

Planning, Design and Access Statement

Nine Acres, Asprey Lane, Northwood, HA6 3FB

Proposal: Erection for a part roof extension to the existing garage.

Author:

Mr Miheer Mehta

(Owner of Sterling Rose Homes and former Local Authority Planner)

Submitted to:

LB Hillingdon

Dated:

20/04/2026

Author Background

Mr Miheer Mehta is an award winning Property Entrepreneur with over 20 years of Town Planning and Development experience within Greater London. He was a former Local Authority Planner with around 8 years of Local Government experience as a Development Management Senior Principal Planner with delegated authority at various London Boroughs, which include the London Boroughs of Lewisham, Camden and Ealing from 2006 to 2014. During his time within Local Authority, he has approved in excess of 2,000 homes across London and therefore holds a very expert understanding of Local Government matters.

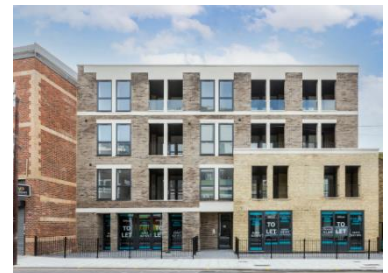
Subsequent to his experience in Local Authority, he went on to create a planning gain company which sought to unlock primarily, brownfield development within Town Centres and Suburban Area within Greater London and to provide faster planning solutions across sites to provide mixed-use housing and a range of new housing for first time buyers. In 2015, he created Sterling Rose Homes and has led the business to gain planning consent for in excess of 2,500 homes between 2015-2025 and has built more than 1000 new homes for first time buyers, young professionals and families up until 2025. He has also created a significant build to rent portfolio for working professionals within high PTAL locations around London and fully understands the needs of all aspects of the planning, construction and development process to also include the demands of occupiers too. He currently houses in excess of 500 tenants.

From 2026 onwards, Miheer is working as an entrepreneur and expert consultant looking to improve private sector and public sector relationships to unlock additional housing, commercial space and other aligned development within London and the South East.

With his wealth of knowledge and expertise, he continues to understand and seek positive outcomes, working with all required stakeholders to gain new housing outcomes across Greater London at pace. He personally is involved in every element of the design process and pays meticulous care and attention to the appearance and layout of each new development.

**Yours Sincerely,
Miheer Mehta**

Photos of recent developments by Sterling Rose Homes



Site & Surrounding

The current site is a 3-storey residential dwelling house outside the Conservation Area with a detached double garage.

The alterations proposed are to the detached garage only and are minor in nature and are required to incorporate a car lift into the garage to provide additional storage of older classic cars.

The current application proposes a part increase in height to incorporate a roof extension to enhance the storage of cars.

Relevant Planning History

2022 - Approval – Erection for a single-storey side/rear extension, internal alterations to the layout of the dwelling – NOT IMPLEMENTED

April 2026 - Approval – Erection for a part two/part single-storey side/rear extension and internal alterations – NOT IMPLEMENTED

Background and Proposal

This statement is submitted in support of an application for the increase in height to the existing detached garage to incorporate a twin car stacker lift to provide storage for two additional classic cars. The proposal includes a new pitched roof to the existing flat roof garage and provides a marginal centralising of the garage door.

Surroundings from the Site

Generally, the overall appearance would be in keeping with the design of the main dwelling and the introduction of the pitched roof would be sympathetic to the existing dwelling.

The site is in a location which is hidden and out of the streetscene and public view. The dwelling is easily accessible to Northwood high street and has close transport links via national rail/underground and bus. There are a wide range of local shops, supermarkets, community facilities near or around the site.

National Policy

Principle of Use

This proposal seeks a pitched roof extension. The use remains unchanged.

Therefore, the principle is considered acceptable.

Character and Appearance of the Area / Impact to Conservation Area

The proposal is outside the conservation area and would not significantly detract from the overall appearance of the building as the key new element of the proposal is the pitched roof to the front and sides. The proposal would sit comfortably within the fabric of the garage building, through good design and sympathetic alterations. As such the proposed development would not be of detriment to the character and appearance of the neighbouring Conservation Area, the existing building, its relationship with the adjacent main house and general character of the area.

As such, the proposal would be acceptable on character and appearance grounds.

Standards of Accommodation

The proposed internal floor area meets relevant guidelines and would be acceptable as it is retained and unchanged.

As such, it is considered, that the proposal would provide an improved level of vehicular accommodation for a family and future occupiers.

Impact on Neighbouring Amenity

In terms of impacts, the proposal would not increase the amount of noise that potential future occupiers would make as the property remains a single family dwelling.

There would be no impact to any local neighbours by the proposed extension due to its overall height and location. As such the level of impact would be acceptable.

Trees, Landscaping, Biodiversity and Ecological Implications

There are no trees within the site or surrounds that could be impacted from the proposals. As such, the scheme would not impact on the boroughs biodiversity, trees and landscapes.

Conclusion

The proposal would be in complete compliance with current policy. The proposal extension and alterations would form a suitable improvement to the detached garage having an overall increase in much needed car storage provision through the use of optimisation of land.

Accordingly, it is suggested this application can be approved so work can be undertaken from May 2026 onwards.