer and the roof serving the proposed extension, allowing each element to be read independently within the overall roof form.
- 9.13 The proposed fenestration is considered appropriate and would reflect the design and proportions of the existing first-floor windows. As the external materials would match those of the host dwelling, the extension would achieve a cohesive appearance that is sympathetic to both the dwelling and the established character of the area. A condition is recommended requiring materials to match the existing property.

Figure 9: CGI Image shows the proposed first floor extension to the left



- 9.14 Given that the extension is located solely to the rear of the dwelling, it would not result in harm to the character or appearance of the street scene. Visibility from the public realm would be limited and, where views are available from neighbouring private land, the extension would appear as a modest and sympathetic addition to the property.
- 9.15 Whilst the dwelling has been extended previously, Officers are satisfied that the cumulative impact of the existing and proposed additions would not result in an overdevelopment of the host dwelling or an incongruous addition to the site. The proposal would retain an appropriate scale, form and relationship with the original dwelling, whilst maintaining sufficient garden space and spacing around the building. As such, the property would continue to read as a detached dwelling set within a spacious plot, and the proposal would not appear excessive when viewed in the context of the site's overall size and established character.
- 9.16 It is therefore considered that the proposed first-floor rear extension would preserve the character and appearance of both the application property and the surrounding area. The proposal is considered to comply with Policy BE1 of the Hillingdon Local Plan: Part One – Strategic Policies (2012) and Policies DMHB 11, DMHB 12 and DMHD 1 of the Hillingdon Local Plan: Part Two – Development Management Policies (2020).

Residential Amenity

- 9.17 Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that planning applications relating to alterations and extensions of dwellings will be required to ensure that: ii) a satisfactory relationship with adjacent dwellings is achieved; and v) there is no unacceptable loss of outlook to neighbouring occupiers.

- 9.18 Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) seeks to ensure that development proposals do not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space.
- 9.19 The site abuts two detached properties with No 13 Kewferry Road situated to the south and No 17 Kewferry Road located along the northern flank where the proposed extension would be erected. To the rear, the site also abuts a section of garden that is associated with No 17 Kewferry Road. Further beyond this garden lies the rear gardens of the properties serving Nos. 34-36 Gateway Close which are over 50 metres distance from the proposed works.

13 Kewferry Road

- 9.20 No.13 Kewferry Road site boundary would be situated approximately 8.7m away from the flank wall of the first-floor extension. There are no windows proposed along this flank elevation that would cause any loss of privacy to this adjoining resident. It is also noted that this neighbour has an existing ground floor extension that extends out from the main rear wall with only a small section (approximately 1m) of the proposed first floor element projecting out beyond the existing ground floor rear building line of this neighbour.
- 9.21 Given the modest projection, as well as the sufficient separation distance between the flank elevation of the development and the common boundary of this neighbour, Officers are satisfied that there would be no direct impact on this neighbouring property's amenity. It would not impact in terms of loss of daylight/sunlight or overbearing/sense of enclosure. The amended plans also confirm compliance with the 45-degree line of sight from the closest neighbouring habitable room window. A condition is also recommended ensuring that no additional windows are added along either flank wall which would ensure privacy remains protect.

17 Kewferry Road

- 9.22 The original planning application was deferred by Members in order to obtain further information regarding the potential impact of the proposed first-floor extension on the neighbouring property at No. 17 Kewferry Road. In particular, concerns were raised regarding the effect of the development on the levels of daylight and sunlight received by the neighbouring windows serving the kitchen, conservatory and associated rooms. Figures 10, 11 and 12 below identify the windows that formed the basis of those concerns. These comprise two flank windows facing towards the application site and a rooflight serving a utility room which provides access to a further reception room. The subsequent Daylight and Sunlight Assessment was commissioned to independently assess the impact of the development on these windows in accordance with the BRE Guidelines.

Figure 10 - shows the floor plan of neighbouring windows (taken from amended Daylight Sunlight Report)

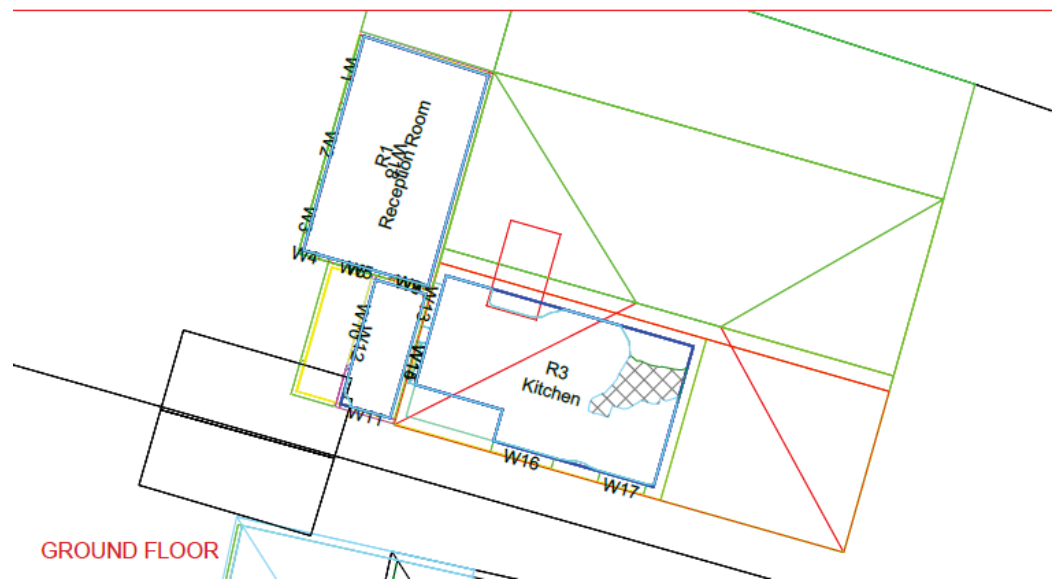


Figure:11 shows the windows serving No 17 Kewferry Road taken from site inspections (W1, W2, W3, W10, W11 and W12 as indicated on daylight report

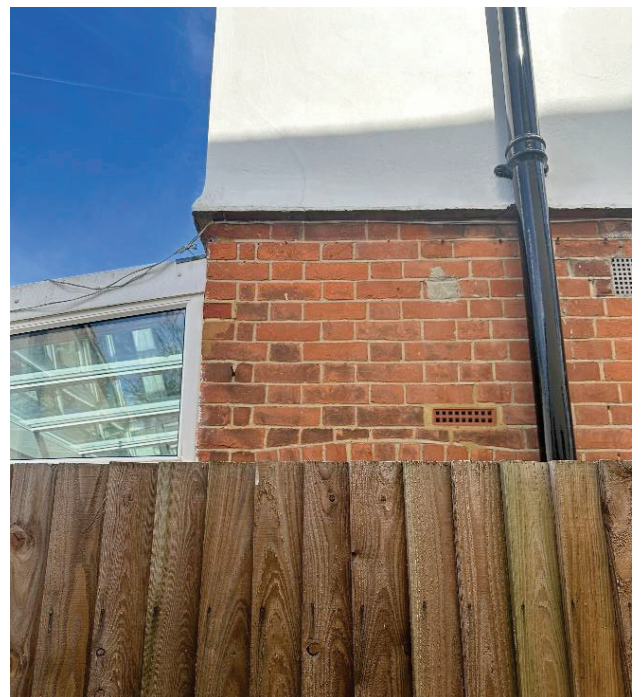
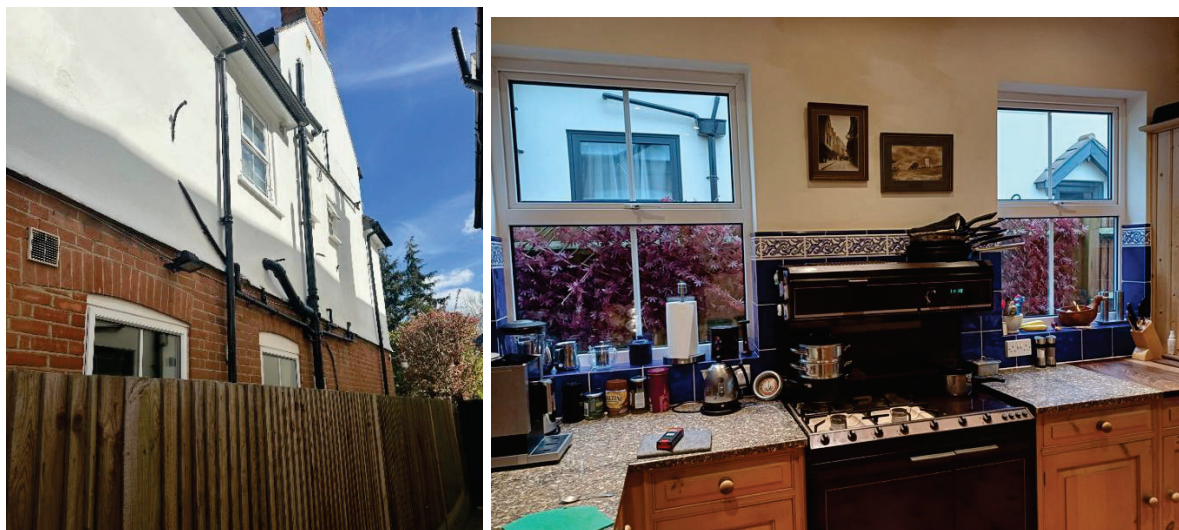


Figure 12 showing the windows serving the kitchen taken from site inspections (W16 and W17)



Daylight Sunlight Assessment Report (17 Kewferry Road)

- 9.23 Policy DMHB 11 of the Hillingdon Local Plan seeks to ensure that development does not result in an unacceptable loss of residential amenity, including through the loss of daylight and sunlight. Whilst the BRE Guidance is not a statutory document, it is widely recognised as the industry standard methodology for assessing daylight and sunlight impacts and has therefore been used to inform the assessment of this application.
- 9.24 Following the deferral of the original application in June 2024, the Local Planning Authority instructed Lambert Smith Hampton to undertake a daylight sunlight assessment at No 17 Kewferry Road. This assessment was to clarify the impact on the windows and rooms serving the adjoining and whether this impact was in line with the guidance set out in the BRE Daylight Sunlight guidance. Lambert Smith Hampton carried out an initial site inspection on the 11th of December 2024 where they undertook a site survey of the neighbour's windows. A subsequent daylight sunlight report was produced in February 2025 which provided the findings of this initial test
- 9.25 During the follow up consultation of the Daylight Sunlight Report concerns were raised about the accuracy of the information in the report and the location of the windows. On this basis, the LPA requested Lambert Smith Hampton to carry out a follow up survey of the site and provide an updated report. The follow up site inspection took place on the 18th March 2025 and the revised report produced.
- 9.26 In total 17 glazed window areas were tested against the BRE Daylight Sunlight Guidance. These windows served 3 specific rooms namely a kitchen, an outer reception room and a non-habitable utility room. These rooms are identified within figure 10 above. The key findings of this report confirmed that with the proposed development in place all rooms of the neighbouring property.

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- The rooms will continue to receive adequate daylight, defined by the BRE guidance
- All rooms tested passed and continue to receive a good level sunlight

These findings are further reviewed in the paragraphs that follow.

Daylight (Vertical Sky Component)

- 9.27 The daylight report has applied the Vertical Sky Component (VSC) to assess the neighbouring windows against loss of daylight. The BRE Guidelines stipulate at paragraph 2.2.23 that:
- 9.28 *If any part of a new building or extension, measured in a vertical section perpendicular to a main window wall of an existing building, from the centre of the lower window, subtends an angle of more than 25 degrees to the horizontal, then the diffuse daylighting of the existing building may be adversely affected. This will be the case if either:*

- *The VSC measures at the centre of an existing main window is less than 27%, and less than 0.80 times its former value.*
- *The area of the working plane in a room which can received direct skylight is reduced to less than 0.8 times its former value.*

In simpler words, the BRE Guidance advises that a room with 27% VSC or at least 80% of the former value, will be adequately lit.

- 9.29 The Vertical Sky Component (VSC) assessment considered a total of 17 glazed openings serving three rooms within No. 17 Kewferry Road, namely the reception room, kitchen and utility room. Of the 17 windows assessed, 15 retained in excess of 80% of their former VSC value and therefore met the relevant BRE guideline. Whilst two individual windows (W6 and W11) recorded values below this threshold, however as the rooms are served by several windows, the average VSC can be taken into consideration.
- 9.30 The BRE Daylight and Sunlight Guidance also advises that where a room is served by more than one window, the average Vertical Sky Component (VSC) for the room should be considered when assessing the overall availability of daylight (para 2.26 of the BRE Guidance). This reflects the fact that occupants experience daylight within a room as a whole rather than through a single window in isolation. Accordingly, whilst individual window results have been reviewed, officers have also had regard to the average VSC values for each room in order to establish whether the proposed development would result in a material loss of daylight to the neighbouring occupiers.
- 9.31 The room-based assessment demonstrates that the reception room, kitchen and utility room all continue to exceed the BRE guideline values and retain more than 80% of their former VSC levels. As such, notwithstanding the limited shortfall identified at two individual windows, the assessment confirms that the rooms as a whole would continue to receive adequate levels of daylight. Officers therefore conclude that the proposed development would not result in an unacceptable loss of residential amenity arising from a reduction in daylight and is compliant with Policy DMHB 11 of the Hillingdon Local Plan.

9.32 In this regard, the room-based assessment demonstrates that the reception room, kitchen and utility room all continue to exceed the BRE guideline values, retaining more than 80% of their former VSC levels. The reception room would retain a VSC value of 56.12%, the kitchen 44.65% and the utility room 49.46%, indicating that all three rooms would continue to receive good levels of daylight following implementation of the development as highlighted in figure 14 below. This would be well above the 27% identified within the BRE guidance which further demonstrates that the development would not infringe on the daylight levels as set out in the professional daylight sunlight guidance.

Figure 13 Table of Vertical Sky Component results

Floor Ref.	Room Ref.	Room Use.	Window Ref.	Scenario	VSC	Difference	Condn	Room VSC	Pr/Ex	Meets BRE Criteria
17 Kewferry Road										
Ground	R1	Reception Room	W1	Existing	34.02	1.00	YES			
				Proposed	34.02					
Ground	R1	Reception Room	W2	Existing	33.09	1.00	YES			
				Proposed	33.09					
Ground	R1	Reception Room	W3	Existing	33.79	1.00	YES			
				Proposed	33.79					
Ground	R1	Reception Room	W4	Existing	22.40	0.93	YES			
				Proposed	20.72					
Ground	R1	Reception Room	W5	Existing	17.05	0.89	YES			
				Proposed	15.17					
Ground	R1	Reception Room	W6	Existing	14.28	0.76	NO			
				Proposed	10.91					
Ground	R1	Reception Room	W7	Existing	14.99	0.82	YES			
				Proposed	12.33					
Ground	R1	Reception Room	W8	Existing	18.39	0.80	YES			
				Proposed	14.75					
Ground	R1	Reception Room	W9	Existing	10.92	0.87	YES			
				Proposed	9.48					
Ground	R1	Reception Room	W18	Existing	79.79	0.99	YES			
				Proposed	79.17			56.84 56.12	0.99	YES
Ground	R2	Utility Room	W10	Existing	20.70	1.00	YES			
				Proposed	20.68					
Ground	R2	Utility Room	W11	Existing	21.06	0.64	NO			
				Proposed	13.45					
Ground	R2	Utility Room	W12	Existing	76.12	0.96	YES			
				Proposed	73.42			51.35 49.46	0.96	YES
Ground	R3	Kitchen	W12	Existing	76.12	0.96	YES			
				Proposed	73.42					
Ground	R3	Kitchen	W13	Existing	16.39	0.97	YES			
				Proposed	15.90					
Ground	R3	Kitchen	W14	Existing	14.43	1.00	YES			
				Proposed	14.38					
Ground	R3	Kitchen	W15	Existing	22.19	0.97	YES			
				Proposed	21.61					
Ground	R3	Kitchen	W16	Existing	10.78	0.82	YES			
				Proposed	8.82					
Ground	R3	Kitchen	W17	Existing	8.84	0.93	YES			
				Proposed	8.25			46.50 44.65	0.96	YES

Figure 14: Table showing the average VSC for each room demonstrating compliance

Room VSC	Existing VSC	Proposed VSC	PR/EX	Meets BRE Criteria
Reception Room	56.84	56.12	0.99	Yes
Kitchen	46.50	44.65	0.96	Yes
Utility	51.35	49.46	0.96	Yes

Daylight Distribution/No-Skyline Test

- 9.33 As part of the Daylight and Sunlight Assessment, a Daylight Distribution (No-Skyline) assessment was also undertaken. The Daylight Distribution Test looks at how much of a room receives direct skylight (i.e. has a direct view of the sky through the window) under normal sky conditions. The test uses a notional line on a floor plan of the room, called the No-Skyline (NSL).
- According to the BRE Guidance, if the area of the room that receives direct daylight (i.e. the area in front of the NSL) is reduced by more than 20%, and the resulting area is less than 0.8 times its former value, this is likely to be noticeable and potentially adverse.
 - However, if the room still retains at least 80% of its former daylight distribution, the impact is generally considered acceptable.
- 9.34 The results confirm that all three rooms assessed would comply with the BRE guidance. Whilst it is acknowledged that the kitchen would experience a reduction in the proportion of the room receiving direct skylight, from 91.31% to 82.56%, the retained area would remain at approximately 0.9 times of its former value. As the room would retain well in excess of 0.8 times of its former daylight distribution, the impact would not be regarded as materially harmful under BRE guidance. Officers are therefore satisfied that the affected rooms would continue to receive an acceptable distribution of daylight and that the proposal would accord with the BRE Daylight and Sunlight Guidelines.

Figure 15: Daylight Distribution results

Daylight Distribution (DD) Assessment								
Floor Ref.	Room Ref.	Room Use.		Room Area	Lit Area Existing	Lit Area Proposed	Difference %	Conditr
17 Kewferry Road								
Ground	R1	Reception Room	Area m2	15.39	15.39	15.39	1.00	YES
			% of room		100.00%	100.00%		
	R2	Utility Room	Area m2	3.59	3.55	3.55	1.00	YES
			% of room		98.71%	98.71%		
	R3	Kitchen	Area m2	18.57	16.96	15.33	0.90	YES
			% of room		91.31%	82.56%		

Sunlight

- 9.35 The effect on sunlight has been evaluated through the Annual Probable Sunlight Hours (APSH) test. This tests sunlight to windows of habitable rooms which fall within 90-degrees due south of the development and calculates how many hours in a year a window would receive direct sunlight. The BRE Guidelines state that sunlight will be adversely affected if after the development, sunlight received in a year is less than 25% of APSH (or less than 5% annual probable sunlight hours between 21st September and 21st March). Where a development causes a reduction below these values, the reduction should not be greater than 20% of its former value.
- 9.36 Paragraph 3.2.3 of the BRE Guidelines is quite clear in the windows that need to be assessed for loss of sunlight. It states
- 9.37 *“To assess loss of sunlight to an existing building, it is suggested that all main living rooms of dwellings and conservatories, should be checked if they have a window facing within 90 degrees of due south. Kitchens and bedrooms are less important, although care should be taken not to block too much sun. **Normally loss of sunlight need not be analysed to kitchens and bedrooms.**”* (Quotation from Building Research Establishment guide: Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice (2022) page 24)”
- 9.38 As such, it is important to emphasise that there is no requirement within the BRE Guidance to analyse north-facing windows for sunlight. It is only windows within 90 degrees of due south that should be tested. Kitchen windows may be tested if they serve as a main living space, but they’re often considered secondary to living rooms as outlined in the guidance above.
- 9.39 All relevant windows tested pass both annual and winter thresholds with the exception of 3 windows which has been identified below in figure 13. These include W6, W11 and W16 which serve the flank reception, flank utility window and a kitchen respectively. As highlighted in Paragraph 3.2.3 of the BRE Guidelines, in terms of assessing sunlight both kitchens and bedrooms need not be analysed. Similarly, the non-habitable utility space would not require testing given the nature of this space.

Figure 16: Annual Probable Hours

Windows No	Annual Sunlight Hours Existing	Annual Sunlight Hours Proposed	Difference (%)	Meets BRE Criteria	Annual Winter Hours Existing	Annual Winter Hours Proposed	Difference (%)	Meets BRE Criteria
W6 (Reception Room)	27.00	21.00	0.78	No	13.00	7.00	0.54	Yes
W11 Utility Room (Non-	54.00	40.00	0.74	Yes	7.00	2.00	0.29	No

Habitable Room)								
W16 (Kitchen)	29.00	23.00	0.79	No	2.00	2.00	1.00	Yes

- 9.40 The results demonstrate that windows W6, W11 and W16 fall marginally below the BRE annual sunlight retention target of 80%. However, the significance of these results must be considered in the context of the BRE guidance and the nature of the rooms served.
- 9.41 Window W11 serves a utility room, which is a non-habitable space and would not ordinarily require assessment under the BRE methodology. Whilst this window records a reduction in sunlight, officers attach limited weight to this outcome given the function of the room. Window W16 serves a kitchen. Paragraph 3.2.3 of the BRE Guidelines identifies kitchens and bedrooms as being of lesser importance when assessing sunlight impacts, with the primary focus being on main living rooms. Whilst W16 would retain 79% of its former Annual Probable Sunlight Hours, representing a marginal shortfall against the BRE threshold, it would continue to meet the winter sunlight criteria, and the extent of the reduction is not considered sufficient to result in a material loss of amenity.
- 9.42 Similarly, W6 serves a flank window to the reception room and would retain 78% of its former Annual Probable Sunlight Hours. Whilst marginally below the BRE target, this window forms only one source of sunlight to the room, which also benefits from additional windows facing the rear garden. The Daylight Sunlight Officer's assessment of the room as a whole confirms that it would continue to achieve the relevant BRE sunlight criteria.
- 9.43 The submitted BRE assessment considered the average sunlight availability within each affected room. Whilst some individual windows would experience reductions in annual and winter sunlight levels, the overall room assessments demonstrate that the Reception Room, Utility Room and Kitchen continue to meet the relevant BRE guidelines. The rooms retain between 88% and 99% of their existing annual sunlight availability. In respect of winter sunlight, although the Kitchen would experience a reduction to 50% of its former value, it would continue to achieve a winter APSH of 8%, which exceeds the BRE minimum guideline of 5%. Accordingly, the affected rooms would continue to receive acceptable levels of sunlight, and the proposal is not considered to result in a material loss of residential amenity.

Figure: 17 Average Sunlight for each room

Total APSH for each room	Annual Sunlight Hours Existing	Annual Sunlight Hours Proposed	Difference (%)	Meets BRE Criteria	Annual Winter Hours Existing	Annual Winter Hours Proposed	Difference (%)	Meets BRE Criteria
Reception Room	55.00	51.00	0.93	Yes	17.00	13.00	0.76	Yes
Utility Room	71.00	62.00	0.87	Yes	17.00	8.00	0.47	Yes
Kitchen	69.00	60.00	0.87	Yes	18.00	9.00	0.5	Yes

- 9.44 When considered in the round, the assessment demonstrates that the affected habitable rooms would continue to receive levels of sunlight consistent with the objectives of the BRE Guidelines. Officers are therefore satisfied that the proposal would not result in a materially harmful impact on neighbouring residential amenity in terms of sunlight.

Queries raised regarding the accuracy of plans and daylight sunlight report.

- 9.45 During the consultation process, objections were received questioning the accuracy of the submitted Daylight and Sunlight Assessment, including the positioning and orientation of windows within the model, the methodology used in the assessment, and the conclusions reached regarding the effects on neighbouring occupiers
- 9.46 In response to these concerns, the Planning Officer sought further clarification from the independent daylight and sunlight consultant responsible for preparing the assessment. The consultant confirmed that a site survey had been undertaken by a suitably qualified surveyor and that the assessment was based on measurements obtained during the site visit rather than solely upon the architect's drawings. The consultant further confirmed that the building and window positions were reviewed following a subsequent inspection and remains satisfied that the model accurately reflects the existing site circumstances.
- 9.47 The consultant has advised that the assessment was undertaken using industry-standard software and methodology in accordance with the BRE guidance. Clarification was also provided regarding the orientation of individual windows and the treatment of north-facing windows within the assessment, with the consultant confirming that the modelling accurately reflects the orientation and position of the affected windows
- 9.48 The Daylight Sunlight Consultant stated

"We are confident the building is in the correct position..... We went to site and measured the windows, these are in the correct position.... The room retains enough sunlight and meets the BRE guidelines.

- All statements within the report are correct.
- The surveyor who conducted the visit is professionally trained and competent to carry out the required measurements. They also note that it is standard industry practice for site visits to be carried out by trained surveyors rather than the report authors themselves
- *The data was based on the surveyor site measurements as opposed to the architect drawings.*
- The firm has further assured the Planning Department that the modelling software used is highly accurate.
- They are confident following the second inspection, the building and windows are in the correct position
- Windows 1-3 and 13-15 specifically, they have clarified that windows 90° of north are excluded. They remain confident that the software used ensures that the orientation of the windows was accurately captured.

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- The rooms of windows 10 and 11 would still receive enough sunlight.
- The tables used within the Daylight Sunlight Report are industry standard and the results would suggest different to the objection comments.

9.49 Having reviewed the objections raised and the consultant's response, officers are satisfied that the submitted assessment has been prepared by appropriately qualified professionals using recognised industry methodology and that it provides a robust basis upon which to assess the impacts of the development. The consultant has maintained that the modelling, calculations and conclusions contained within the report are accurate and that the affected rooms would continue to retain sufficient levels of daylight and sunlight in accordance with the relevant BRE guidelines

9.50 It is also noted that the consultant's verified window positions broadly correspond with available aerial imagery and site observations. Whilst the objector disagrees with a number of the assumptions and conclusions contained within the assessment, no independent technical evidence has been submitted to demonstrate that the modelling or results are materially flawed. On the basis of the information available, officers are satisfied that the Daylight and Sunlight Assessment can be afforded significant weight and that its findings represent a reliable assessment of the likely impacts arising from the proposed development

Outlook and Enclosure

9.51 The proposed 3.6m deep first floor rear extension would not extend beyond the existing ground floor rear building line and would not extend beyond the existing northern side elevation. It has been demonstrated through the proposed plans, that the extension would not compromise this neighbours' outlook or sense of enclosure. The plans show the nearest first floor window serving No.17 Kewferry Road which would continue to have unrestricted outlook to their rear garden largely due to the orientation of the building. The proposed floor plan also demonstrates compliance with the 45-degree rule in so far as, the proposed first floor extension would not break the 45-degree line of sight from this closest neighbouring habitable room window.

9.52 Concerns have been raised that the proposed first floor rear extension would have a detrimental impact on the residential amenity of No.17 Kewferry Road through an over-dominant/overbearing form to the neighbouring property. Given the policy compliant depth, together with the orientation and separation distance between the two properties, and the fact that the proposed first floor extension would not break the 45-degree line of sight from the closest neighbouring habitable room window, it is considered that the proposed first floor rear extension would not over-dominate No. 17 Kewferry Road. The two kitchen windows already face onto the existing flank elevation at two storey level. This is demonstrated by the photo within figure 12. The outlook of these windows is already compromised, and the additional depth would not cause significant harm over and above the current site circumstances. Similarly the windows along the flank of the conservatory and utility area would have additional floor. This however is set in over both outbuildings and would not lead to an unacceptable sense of enclosure. The main outlook for the conservatory facing the rear garden would remain unaffected by the development.

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- 9.53 The proposal would not lead to any additional overlooking concerns. A condition can also be attached ensuring no additional windows are added along the flank elevation that could protrude into this neighbour's amenity. It is therefore considered that the proposed rear extension would not impact on the residential amenity of No. 17 Kewferry Road through the loss of outlook, privacy, or over-bearing form.
- 9.54 The comments received also raised concerns regarding light to the garden area. The BRE Daylight Sunlight guidance (2022) requires garden spaces to achieve a minimum of two hours sunlight on 21 March, which Officers are satisfied is easily achieved given the overall size of the garden. The modest depth would ensure that overshadowing of the garden areas would be limited, and sufficient daylight sunlight would be maintained throughout most of the daytime.
- 9.55 Dwellings located to the rear on Gateway Close (34-36) would be over 50m from the proposed extensions, thus they would experience no harmful loss of residential amenity.
- 9.56 As the development is situated to the rear of the site, there would be no impact on the dwelling/residential units (1 to 6 & 7 to 12 Harrison Close) to the front on the opposite side of the highway
- 9.57 For the reasons outlined above, it is concluded that the proposal would have an acceptable impact on neighbouring residential amenity in compliance with Policies DMHD 1 and DMHB 11 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020).

Residential Amenity – Application Property

- 9.58 The proposed extension involves a modest addition at first floor level to provide a larger bedroom space. This space would be served by a window that provides outlook onto the rear garden. It is considered that all the proposed habitable rooms would maintain an adequate outlook and source of natural light, therefore complying with Policy D6 of the London Plan (March 2021).
- 9.59 The proposed extension would be located at first floor level and so would not impact on the existing external amenity space for the property. The property would continue to be served by a generous garden which would meet the standards set out in Table 5.3 (Private Amenity Space Standards) of the Hillingdon Local Plan Part 2: Development Management Policies (2020). The proposal, therefore, would not undermine the provision of external amenity space, thereby complying with Policies DMHB 18 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020).

Highways and Parking

- 9.60 Policy DMT 6 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that development proposals must comply with the parking standards outlined in Appendix C Table 1 in order to facilitate sustainable development and address issues relating to congestion and amenity.

- 9.61 The application site has two driveways and a parking area for at least two vehicles at the front of the site. The proposed first floor rear extension would not impact on car parking provision for the site given its location to the rear. The level of parking on site is in line with the maximum amount expected for a residential dwelling and as such and so would comply with Policy DMT 6 of the Hillingdon Local Plan: Part Two - Development Management Policies (November 2012).

Trees and Landscaping

- 9.62 The application site is located within TPO 118. This is situated towards the rear end of the site garden and significant distance from the works. The proposed first floor rear extension would not impact on any trees or landscaping features protected by TPO 118. The proposed first floor rear extension would be located at the rear of the property, above an existing rear extension. There are no significant trees within the immediate area of the proposed works. As the works would not involve any additional excavation of ground. It would not be reasonable to require a tree planted or tree protection condition in this instance. The proposal thereby complies with Policy DMHB 14 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020).

Drainage

- 9.63 Policy DMEI 9 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) seeks to ensure that developments provide appropriate management of flood risk.
- 9.64 The northern site boundary is located within the Flood Map for Surface Water, as identified in the Surface Water Management Plan (SWMP) for Hillingdon. The proposal would not extend the footprint of the building from the current arrangement. Given that the extension is situated above an extension already in situ, it would not erode into the garden area. It therefore would not cause any additional flood risk or drainage concerns given the overall context of the application. An informative advising the applicant that water run off should be directed to a soakaway, tank or permeable surface shall be added to any consent granted.

10 Other Matters

Human Rights

- 10.1 The development has been assessed against the provisions of the Human Rights Act, and in particular Article 1 of the First Protocol and Article 8 of the Act itself. This Act gives further effect to the rights included in the European Convention on Human Rights. In arriving at this recommendation, due regard has been given to the applicant's reasonable development rights and expectations which have been balanced and weighed against the wider community interests, as expressed through third party interests / the Development Plan and Central Government Guidance.
- 10.2 Particular consideration has been given to Article 8 of the European Convention on Human Rights (the right to respect for private and family life and home) and Article 1 of the

First Protocol (the right to peaceful enjoyment of possessions), both in respect of the applicant and neighbouring occupiers.

- 10.3 Representations received have raised concerns regarding the potential impact of the proposal on neighbouring living conditions, particularly in relation to daylight and sunlight. These matters have been carefully assessed as part of the determination of the application. An Independent Daylight and Sunlight Assessment was requested by the previous Planning Committee to understand this relationship. This has been scrutinised in detail in the amenity section of the report. The independent review concluded that the assessment had been undertaken using an appropriate methodology and that the proposal would not result in unacceptable impacts when assessed against the relevant BRE guidance and planning policy framework.
- 10.4 The impacts of the proposal on neighbouring occupiers, including matters of outlook, daylight, sunlight and general residential amenity, have therefore been fully considered within the planning assessment. Whilst it is recognised that the development may give rise to some change in the living conditions experienced by neighbouring residents, it is not considered that any such impacts would be so significant as to amount to an unacceptable interference with the rights protected by Article 8 or Article 1 of the First Protocol.
- 10.5 Having weighed the interests of all parties, including the rights of neighbouring occupiers to enjoy their homes and the applicant's right to make reasonable use of their property, officers are satisfied that the recommendation represents a fair and proportionate balance. Any interference with individual rights is considered justified in the wider public interest through the proper application of the planning system and the development plan.

Equality

- 10.6 Due consideration has been given to Section 149 of the Equality Act with regard to the Public Sector Equality Duty in the assessment of this planning application. No adverse equality impacts are considered to arise from the proposal.

Local Finance Considerations and CIL

- 10.7 Not applicable. The proposed development is not CIL liable.

11 Conclusion / Planning Balance

- 11.1 The proposal is considered to comply with the Development Plan and no material considerations indicate that a contrary decision should be taken. Consequently, the application is recommended for approval subject to the conditions set out in Appendix 1.

12 Background Papers

- 12.1 Relevant published policies and documents taken into account in respect of this application are set out in the report. Documents associated with the application (except

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exempt or confidential information) are available on the [Council's website here](#), by entering the planning application number at the top of this report and using the search facility. Planning applications are also available to inspect electronically at the Civic Centre, High Street, Uxbridge, UB8 1UW upon appointment, by contacting Planning Services at planning@hillingsdon.gov.uk.

APPENDICES

Planning Application

26090/APP/2024/813

Appendix 1: Recommended Conditions and Informatives

Conditions

1. HO1 Time Limit

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON

To comply with Section 91 of the Town and Country Planning Act 1990.

2. HO2 Accordance with approved

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans

Location Plan (PP-12933195v1)

001 (Existing and Proposed Floor & Roof Plans) dated Feb 2026

003 (Existing and Proposed Plans showing 45 degree Compliance) dated March 2026

005 Rev B (Existing and Proposed Block Plan) dated March 2026

A108 (Proposed Elevations) dated March 2024

A109 (Proposed 3D View) dated March 2024

Proposed Block Plan with dimensions

REASON

To ensure the development complies with the provisions of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020), and the London Plan (March 2021).

3. HO4 Materials

The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building and shall thereafter be retained as such.

REASON

To safeguard the visual amenities of the area and to ensure that the proposed development does not have an adverse effect upon the appearance of the existing building in accordance with Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020).

4. HO5 No additional windows or doors

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any order revoking and re-enacting that Order

with or without modification), no additional windows, doors or other openings shall be constructed in the walls or roof slopes of the development hereby approved facing 13 and 17 Kewferry Road.

REASON

To prevent overlooking to adjoining properties in accordance with Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020).

Informatives

1. I47 **Damage to Verge - For Council Roads:**

The Council will recover from the applicant the cost of highway and footway repairs, including damage to grass verges.

Care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense.

For further information and advice contact - Highways Maintenance Operations, Central Depot - Block K, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB3 3EU (Tel: 01895 277524).

For Private Roads: Care should be taken during the building works hereby approved to ensure no damage occurs to the verge of footpaths on private roads during construction. Vehicles delivering materials to this development shall not override or cause damage to a private road and where possible alternative routes should be taken to avoid private roads. The applicant may be required to make good any damage caused.

2. I15 **Control of Environmental Nuisance from Construction Work**

Nuisance from demolition and construction works is subject to control under The Control of Pollution Act 1974, the Clean Air Acts and other related legislation. In particular, you should ensure that the following are complied with:-

A. Demolition and construction works which are audible at the site boundary shall only be carried out between the hours of 08.00 and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays, Bank or Public Holidays.

B. All noise generated during such works shall be controlled in compliance with British Standard Code of Practice BS 5228:2009.

C. Dust emissions shall be controlled in compliance with the Mayor of London's Best Practice Guidance' The Control of dust and emissions from construction and demolition.

D. No bonfires that create dark smoke or nuisance to local residents.

You are advised to consult the Council's Environmental Protection Unit (www.hillingdon.gov.uk/noise Tel. 01895 250155) or to seek prior approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the normal working hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.

3.

The northern site boundary is located within the Flood Map for Surface Water, as identified in the Surface Water Management Plan (SWMP) for Hillingdon. All developments in this area must contribute to managing the risk of flooding from surface water by reducing surface water runoff from the site. Therefore the applicant should minimise the water from the site entering the sewers. No drainage to support the extension should be connected to any existing surface water sewer, other than as an overflow. Water run off from any roof or hard paving associated with the development should be directed to a soakaway, or tank or made permeable. This includes any work to front gardens not part of the planning application, which must be permeable or be collected and directed to a permeable area, otherwise it would need an additional permission. A water butt should be incorporated.

Appendix 2: Relevant Planning History

26090/78/2022 15 Kewferry Road Northwood

Householder development - residential extension(P)

Decision: 16-01-1979 Approved

26090/APP/2004/1066 15 Kewferry Road Northwood

ERECTION OF TWO STOREY SIDE EXTENSION, SINGLE STOREY REAR EXTENSION
AND REAR CONSERVATORY AND FRONT DORMER WINDOW

Decision: 22-10-2004 Approved

26090/APP/2004/195 15 Kewferry Road Northwood

ERECTION OF TWO-STOREY SIDE EXTENSION, SINGLE-STOREY REAR EXTENSION,
AND FRONT FACING DORMER WINDOW

Decision: 16-03-2004 Refused

26090/APP/2016/4541 15 Kewferry Road Northwood

Single storey side and single storey rear extension

Decision: 20-02-2017 Approved

26090/APP/2017/2357 15 Kewferry Road Northwood

First floor side extension, single storey rear extension and conversion of roof space to
habitable use to include a rear dormer, 2 front rooflights and 3 side rooflights

Decision: 24-08-2017 Approved

26090/APP/2019/1932 15 Kewferry Road Northwood

Single storey outbuilding for use as a summerhouse (Application for a Certificate of Lawful
Development for an Proposed Development)

Decision: 30-07-2019 Approved

26090/APP/2019/1934 15 Kewferry Road Northwood

Front canopy with open porch and 3 columns

Decision: 01-08-2019 Refused

26090/APP/2019/2858 15 Kewferry Road Northwood

Single storey outbuilding to rear for use as a summer house/store

Decision: 18-10-2019 Approved

26090/APP/2019/2860 15 Kewferry Road Northwood

Single storey front extension and porch/canopy

Decision: 22-10-2019 Approved

26090/APP/2020/300 15 Kewferry Road Northwood

Retrospective application for a single storey rear extension and front boundary wall and gates

Decision: 17-06-2020 Refused **Appeal:** 07-06-2021 Allowed

26090/C/86/2075 15 Kewferry Road Northwood

Householder extension-two storey side ext.(P)

Decision: 10-02-1987 Approved

26090/D/89/2332 15 Kewferry Road Northwood

Erection of a single storey rear extension and front dormer

Decision: 17-07-1990 Approved

26090/F/98/0893 15 Kewferry Road Northwood

Tree surgery to one Horse Chestnut (T45) on TPO 118, including the removal of the three lowest branches overhanging No.13 Kewferry Road

Decision: 30-06-1998 Approved

26090/TRE/2002/128 15 Kewferry Road Northwood

TREE SURGERY TO ONE HORSE CHESTNUT (T45) ON TPO 118

Decision: 01-07-2003 Approved **Appeal:** 01-07-2003 Allowed

26090/TRE/2010/10 15 Kewferry Road Northwood

To fell one Horse Chestnut (T45) on TPO 118.

Decision: 16-03-2010 Approved

Appendix 3: List of Relevant Planning Policies

The following Local Plan Policies are considered relevant to the application:-

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

DMHB 11	Design of New Development
DMHB 12	Streets and Public Realm
DMHB 14	Trees and Landscaping
DMHB 18	Private Outdoor Amenity Space
DMHD 1	Alterations and Extensions to Residential Dwellings
DMEI 9	Management of Flood Risk
DMT 6	Vehicle Parking
LPP D6	(2021) Housing quality and standards
NPPF12	NPPF 2021 - Achieving well-designed places