

# Appendix D - Precedent Matrix

The following approved applications within the London Borough of Hillingdon demonstrate that first-floor wrap-around and two-storey side extensions may be acceptable where separation distances, design articulation and amenity safeguards are maintained

## D1. 48 Raleigh Avenue - Historic Approval

Ref:36035/APP/2017/310

Two-storey side extension approved  
Officer acknowledge tapered plot configuration  
Generous curtilage considered acceptable context  
Principle of side extension on this site established

### Relevance:

Establishes principle of two-storey side extension on this plot. The current proposal adopts improved design articulation (1400mm set-back, 535mm ridge drop aligned with hip, enhanced separation protection). The Council has previously accepted that the generous curtilage and tapered configuration of the plot allows accommodation of two-storey side extensions without material harm to character or neighbour amenity.

## D2. 58 Campden Road, Ickenham

Ref: 1608/APP/2025/1409

First-floor-wrap-around approved  
Rear width wrap around - 6m+ approved  
Semi-detached property on a tapered plot  
45° compliance  
Tighter neighbour proximity than at 48 Raleigh Avenue

### Relevance:

The proposed scheme maintain material greater flank separation (10.366-11.454m) relation is demonstrated, with larger rear plot - and rear neighbour's at Salen Garden, rear elevations beyond 60m+

## D3. 98 Bourne Avenue

Ref: 7695/APP/2021/4202

Approved two-storey side extension within established suburban context

### Relevance:

The decision demonstrates that proportionality is assessed holistically with regard to articulation and spatial relationship, rather than by rigid numerical comparison alone under the Residential Extensions SPD is not limited to simple numerical comparison. The officer accepted design articulation, retain separation and contextual alignment as determinative factors. Relevance to 48 Raleigh Avenue: supports a policy-led assessment under DMHD1 where subordination is achieved through design measures (set-back, ridge reduction and maintained separation distances), and where neighbour amenity safeguards are demonstrably maintained.

## D4. Immediate Context - No 50 Raleigh Avenue

Existing side extension, approx 3.25m+ wide  
Position: North elevation neighbour of No.48  
Skewed orientation increase its street exposure

### Reliance:

Demonstrates comparable built scale within immediate context. The proposed development remains propionate within the established pattern of extension, Demonstrates established side extension scale within immediate context. Proposed massing is proportionate and visually moderated by level difference (840mm)

## D5. Immediate Rear Context - No. 46, No.54 & No. 56 Raleigh Avenue

Ref: Rear Building Line Context Plan (Appendix B) from original rear elevation

No. 46 - 7.2m approx.  
No.50 - 7.2m approx.  
No.54 - 8.856m approx.  
No. 56 - 10.815m approx.

### Relevance:

Rear envelope is consistent with established pattern of extended rear building lines along Raleigh Avenue

## D6. No.57 Raleigh Avenue

Ref: B3853/C/84/0273

Substantial historic double storey side extension  
Evidence long-established tolerance of variation in side extension scale

### Relevance:

Confirms that Raleigh Avenue is not defined by rigid uniformity; incremental extensions has formed part of its character over time.

**SK**

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Appendix D - Precedent Matrix submitted for planning application purposes only.



**CLIENT:**  
Mr S Kohli

**SITE ADDRESS:**  
48 Raleigh Avenue,  
Hayes  
UB4 0EE

**Project Description:**  
Residential property - planning application

**DRAWN BY:**  
SK

**ISSUED FOR:**  
Householder Planning Application

**ISSUE DATE:**  
20.01.26

**RE-ISSUE DATE:**

**REVISION:**

**Drawing Title:**

**Appendix D -  
Precedent Matrix**

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