

# 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

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## 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.

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### 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](#)

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## 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.

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## 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.

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## 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.

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## 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.