



Planning, Design & Access Statement

Householder Extensions
AT
37 Micawber Avenue,
Uxbridge UB8 3NY

Reference:
37MA-3129

Date:
15 July 2026

1. Introduction

- a. This Planning Statement has been prepared by Just Planning to support a householder planning application for a single storey side and rear extension to 37 Micawber Avenue, in Uxbridge.
- b. Following a description of the site and surrounding area, the report will describe the proposal, provide an overview of relevant planning policy and outline the case for the applicants.
- c. It will be demonstrated that the proposal represents good design and is otherwise appropriate in planning terms, and that planning permission should be granted.

2. Site Description

- a. The application property is a semi-detached bungalow located on the western side of Micawber Avenue. Figure 1, below, provides an image of the property, viewed from the street.



Figure 1: Image of the application property.

- b. The application property and its attached neighbour at number 39 form a mirrored pair of L-shaped buildings, enclosing side returns that sit adjacent to one another.
- c. The property has been extended to the rear, extending the main outrigger and continuing its hipped roof form. There is also a single storey side extension, comprising a garage with a kitchen behind, which runs along the shared boundary with number 35. The arrangement of these extensions creates a courtyard area to the front of the side extension, closer to the street.
- d. The property has a very long and wide rear garden, and off-street parking to the front served by a double vehicle crossover. There are some mature trees within the site, set well away from the existing and proposed buildings.
- e. The neighbouring property at number 35 lies to the south. The house is set away from the shared boundary. It has a single storey side extension and its roof space has been converted to form a chalet bungalow. It also has a detached

garage with a dual-pitched roof, sited along the common boundary towards the rear of the rear elevations of both houses.

- f. The attached neighbour at number 39 has itself been extended to the side and rear, with a hipped roof. Figure 2, below, shows the rears of the application property and its close neighbours.



Figure 2: Satellite image of the application property (red dot) and close neighbours.

- g. The surrounding area is suburban and residential in character. The street scene is made up mostly of bungalows but is notably diverse in character and appearance. The houses are individually designed, and many have been altered and extended over the years, including conversions to form chalet bungalows, single storey rear extensions, side extensions, roof extensions and dormer windows.
- h. The property is not listed and is not located in a designated conservation area.

3. Application Proposal

- a. The application proposes the demolition of the existing single storey side extension and its replacement with a new single storey side and rear extension, providing a garage, a bathroom and two new bedrooms.
- b. The side element of the extension is narrower than the existing side extension it replaces. Whereas the existing extension runs along the boundary with number 35, the replacement is set approximately 1 metre off the boundary, creating a side access path where none currently exists.
- c. The extension projects to roughly the same rearward depth as the adjoining outbuilding at number 35, which it sits alongside, and is of a similar design and shape to that structure.
- d. The extension has a hipped roof to match the existing house. Its eaves line matches the eaves of the existing bungalow and the ridge of its hipped roof is set below the ridge of the main part of the house.
- e. The extension is set well back from the front elevation of the house. Although part of the new roof and the garage door will be visible from the street, the extension will read as a low, subordinate and minor presence in the street scene.
- f. The side-facing windows in the new extension serve a hall and a bathroom only. They are non-habitable rooms, and the windows face the boundary fence with number 35. The windows serving the new bedrooms face in the opposite direction, into the site.
- g. The extension will be built in materials to match the existing house.
- h. The proposal is driven by the family's particular circumstances, which are described in the assessment section below. The extension will allow the applicants to provide safe and suitable accommodation for family members with significant and increasing care needs, and will make a meaningful contribution to the quality of accommodation that the property provides.

4. Planning Policy

- a. Planning law states that decisions on planning applications must be taken in accordance with the statutory development plan unless material considerations indicate otherwise.
- b. The relevant parts of the development plan for the area are the Hillingdon Local Plan: Part One - Strategic Policies (2012), the Hillingdon Local Plan: Part Two - Development Management Policies (2020) and the London Plan (2021).
- c. Policy BE1 (Built Environment) of the Strategic Policies requires that all new development improve the quality of the built environment in order to create successful and sustainable neighbourhoods. Among other things, the policy states that development proposals should be sensitive to local identity, landscapes, townscapes and views, improve areas of poor environmental quality, improve the quality of the public realm, and not result in the inappropriate development of gardens and green spaces that erode the character of suburban areas.
- d. Policy DMHB 11 (Design of New Development) of the Development Management Policies requires that all new development exhibit a high quality of design. Development should harmonise with its surroundings in terms of its scale, size and detailed design. It should use high quality materials. It should not unacceptably harm the residential amenity of close neighbours.
- e. Policy DMHD 1 (Alterations and Extensions to Residential Dwellings) sets out criteria for extensions. It seeks to ensure that there is:

"no adverse cumulative impact of the proposal on the character, appearance or quality of the existing street or wider area"

- f. It requires that a *"satisfactory relationship with adjacent dwellings is achieved"* and that extensions appear subordinate to the host dwelling *"in their floor area, width, depth and height"*. It recommends the use of matching materials. It requires that there is no unacceptable loss of outlook to neighbouring occupiers and that adequate garden space and parking are retained.
- g. For single storey rear extensions to terraced or semi-detached houses on plots wider than 5 metres, it recommends a maximum depth of 3.6 metres. Pitched-roofed single storey extensions should not exceed 3.4 metres in height,

measured from ground level. For side extensions, it recommends that they do not exceed half the width of the original property.

- h. Policy DMHD 2 (Outbuildings), and the supporting text at paragraphs A1.32 to A1.34 of the Development Management Policies, address the use of garden outbuildings. The council resists the provision of *"primary living accommodation such as a bedroom, bathroom, or kitchen"* within outbuildings, on the basis that these facilities should be "located within the main house".
- i. Policy D3 of the London Plan seeks *to "make the best use of land by following a design-led approach that optimises the capacity of sites"*. Part C of the policy states that the *"incremental densification of sites should be actively encouraged"*.
- j. The policy goes on to state that development should represent a high quality of design and respect and reflect the character of the area. It should also protect the residential amenity of close neighbours.
- k. The revised National Planning Policy Framework (NPPF), adopted on 12 December 2024, sets out the government's national planning policies and how these policies should be applied. It identifies a presumption in favour of sustainable development. Development is sustainable when it meets the economic, social and environmental needs of a community.
- l. According to paragraph 39:

"Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible."

- m. Chapter 11 encourages developers and local planning authorities to *"make effective use of land"*. Part (d) of paragraph 124 promotes *"the development of under-utilised land and buildings"*.

- n. Chapter 12 requires good design. Paragraph 131 describes the *"creation of high quality, beautiful and sustainable buildings and places"* as *"fundamental to what the planning and development process should achieve"*.
- o. According to paragraph 135, developments must *"function well and add to the overall quality of the area"*, be *"visually attractive as a result of good architecture"*, be *"sympathetic to local character and history, including the surrounding built environment"* and provide *"a high standard of amenity for existing and future users"*.

5. Assessment

- a. The council's policies have no objection in principle to the extension of the existing house to enhance and enlarge its residents' living accommodation.
- b. The policies set out in the Hillingdon Local Plan require that extensions represent a high quality of design that respects and reflects the character of the surrounding area and preserves neighbours' living conditions in terms of light, outlook, privacy and general amenity. The council also seeks to ensure that the extended house retains sufficient off-street parking and outdoor amenity space.

Design & Appearance

- c. Policies BE1 and DMHB 11 of the Hillingdon Local Plan seek a high quality of design in all new development and policy DMHD 1 provides more detailed guidance on different types of householder extension.
- d. The proposed extension is single storey only, with a sympathetic hipped roof that matches the roof form of the existing bungalow. Its eaves line matches the existing eaves and its ridge is set below the ridge of the main roof. It is set well back from the front elevation of the house and will have only a minor, low-level presence in the street scene. It will be built in matching materials.
- e. It is acknowledged that the extension, together with the existing rear extension, is deeper than the 3.6 metre guideline depth set out in policy DMHD 1 for single storey rear extensions to semi-detached houses. However, there are particular circumstances in this case that justify a departure from that guideline figure.
- f. First, the extension replaces an existing structure. The existing side extension, comprising a garage with a kitchen behind, already occupies much of the footprint of the proposed extension. The net increase in floor area is therefore considerably more modest than a comparison of the proposal with the original building would suggest.
- g. Secondly, the deepest part of the extension runs directly alongside the detached garage at number 35, which is sited along the common boundary. The extension projects no deeper than that neighbouring outbuilding and is of a similar design, height and shape. The extension will therefore be read against existing built form on both sides of the boundary, rather than against open garden land. The depth guideline in policy DMHD 1 exists to protect neighbours' amenity and the

openness of rear gardens; in this particular location, those interests are not harmed.

- h. Thirdly, the proposal in fact improves the relationship between built form on the application site and the boundary with number 35. The existing side extension runs hard along the boundary. Its replacement is narrower and is set approximately 1 metre off the boundary, creating a new side access path and increasing the visual separation between the two properties.
- i. The council's guidance on subordination must also be applied sensibly to a bungalow. The extension is single storey, with its ridge set below the main ridge, its eaves matching the existing eaves, and its front elevation set well back from the front of the house. In terms of its height, width and visual presence, it will read as a subsidiary addition to the host dwelling.
- j. The character of the street scene, in which the bungalows are individually designed and have been extended in a wide variety of ways - including chalet bungalow conversions, side extensions and dormers - provides a further tolerance for an extension that departs from the council's standard guidelines. The proposal will not cause any harm to the character or appearance of the street or the wider area.

The Fallback Position

- k. It is also relevant to consider what could be built at the site without planning permission.
- l. The existing side extension could simply be retained in its current position, hard against the boundary with number 35.
- m. In addition, the applicants could erect an outbuilding under Class E of the General Permitted Development Order along the same boundary strip, to a height of 2.5 metres within 2 metres of the boundary, and to effectively any depth within this very long rear garden. Such a structure would be subject to no planning control over its depth at all.
- n. The realistic alternatives to the application proposal are not, therefore, an unextended bungalow with an open garden, but a retained boundary-hugging extension and/or substantial permitted development outbuildings. The application proposal, with its sympathetic hipped roof, matching materials and

1 metre boundary offset, is a better outcome in townscape and amenity terms than what could otherwise be built.

Impact on Neighbours

- o. Paragraph 135 of the NPPF and policy D3 of the London Plan require that development does not cause any harm to neighbours' living conditions.
- p. The neighbour most directly affected is number 35, to the south. However, the house at number 35 is set away from the shared boundary, and the deepest part of the proposed extension sits directly alongside that neighbour's own detached garage, which runs along the common boundary. The extension is single storey, with a hipped roof sloping away from the boundary, and it is set approximately 1 metre off the boundary - an improvement on the existing extension, which sits on the boundary itself. Given the presence of the intervening garage, the modest height of the extension and the separation to the house at number 35, there will be no material loss of light, outlook or privacy.
- q. The new side-facing windows serve a hall and bathroom only and face the boundary fence.
- r. The attached neighbour at number 39 lies on the opposite side of the property. The extension is located well away from the shared boundary with number 39, on the far side of the plot, and is single storey. It will have no effect on the living conditions of that neighbour.

The Applicants' Personal Circumstances

- s. The proposal is driven by the family's health and care needs, which constitute a material planning consideration.
- t. The extension will provide accommodation for the applicant Steve's elderly parents, both of whom are in declining health with reduced mobility. The father of one of the applicants, Steve, has recently suffered a stroke, adding urgency to the family's need to provide care within the household. The applicants' daughter, who has a number of complex and chronic medical conditions and is the primary carer for her young child, has also returned to the family home to receive support. The second applicant, Lynne, suffers from Chronic Regional Pain Syndrome, which affects her mobility and ability to travel independently.

- u. The proposal will facilitate multi-generational living and allow the family to care for one another within a single household. It does so through a modest, single storey addition to the family home - the form of development that both national policy and the council's own policies encourage for accommodation of this kind. These circumstances weigh positively in the planning balance and reinforce the case for a flexible application of the guideline figures in policy DMHD 1.

Other Issues

- v. The property has a very long and wide rear garden, and the extended house will retain a generous garden area, comfortably exceeding the council's expectations.
- w. The proposal retains a garage and the existing off-street parking to the front of the property, served by the existing double crossover. There are no implications for parking or highway safety.
- x. The mature trees within the site are set well away from the proposed extension and will not be affected by the development.

6. Conclusions

- a. The application proposes the replacement of an existing single storey side extension with a new single storey side and rear extension, providing a garage, bathroom and two bedrooms to meet the applicants' pressing family care needs.
- b. The extension is of a high quality, sympathetic design, with a hipped roof, matching eaves and materials, and a ridge set below that of the main house. It is set well back from the street and will read as a subordinate addition to the bungalow.
- c. Although the cumulative depth of extensions exceeds the guideline figure in policy DMHD 1, the extension replaces an existing structure, sits alongside the neighbouring garage at number 35, and improves the existing boundary relationship by introducing a 1 metre offset and side access path where the current extension sits hard on the boundary.
- d. The realistic fallback - retention of the existing extension and the erection of permitted development outbuildings of unrestricted depth along the same boundary - would be a poorer outcome in both townscape and amenity terms.
- e. The proposal will not cause any harm to the living conditions of the neighbours at numbers 35 or 39.
- f. The proposal will facilitate multi-generational living for a family with significant care needs, providing that accommodation within the main dwelling in precisely the manner the council's own policies direct.
- g. The proposed development is in accordance with the relevant policies of the Hillingdon Local Plan and the London Plan, as well as the National Planning Policy Framework's emphasis on making effective use of land and creating high-quality, sustainable buildings. The proposal represents sustainable development that will meaningfully improve the quality of accommodation at the property while respecting the character of the area and protecting neighbours' amenity. For these reasons, it is respectfully requested that planning permission be granted.



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