

Planning, Design and Access Statement

Nine Acres, Asprey Lane, Northwood, HA6 3FB

Proposal: Erection for a part two/part single-storey side/rear extension, internal alterations to the layout of the dwelling.

Author:

Mr Miheer Mehta

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

Submitted to:

LB Hillingdon

Dated:

17/01/2026

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 since 2015 and has built more than 1000 new homes for first time buyers, young professionals and families during this time. 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.

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.

The alterations proposed are minor in nature and have been part consented previously. A previous application has been granted for all aspects of this proposal but the first floor side projection.

The current application proposes a part first floor extension to enhance the overall accommodation.

Relevant Planning History

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

Background

This statement is submitted in support of an application for the construction of a part two/part single-storey side/rear extension and internal alterations.

Proposal

This proposal seeks the construction of a part two/part single-storey side/rear extension and internal alterations.

Surroundings from the Site

Generally, there is a mix of two and three storey dwelling houses of varying ages and frontages. The site is in a location which is hidden and out of the streetscene and public view. The dwelling is easily accessible to the 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 part two storey/part single storey side/rear extension. The single storey aspect has been previously approved via a previous planning approval (see history). The proposal is residential in use as per the existing use of the building. 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 to the setback

to the side and rear. The proposal would sit comfortably within the fabric of the 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 buildings 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. Sufficient amenity space is proposed which is comparable to adjoining houses within the area.

As such, it is considered, that the proposal would provide an improved level of living 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. There would be no impact to any local neighbours by the proposed extension. 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 dated dwelling having an overall increase in much needed housing provision.

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