

PLANNING STATEMENT

Proposed Two-Storey Rear Extension, Garage Conversion, Roof Alterations, First Floor Rear Balcony and Alterations to Fenestration

9 Kewferry Drive, Northwood, HA6 2NT

1. Introduction

This Planning Statement has been prepared in support of a planning application for the above property.

The proposal seeks planning permission for:

- Two-storey rear extension
- Conversion of the existing garage to habitable accommodation
- Alterations to the roof
- First-floor rear balcony
- Alterations to fenestration

The proposal is materially the same as the development previously approved by the Planning Inspectorate under Appeal Reference **APP/R5510/D/22/3303725**, dated **24 November 2022**, following the Council's refusal of planning application **32794/APP/2022/737**.

Although that planning permission expired through non-implementation in November 2025, the planning merits of the development have already been comprehensively considered by an independent Planning Inspector.

This Planning Statement demonstrates that:

- the proposal remains substantially unchanged;
- there have been no material changes in planning policy that undermine the Inspector's findings;
- the appeal decision remains a significant material consideration; and
- planning permission should therefore be granted.

2. Site Description

The application property comprises a detached dwelling located within Kewferry Drive, Northwood.

The property occupies a generous residential plot with substantial spacing between neighbouring dwellings and a large rear garden.

The surrounding area is characterised by detached houses of varying architectural styles, sizes and roof forms. Whilst the area exhibits an overall spacious character, there is considerable diversity in design and appearance.

This description reflects the findings of the Planning Inspector in Appeal Reference APP/R5510/D/22/3303725.

3. Planning History

The planning history of the site is particularly relevant.

An earlier proposal was dismissed at appeal under reference APP/R5510/D/21/3280596.

Following revisions to address the Inspector's concerns, a further application (32794/APP/2022/737) was refused by the London Borough of Hillingdon on 29 April 2022.

That refusal was subsequently overturned by the Planning Inspectorate.

By decision dated 24 November 2022, the Planning Inspector allowed the appeal and granted full planning permission.

The permission expired solely because the development was not commenced within the required three-year period.

The planning merits of the proposal have therefore already been independently established.

4. The Appeal Decision

The Appeal Decision is a highly significant material consideration.

The Inspector identified only two principal issues:

1. Character and appearance.
2. Impact upon neighbouring residential amenity.

Having considered both matters in detail, the Inspector concluded that the proposal complied with the Development Plan when read as a whole.

The Inspector found that:

- the proposal remained subordinate to the original dwelling;
- the extension would not appear excessive;
- the development would not overwhelm the host dwelling;
- the crown roof would be acceptable in the context of the building;
- the proposal respected the varied character of Kewferry Drive;
- the proposal would not result in unacceptable overlooking;
- the balcony screening successfully addressed privacy concerns.

These findings formed the basis for allowing the appeal.

5. Changes Since the Appeal Decision

Since the appeal decision in November 2022 there have been changes to national planning policy.

However, none materially alter the assessment of the proposed development.

National Planning Policy Framework

Whilst revisions have been made to the National Planning Policy Framework, these principally concern housing delivery, strategic planning and Green Belt policy.

None materially alter the assessment of domestic extensions of this nature.

The Framework continues to promote high-quality design which responds positively to local character whilst supporting sustainable development.

The proposal remains consistent with those objectives.

London Plan

There have been no material changes to the London Plan that affect the assessment of this proposal.

The proposal continues to satisfy Policy D3 relating to optimising site capacity through high-quality design.

Hillingdon Local Plan

The proposal continues to accord with:

- Policy BE1
- Policy DMHB11
- Policy DMHB12
- Policy DMHD1

These were the principal policies relied upon by the Planning Inspector.

No policy changes have occurred which materially undermine the Inspector's conclusions.

Biodiversity Net Gain

Mandatory Biodiversity Net Gain has been introduced since the appeal decision.

However, as this proposal relates to alterations and extensions to an existing dwellinghouse, the statutory Biodiversity Net Gain requirements do not apply.

Accordingly, there is no additional policy conflict arising from this legislative change.

6. Character and Appearance

The proposal remains identical in all material respects to that approved by the Planning Inspector.

The Inspector concluded that the development:

- would remain subordinate to the host dwelling;
- would retain generous spacing around the building;
- would not appear overdeveloped;
- would preserve the spacious character of Kewferry Drive;
- would integrate successfully within the varied architectural character of the area.

Those conclusions remain entirely applicable.

There have been no physical changes to the site or surrounding area that would justify reaching a different planning judgment.

7. Residential Amenity

The Inspector concluded that the proposal would not result in unacceptable impacts upon neighbouring occupiers.

The approved obscure glazing remains incorporated within the proposal.

The side screening to the balcony remains unchanged.

The relationship with Nos. 7 and 11 Kewferry Drive remains exactly as previously assessed.

There has therefore been no material change that would justify a different conclusion regarding residential amenity.

8. Material Considerations

The previous appeal decision carries substantial weight.

The Planning Inspector undertook a comprehensive assessment of the proposal against national and local planning policy and concluded that the development accorded with the Development Plan.

There have been no material changes in planning policy, the physical characteristics of the site, or the surrounding area that undermine those findings.

Accordingly, the appeal decision remains a highly significant material consideration in determining this application.

It is respectfully submitted that considerable weight should therefore be afforded to the Inspector's conclusions.

9. Planning Balance

The proposal has already been independently assessed and found to:

- preserve the character and appearance of the area;
- safeguard neighbouring residential amenity;
- comply with the Development Plan;
- comply with the London Plan;
- comply with the National Planning Policy Framework.

No material changes have occurred since the appeal decision which would justify reaching a different planning conclusion.

The proposal therefore remains sustainable development.

Therefore, we would welcome a positive outcome and that Planning permission would be approved.

Appendix A

Planning History

Date	Reference	Decision
2021	APP/R5510/D/21/3280596	Appeal Dismissed
2022	32794/APP/2022/737	Refused by Hillingdon
24 November 2022	APP/R5510/D/22/3303725	Appeal Allowed

Appendix B

Comparison of Approved Appeal Scheme and Current Proposal

Element	Appeal Scheme	Current Proposal
Footprint	Same	Same
Rear Extension	Same	Same
Roof Design	Same	Same
Balcony	Same	Same
Screening	Same	Same
Fenestration	Same	Same
Materials	Matching Existing	Matching Existing
Overall Scale	Unchanged	Unchanged

Conclusion

This application seeks permission for a proposal that has already been found acceptable by the Planning Inspectorate after a detailed examination of the planning merits.

No material changes have occurred since the appeal decision that would justify departing from the Inspector's conclusions.

The previous appeal decision therefore attracts substantial weight and, when considered alongside the current Development Plan and the National Planning Policy Framework, provides a compelling basis for granting planning permission.