

FAO. Ms Becky Smith

Planning Department
London Borough of Hillingdon
Civic Centre
High Street
Uxbridge
Middlesex
UB8 1UW

16 May 2025

Dear Ms Smith,

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

RE: Alterations to existing ground floor rear extension, first floor extensions to the side and rear, front garage extension, basement extension, porch alterations, amendments to fenestrations together with associated alterations

AT: 42 The Drive, Northwood, Middlesex HA6 1HP

Site and Surroundings

The property at 42, The Drive (hereafter referred to as 'the site') comprises a 2-storey detached single-family dwelling house located on the northwestern side of The Drive. The surrounding area is residential in character and is characterised by large, detached dwellings set within large plots.

The site is not listed and is not located in a Conservation Area.

Planning History

The following historical records on the site are relevant to this planning application:

- An application for full planning permission (ref. 29969/APP/2009/2452) was approved on 27.1.2010 for the '*Erection of additional single storey rear extension, first floor front extension, alterations to include new windows and roof alterations (garage)*'
- An application for full planning permission (ref. 29969/APP/2015/1524) was approved on 24.11.2015 for '*2 x single storey side extensions and first floor side extension*'
- An application for full planning permission (ref. 29969/APP/2016/4417) was refused on 8.3.2017 for '*First floor side extension, 2 single storey rear extensions and raising of roof and installation of 2 rear dormers to create habitable roof space*'.
- Pre-application feedback (ref. 29969/PRC/2024/179) was provided in December 2024 for '*Extension of part single, part double storey extension to the side and rear, front porch extensions, associated internal alterations and amendments to fenestrations. Conversion of garage to habitable room and the installation of a basement*'

Proposals

The applicant seeks planning permission for:

- Alterations to existing ground floor rear extension, first floor extensions to the side and rear, front garage extension, basement extension, porch alterations, amendments to fenestrations together with associated alterations

Further to the pre-application in 2024, the applicant seeks planning permission for an amended scheme that addresses the concerns raised in the Council's feedback.

Planning Policy & Guidance

- MHCLG National Planning Policy Framework (2024)
- The London Plan (2021)

- Hillingdon Local Plan: Part 1 Strategic Policies (2012)
- Hillingdon Local Plan: Part 2 Development Management Policies (2020)

Planning Assessment

Basement extension

As the property is detached the basement which extends under the full extent of the property would leave sufficient margins to the boundaries with neighbouring properties. No basement lightwells are proposed at the front or the side of the property.

Following the pre-application, the proposed basement has been significantly reduced in width to ensure no disturbance to the house or neighbouring properties. Indeed, the kitchenette has been removed from the proposed basement to ensure there is no potential for self-contained habitable spaces.

The applicant has commissioned a Drainage Strategy and Site Inspection Assessment (prepared by Land Science). The assessment found that '*no ground water was encountered during the drilling*'.

The enclosed Basement Impact Assessment (prepared by Walder Sharp) concludes that the '*ground conditions are suitable for the construction of the single storey basement below the existing building*'.

Replacement ground floor single-storey rear extension

Policy DMHB 11 'Design of New Development' of the Hillingdon Local Plan: Part Two states that '*All development, including extensions, alterations and new buildings will be required to be designed to the highest standards and, incorporate principles of good design including: harmonising with the local context by taking into account the surrounding; scale of development, considering the height, mass and bulk of adjacent structures; building plot sizes and widths, plot coverage and established street patterns; building lines and setbacks, rooflines, streetscape rhythm, for example, gaps between structures and other streetscape elements, such as degree of enclosure; architectural composition and quality of detailing; local topography, views both*

from and to the site; and impact on neighbouring open spaces and their environment'.

Policy DMHD 1: Alterations and Extensions to Residential Dwelling state that: *Planning applications relating to alterations and extensions of dwellings will be required to ensure that: i) there is no adverse cumulative impact of the proposal on the character, appearance or quality of the existing street or wider area.*

Regarding alterations and extensions to residential dwellings, section A1.6 of Policy DMHD 1: Alterations and Extensions to Residential Dwellings located in part two of the Local Plan state that '*design of residential alterations and extensions will enhance the appearance of a house, and thus its value, as well as improving the appearance of the local area. It can also help improve people's enjoyment of their house and reduce energy bills. Well-designed alterations and extensions, using quality materials, should be of a scale and form in keeping with the house, and sympathetic to existing character, proportions, and floor plan. All proposed extensions should appear subordinate to the existing house, with appropriately selected windows, materials and detailing'*

The ground floor shows a rear extension that would replace the existing and project no further than the existing. It's considered that the proposal would be acceptable.

The flat roof design of the extension and the overall height would remain subordinate to the host property and therefore in compliance with the provisions of Policy DMHD1 and DMHB 11.

The proposed extension would remove the cluttered pitched roof design and replace it with a simpler and cohesive design that would increase the separation distances from the cill of the first-floor bedroom windows to the top of the ground floor extension.

Regarding the proposed alterations to the single storey rear extension, it is noteworthy that the Council's pre-application written feedback concluded that '*Given the replacement nature of this proposal, the existing rear extension and the site context, the rear extension would likely be considered acceptable in this instance'.*

First-floor side and rear extensions

Part A.1.11 'Side extensions' located in the Hillingdon Local Plan: Part 2 – Development Management Policies (2020) states that '*Similarly, roofs of side extensions should be set back from the front roof plane so that their ridges are lower than the main ridge to ensure that the addition reads as a subordinate element*'.

In addition to the above side extensions should not exceed half the width of the property. The extensions will also be required to be setback at least 1m from the main front elevation of the property as well as leaving at least 1m setback from the side boundaries.

It is noteworthy that the ground floor side extensions already exist and there would be no material increase in width at first floor level. It is considered that the proposal would provide a more cohesive design that would not be harmful to the appearance of the property or the wider area. The proposal would ensure no harmful impact on neighbouring occupiers and would be consistent in appearance when compared to recent surrounding developments. The materials used would match the existing and the architectural pattern on the front of the property would be retained on the new front addition.

Further to the Council's pre-application feedback, the proposed first-floor extensions are now set down from the original ridge line of the site. The extensions are also now set back from the original front elevation by 1-metre on both sides and set in by 1-metre from the side boundary. The proposal has also significantly reduced the previously submitted larger feature window on the front elevation of the site so that it aligns with the existing fenestration on the site.

Garage Extension

Council policy specifies internal dimensions of at least 4.8m x 3m for a single garage and at least 4.8m x 5.7m for a double garage. If the garage is attached to the house, then the policy for side extensions is applicable. Given the large plot size and significant variation in the character of the area the forward projection of the garage is considered acceptable.

Porch

The front porch is of an appropriate size and complements the existing architecture of the house and is not considered to be detrimental to the character and design of the house and the local area. The proposed porch would remove the incongruous first floor element and would be less deep when compared to the existing by approximately 0.7m.

The porch would remain subservient to the host dwelling and improve the appearance of the property. The proposal, therefore, complies with policy D3 of the London Plan, DMHB 11 and DMHD 1 of the Hillingdon Local Plan: Part Two – Development Management Policies (2020).

It is noteworthy that the Council's pre-application feedback supported the proposed porch deducing that '*given the replacement of the existing porch, the proposal would be considered a subordinate addition to the dwelling which would not result in any harm to the character or appearance of the dwelling or wider street scene*'.

Impact on Neighbouring Amenity

Policy DMHB 11 B of the Hillingdon Local Plan: Part Two states that development proposals should not adversely impact the amenity, daylight and sunlight of adjacent properties and open space.

Similarly, paragraph 5.41 of the Hillingdon Local Plan: Part Two – Development Management Policies (2020) states that '*The Council will aim to minimise the impact of the loss of daylight and sunlight and unacceptable overshadowing caused by new development on habitable rooms, amenity space and public open space. The Council will also seek to ensure that the design of new development optimises the levels of London Borough of Hillingdon Local Plan Part 2 - Development Management Policies 49 daylight and sunlight*'.

Additionally, paragraphs A1.24 and A.1.25 of the Hillingdon Local Plan: Part two details the importance of proposals abiding by the 45-degree rule. The paragraphs state that '*The 45-degree rule can be used to establish the maximum permissible height, depth and width of an extension. It provides a general guide to what is normally considered acceptable*'.

Policy DMHD 1 section B, vi) also states that '*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 21 metres'*

Further to the pre-application feedback, the proposal has significantly reduced the widths of the basement meaning that the excavation will not occur close to the neighbouring boundaries.

The proposal does not compromise the 45-degree line of sight from the nearest habitable window of the adjoining properties. Additionally, given the degree of separation from those properties, it is not considered that the proposal would harm the residential amenities of the occupiers of the adjoining dwellings from increased overshadowing, loss of sunlight, visual intrusion and over-dominance.

Additionally, the separation distance between the boundaries of neighbouring properties would further reduce the likelihood that any activity would be overly apparent from or intrusive to neighbouring properties. The proposal will not infringe upon the living conditions of neighbouring occupiers and complies with the provisions of policies in the Development Plan, particularly policy DMHB 11 B and DMHD 1 section B vi).

Light and outlook

In response to the Council's pre application feedback, the applicant has commissioned a daylight/sunlight assessment. The daylight/sunlight assessment shows that all rooms comply with the applicable LUX levels (including the rooms in the basement).

As noted in the Design and Access Statement prepared by DSP, the glazed bay on the rear elevation extends all the way to the basement. The Council is directed to the sketch view within the Design and Access Statement that demonstrates the acceptable level of outlook for the bedrooms in the proposed basement.

Other considerations

Trees

The enclosed Arboriculture Impact Assessment (prepared by John Cromar's Arboriculture Company) concludes that the '*impact of the scheme proposed on the amenity provided by trees subject to implementation of the arboricultural method statements's contents will, overall, be negligible*'.

Parking

There is no impact on the existing parking arrangements on the site. This will remain unaffected as a result of the proposal (as noted in the Council's pre application feedback).

Drainage strategy

Given that this is a householder application (which has omitted the self-contained habitable spaces in the basement) there is no requirement for a drainage strategy.

Private amenity space

A sufficient amount of private garden amenity space is retained on the site.

Conclusion

The proposed development successfully addresses the concerns raised in the pre-application written feedback including but not limited to reducing the size of the basement, amending the first-floor side/rear extensions, changing the window on the front elevation and removing the kitchenettes in the basement to ensure there is no potential for self-contained habitable spaces. The proposed submission includes several consultant reports as requested by the Council that satisfy the relevant legislation.

Accordingly, the proposals adhere to adopted planning policies in the Hillingdon Local Plan Part 1 Strategic Policies (2012) and Hillingdon Local Plan: Part 2 Development Management Policies (2020), the London Plan (2021) and supporting guidance outlined in the NPPF (2024).

The Council is respectfully requested to grant planning permission for the proposed development.

Yours sincerely,

MZA Planning

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