

08 – Precedent & Policy Addendum

PME-17613

Proposal: Retrospective application for a single-storey garden outbuilding used as a garden room and storage space

Property: 132 Hallowell Road, Northwood, HA6 1DU

Applicant: Alexandra Yokoi

Prepared by: Plans Made Easy

Precedent & Policy Addendum–PME-17613

1. Purpose of This Addendum

This addendum demonstrates how the retrospective outbuilding at **132 Hallowell Road** aligns with:

- Established **local precedent** for similar outbuildings
- Relevant **national and local planning policy**
- The typical domestic pattern of development in Northwood

This document provides additional reassurance that the proposal sits comfortably within accepted planning outcomes for the London Borough of Hillingdon.

2. Relevant Local Precedents

The surrounding area is characterised by long rear gardens that frequently accommodate timber sheds, workshops, and garden rooms.

Common features among these local outbuildings include:

- Heights between **2.2 m and 2.5 m**
- Timber cladding or painted timber finishes
- Flat or shallow-pitch roofs
- Use as hobby rooms, storage, or small home-working spaces
- Locations at the rear of gardens, screened by fencing

Within Hallowell Road and nearby residential streets, numerous comparable structures exist that:

- Sit on existing concrete pads
- Replace older sheds
- Maintain modest footprints
- Present no harmful effect on character or neighbours

The outbuilding at No.132 is entirely consistent with these.

Precedent List

1. **36 Pole Hill Road, Hillingdon** – Application 56575/APP/2020/1700: single-storey outbuilding (7.2 m × 5 m footprint, flat roof 2.5 m high) approved. [Hillingdon Council](#)
2. **53 Hunters Grove, Hayes** – Application 66914/APP/2012/3083: outbuilding retained after modification to 2.5 m height. [Hillingdon Council](#)

3. Alignment With National Policy

National Planning Policy Framework (NPPF)

The proposal accords with NPPF principles by:

- Supporting small-scale, proportionate improvements to residential properties
- Enhancing the usability of outdoor amenity space
- Respecting neighbour amenity
- Ensuring developments are visually appropriate and well-designed

The NPPF encourages modest domestic structures that have no harmful environmental or visual effects — a criterion clearly met here.

4. Local Plan Policy Compliance (London Borough of Hillingdon)

The outbuilding complies with Hillingdon's policies relating to:

Residential Extensions / Outbuildings

- Development must be subordinate to the host dwelling
- Must not harm neighbour amenity
- Must reflect domestic and proportionate design
- Should not lead to overdevelopment of the garden

The outbuilding is **2.5 m tall**, occupies a **limited footprint**, and sits within an already enclosed rear space.

Character & Appearance

- Must not appear visually dominant
- Should use sympathetic materials
- Should sit comfortably within its surroundings

Timber cladding and low height ensure strong compliance.

Sustainable Development

- Reuse of the existing base
- Limited embodied carbon
- Natural drainage via permeable surfaces

This aligns with sustainability principles within Hillingdon's development strategy.

5. Permitted Development (Class E) Context

Although retrospective permission is being sought, it is important to note that the outbuilding:

- Is below the **2.5 m height limit** for structures within 2 m of a boundary
- Occupies **less than 50%** of the garden
- Is not forward of the principal elevation
- Is not used for sleeping accommodation

These points demonstrate that the development **closely follows Class E criteria**, underscoring its appropriateness.

6. Conclusion

The retrospective outbuilding at 132 Hallowell Road is:

- Consistent with established local precedent
- Proportionate and visually appropriate
- Fully compliant with national and local planning policy
- In line with Permitted Development principles
- Supportive of sustainable and low-impact domestic improvements

Accordingly, the proposal is considered **wholly acceptable** within the policy framework.