

Report of the Head of Development Management and Building Control Committee Report Part 2 – Application Report

Case Officer: Katherine Mills	48867/APP/2025/3235
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Date Application Valid:	02-01-26	Statutory / Agreed Determination Deadline:	27-07-26
Application Type:	Householder	Ward:	Northwood

Applicant: **Mr and Mrs Ashar**

Site Address: **8 KILN WAY
NORTHWOOD**

Proposal: **Conversion of front attached garage to a habitable use, front porch extension, proposed side windows and retention of the existing garage doors**

Summary of Recommendation: **GRANT planning permission subject to conditions**

Reason Reported to Committee: **Required under Part 3 of the Planning Scheme of Delegation (Petition received)**



Summary of Recommendation:

GRANT planning permission subject to the conditions set out in Appendix 1.

1 Executive Summary

- 1.1 Planning permission is sought for the conversion of the existing front attached garage to a habitable use, a front porch extension, proposed side windows and the retention of the existing garage doors. The application is brought forward to committee due to a Petition received which raised concerns regarding the impact on the street scene.
- 1.2 The proposed development is considered to comply with the objectives of the relevant planning policies and the proposal would not give rise to any significant harm to the character and appearance of the application property or to the character and appearance of the immediate street scene and surrounding area.
- 1.3 The proposal would have an acceptable impact on neighbouring residential amenity and would not adversely affect highway safety, or cause harm in other respects.
- 1.4 Due regard has been given to local residents' objections, including the petition against the application. Amended plans were received during the course of the application, retaining the existing garage doors on the front elevation and retaining part of the garage for non-habitable use. The description of development was amended to provide clarity and to include the retention of the existing garage doors and the proposed front porch extension. It is concluded that the proposal complies with the Development Plan and no material considerations indicate that a contrary decision should be taken.
- 1.5 The planning application is therefore recommended for approval subject to the conditions set out in Appendix 1.

2 The Site and Locality

- 2.1 The application site comprises a detached dwelling located on the eastern side of Kiln Way.
- 2.2 9 Kiln Way and 2 Pines Close are located along the northern site boundary. 6 and 7 Kiln Way are located along the southern site boundary. To the east, the rear of the site backs onto the rear gardens of 8 and 10 Pines Close. 5 Kiln Way

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and Woodsman Court, 24 Eastbury Avenue, are located to the west, on the opposite side of the road.

- 2.3 The application site is located within TPO 152. The application site is located within the Flood Map for Surface Water, as identified in the Surface Water Management Plan (SWMP) for Hillingdon.
- 2.4 The surrounding area is residential in character comprising of two-storey detached dwellinghouses of a similar style and age to the application property. The site lies within the Developed Area as identified within the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).
- 2.5 The application site is not designated within a Conservation Area. However, the Northwood, Frithwood Conservation Area is located to the north, west and south of the application site, as designated in the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).
- 2.6 The application site is not designated within an Area of Special Local Character. The site does not contain any Listed Buildings.

Figure 1: Location Plan (application site edged red)

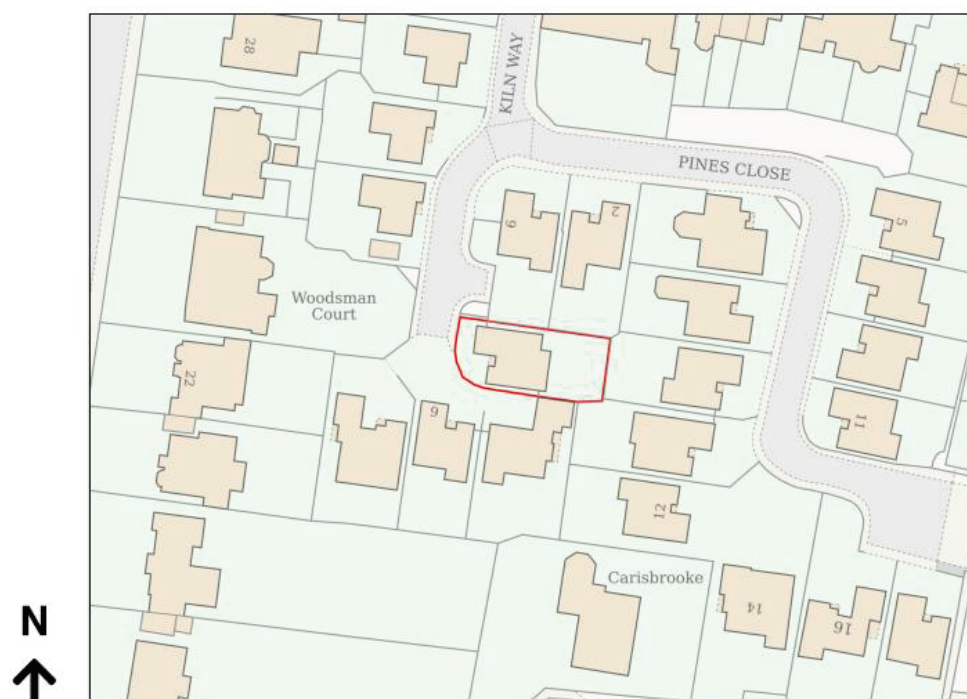


Figure 2: Street View Image of the Application Property



3 Proposal

- 3.1 Planning permission is sought for the conversion of the existing front attached garage to a habitable use, a front porch extension, two proposed side windows and the retention of the existing garage doors on the front elevation.
- 3.2 The garage had previously been partially converted to utility room in 1994. The scheme would now convert this utility room to a partial office room and a utility room, whilst the other half of the garage would be retained to provide one parking space.
- 3.3 The initial planning submission had involved converting the whole garage space to a reception room with windows replacing the garage doors. However amendments have been sought which involved the retention of the two existing garage doors on the front elevation.
- 3.4 One window would be provided on the northern side elevation facing 9 Kiln Way.
- 3.5 One window would be provided on the southern side elevation facing 6 Kiln Way.
- 3.6 The proposed front porch extension would infill between the existing entrance and the front elevation of the existing lounge. The proposed front porch extension would be set back 2.65m from the front elevation of the garage.

Figure 3: Proposed Plan (please note – larger version of plan can be found in the Committee Plan Pack)



4 Relevant Planning History

- 4.1 A list of the relevant planning history related to the property can be found in Appendix 2.

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- 4.2 29854/81/0127 – 2-14 1-7 Pines Close & 1-9 (cons) Kiln Way - Erection of 20 detached dwellings garages and footpaths – Approved on 10-03-81. Condition 13 stated “Notwithstanding anything contained within the Town and Country Planning General Permitted Development Order 1977 no further enlargement extension improvement or alteration of any dwellinghouse as therein defined shall be carried out, nor shall any additional windows be provided or any garage or garden shed or livestock enclosure be erected or extended without the prior written permission of the Local Planning Authority.”
- 4.3 The reason for the condition was “Having regard to the density, character and layout of the estate the Local Planning Authority consider such structures, extensions or alterations would be likely to adversely affect the amenity of neighbouring occupiers and the character of the estate and consider it is in the public interest to require an application to enable the merits of any proposal to be assessed.”
- 4.4 48867/A/94/0290 - Conversion of part of integral garage to a habitable room – Approved on 27-05-94. The part conversion was to provide a study. There were no changes proposed to the front elevation. The existing plans indicate that the garage is currently used as a garage and a store.
- 4.5 48867/APP/2013/2128 - Single storey rear extension and first floor rear extension – Approved on 24-09-13.
- 4.6 The planning history of 3 Kiln Way and 5 Kiln Way are considered to be relevant in the determination of this application.
- 4.7 3 Kiln Way - 36885/J/90/0874 - Retention of use of integral garage as a habitable room – Approved on 23-11-90. There were no changes proposed to the front elevation.
- 4.8 5 Kiln Way - 50682/APP/2014/4475 - Single storey rear extension, conversion of attached garage to habitable use, attached garage to front and conversion of roofspace to habitable use to include 2 side dormers and 1 rear dormer with 2 Juliet balconies involving alterations to elevations – Refused on 11-03-15 due to the visual impact of the proposal on the application property and the surrounding area, along with the impact on residential amenity.
- 4.9 The existing attached front garage would have been converted into habitable use as a gym and a new double garage would have been erected in front of the existing garage with a garage door on the side.
- 4.10 It was considered that *“the proposed front extension, by reason of its position, size, scale, bulk, depth, height and forward projection would represent a visually overdominant and unsympathetic form of development that would detract from the character, appearance and architectural composition of the original dwelling and the visual amenity of the surrounding area, including the adjacent Northwood, Frithwood Conservation Area. The proposal would therefore be contrary to Policies BE1 and HE1 of the Hillingdon Local Plan: Part One - Strategic Policies*

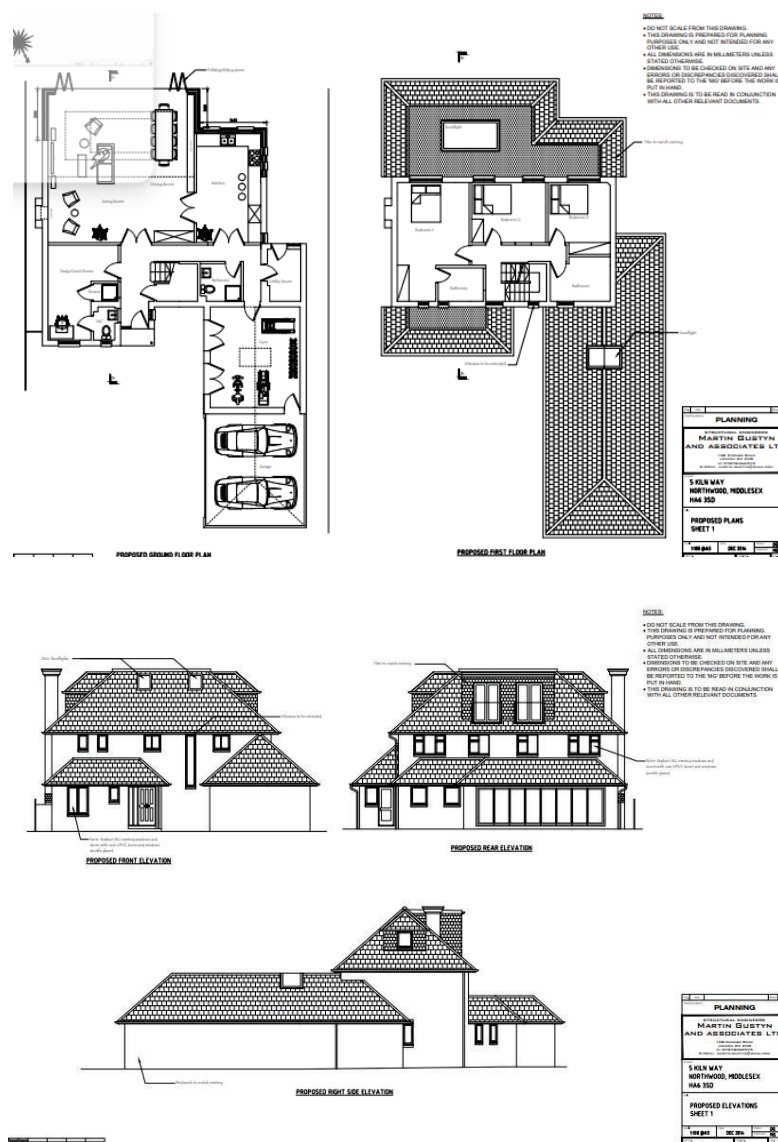
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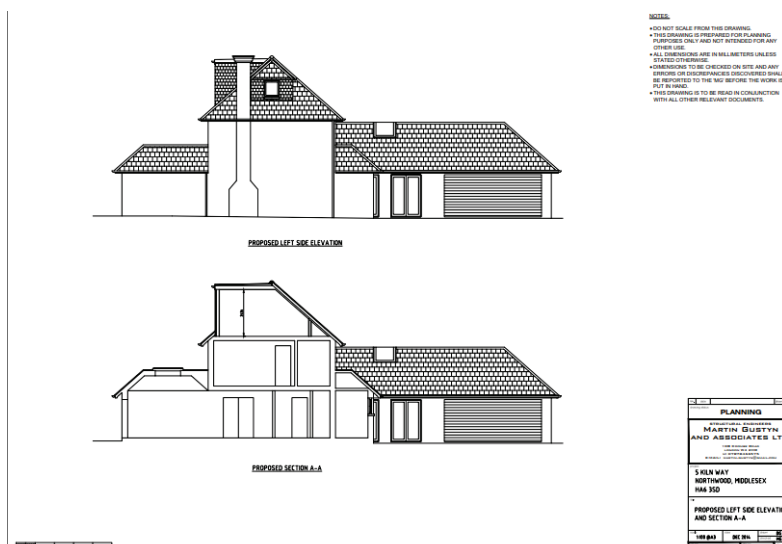
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(November 2012), Policies BE4, BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions”.

- 4.11 A key difference between the current application at 8 Kiln Way and the refused application at 5 Kiln Way is that the existing garage at 8 Kiln Way would have been extended at the front, thereby significantly increasing the footprint and visual scale of the property. The current application at 8 Kiln Way would not involve increasing the footprint of the application property. Amended plans were received during the course of the application, retaining the existing garage doors on the front elevation and retaining part of the garage for non-habitable use.

Figure 4: Refused Plans - Planning Application Ref: 50682/APP/2014/4475





- 4.12 5 Kiln Way - 50682/APP/2015/1238 - Single storey rear extension and alterations to front elevation (Application for a Certificate of Lawful Development for a Proposed Development) – Approved on 13-05-15. The alterations to the front elevation involved replacing the existing windows and extending the staircase window. There were no changes proposed to the garage doors.
- 4.13 5 Kiln Way - 50682/APP/2015/3288 - Single storey rear extension and alterations to elevations – Approved on 29-10-15. The proposed works to the front elevation involved replacement windows, widening an existing front window, removal of an existing front windows and replacing two garage doors with one garage door.
- 4.14 9 Pines Close - 66437/APP/2009/2303 - Part conversion of garage to habitable use – Refused on 17-12-09 due to impact on parking provision and visual impact of the proposal on the application property and the surrounding area.
- 4.15 Half of the garage would have been converted into habitable use involving the removal of one garage door and replacement with a window and matching brickwork. The other garage door would have been retained.
- 4.16 Notwithstanding the planning history of the application property and the neighbouring properties, the proposed development sought under the current planning application has been assessed against relevant policies of the Hillingdon Local Plan, site context and planning history.

5 Planning Policy

- 5.1 A list of planning policies relevant to the consideration of the application can be found in Appendix 3.

6 Consultations and Representations

- 6.1 Consultation letters were sent to 9 local owners/occupiers and the Northwood Residents Association, with the consultation period dating between 6th January 2026 and 27th January 2026. 10 objections were received along with one petition objecting to the proposal.
- 6.2 Representations received in response to public consultation are summarised in Table 1 and Table 2 (below). Consultee responses received are summarised in Table 3 (below). Full copies of the responses have also separately been made available to Members.

Table 1: Summary of Representations Received

Representations	Summary of Issues Raised	Planning Officer Response
A petition of 22 valid signatures has been received against the application.	1. This would adversely alter the street scene as all other houses have the same brown garage doors at the front of the building. So to change that by replacing those with windows would end the consistency of the area.	The proposed development has been assessed against relevant policies of the Hillingdon Local Plan, site context and planning history, and the impact of the proposed development on the character and appearance of the application property and the surrounding area has been discussed at paragraphs 7.2 – 7.14 of this report. Amended plans were received during the course of the application, retaining the existing garage doors on the front elevation and retaining part of the garage for non-habitable use.
10 letters of objection have been received.	i) Development would result in disruption to the symmetrical appearance of the existing garages to the front of properties within the street – detrimental to the character and appearance of the host property and the visual	The proposed development has been assessed against relevant policies of the Hillingdon Local Plan, site context and planning history, and the impact of the proposed development on the character and appearance

	amenity of the Kiln Way street scene	of the application property and the surrounding area has been discussed at paragraphs 7.2 – 7.14 of this report. Amended plans were received during the course of the application, retaining the existing garage doors on the front elevation and retaining part of the garage for non-habitable use.
	ii) Other properties have had garage conversion applications refused	The proposed development has been assessed against relevant policies of the Hillingdon Local Plan, site context and planning history. Relevant planning applications have been discussed in Section 4 of this report.
	iii) Replacing garage doors with windows would destroy the unity of the estate/1980s design.	The proposed development has been assessed against relevant policies of the Hillingdon Local Plan, site context and planning history, and the impact of the proposed development on the character and appearance of the application property and the surrounding area has been discussed at paragraphs 7.2 – 7.14 of this report. Amended plans were received during the course of the application, retaining the existing garage doors on the front elevation and retaining part of the garage for non-habitable use.

	iv) Garage conversion can be done without changing the garage doors e.g. side windows	The impact of the proposed development on the character and appearance of the application property and the surrounding area has been discussed at paragraphs 7.2 – 7.14 of this report. Amended plans were received during the course of the application, retaining the existing garage doors on the front elevation and retaining part of the garage for non-habitable use.
	v) Reduce on-site parking as existing driveway is very short/limited on-street parking	The impact of the proposed development on the highway and on-site parking provision has been discussed at paragraphs 7.30 and 7.31 of this report. The Council's Highways Engineer has been consulted on the application. Amended plans were received during the course of the application, retaining the existing garage doors on the front elevation and retaining part of the garage for non-habitable use/parking.

6.3 A 14-day re-consultation was carried out following the submission of amended plans involving retaining the existing garage doors on the front elevation and retaining part of the garage for non-habitable use; the description of development was amended to reflect the proposed changes and to include the proposed front porch extension.

6.4 The 14-day re-consultation period expired on 26 June 2026. One response was received.

Table 2: Summary of Representations Received (Re-Consultation)

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Consultee and Summary of Comments	Planning Officer Response
All the houses are the same but this will change the look of all houses on Kiln Way and Pines Close	The impact of the proposed development on the character and appearance of the application property and the surrounding area has been discussed at paragraphs 7.2 – 7.14 of this report. Amended plans were received during the course of the application, retaining the existing garage doors on the front elevation and retaining part of the garage for non-habitable use.

Table 3: Summary of Consultee Responses

Consultee and Summary of Comments	Planning Officer Response
Northwood Residents Association This would adversely alter the street scene as all of the other houses have the same brown garage doors at the front of the building. So, to change that by replacing these with windows would end the consistency of the area.	Amended plans were received during the course of the application, retaining the existing garage doors on the front elevation and retaining part of the garage for non-habitable use.
Conservation and Urban Design Officer: No objection in principle provided bricks and window details and finishes match existing. We would recommend that the officer is satisfied that off street parking for the dwelling is sufficient given the small external drive.	The comments from the Conservation and Urban Design Officer are noted and a materials condition shall be attached to any consent granted.

	The Council's Highways Engineer has been consulted on the application.
Highways Officer: As on-plot parking is to remain on the frontage area, there are no envisaged highway related implications or demands imposed on this application.	The comments from the Highways Officer are noted and the impact on highways and parking provision has been discussed at paragraphs 7.30 and 7.31 of this report.

7 Planning Assessment

Principle of Development

- 7.1 The proposal is for alterations to an existing residential dwelling. As such, the principle of development is supported by national, regional and local planning policies, subject to the considerations set out below.

Impact on the Character and Appearance of the Area

- 7.2 Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) requires that new developments achieve a high quality of design in all new buildings, alterations, extensions and the public realm which enhances the local distinctiveness of the area, contributes to community cohesion and a sense of place.
- 7.3 Policy DMHB 4 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) states that "new development, including alterations and extensions to existing buildings, within a Conservation Area or on its fringes, will be expected to preserve or enhance the character or appearance of the area. It should sustain and enhance its significance and make a positive contribution to local character and distinctiveness".
- 7.4 Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) requires all development to be designed to the highest standards and incorporate principles of good design, either complementing or improving the character and appearance of the area. Policy DMHB 12 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) seeks to protect and improve the public realm, including streets.
- 7.5 Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) requires that alterations and extension of dwellings would

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not have an adverse cumulative impact on the character and appearance of the street scene, and should appear subordinate to the main dwelling. It also required that there is no unacceptable loss of outlook to neighbouring occupiers.

- 7.6 Part D of Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) states that alterations and extensions to the front of a house must be minor and not alter the overall appearance of the house or dominate the character of the street. Porches should be subordinate in scale and individually designed to respect the character and features of the original building.
- 7.7 The Northwood, Frithwood Conservation Area is located to the north, west and south of the application site, as designated in the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012). However, the application site is not located within the Conservation Area. No extensions are proposed and the overall footprint, scale, massing, roof form and height of the dwelling would remain unchanged.
- 7.8 The estate displays a degree of architectural consistency, with hipped roof forms, projecting front elevations, integral garages and a common palette of brick and roof materials contributing to the established character of the area. Concerns were made during the public consultation regarding the loss of the two existing garage doors on the front elevation and the impact on the character and appearance of the street scene.
- 7.9 Amended plans were received during the course of the application, retaining the existing garage doors on the front elevation and retaining part of the garage for non-habitable use. The description of development was amended to provide clarity and to include the retention of the existing garage doors and the proposed front porch extension. In this regard, the proposal would not alter the established built form of the dwelling. Based on the amended plans received, the principal architectural characteristics of the property, including its scale, proportions, roof profile and relationship with neighbouring dwellings, would remain unchanged.
- 7.10 The Council's Conservation and Urban Design Officer has assessed the proposal and has no objection to the proposed garage conversion, proposed alterations to the side elevations and the proposed front porch extension, subject to the proposed bricks, window details and finishes to match the existing materials. This would be secured by condition on any consent granted.
- 7.11 Given that the existing garage doors on the front elevation would be retained, there would be no change to the front elevation of the converted garage. There are two windows also proposed along the flank walls.
- 7.12 The two proposed side windows would match the design and proportions of existing windows and so would be acceptable. The proposed garage conversion and proposed side windows would therefore not cause harm to the character and appearance of the application property, the immediate street scene and the surrounding area.

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- 7.13 The proposed front porch extension would infill between the existing entrance and the front elevation of the existing lounge, with a 2.65m set back from the front elevation of the garage. Given that the proposed front porch extension would not extend beyond the existing southern side elevation, that the proposed brickwork would match the existing brickwork, and that there would be no increase in roof height, it is considered that the proposed front porch extension would not have a detrimental impact on the character and appearance of the application property, the immediate street scene and the surrounding area.
- 7.14 The proposal thereby complies with Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies DMHB 11, DMHB 12 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020).

Residential Amenity

- 7.15 Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) states that new developments should not result in loss of privacy, overlooking and loss of sunlight and daylight.
- 7.16 Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) requires that alterations and extension of dwellings do not result in an unacceptable loss of outlook to neighbouring occupiers.
- 7.17 9 Kiln Way and 2 Pines Close are located along the northern site boundary. Although half of the existing garage would be converted into habitable use, the proposed garage conversion would not involve increasing the width of the application property and would not encroach outside the application property's site boundaries. The proposed garage conversion would therefore not have an adverse impact on the residential amenity of 9 Kiln Way and 2 Pines Close.
- 7.18 Whilst a new window would be provided on the side elevation facing 9 Kiln Way and 2 Pines Close, the proposed window would be obscure glazed; this would be secured by a condition on any consent granted, along with a requirement that the proposed side window be non-opening below 1.8m from finished floor level. Subject to this condition, the proposed side window would not result in loss of privacy or overlooking of 9 Kiln Way and 2 Pines Close.
- 7.19 The proposed front porch extension would be set back 2.65m from the front elevation of the garage and so would not be visible from 9 Kiln Way and 2 Pines Close. The proposed front porch extension would therefore not impact on the residential amenity of 9 Kiln Way and 2 Pines Close.
- 7.20 6 and 7 Kiln Way are located along the southern site boundary. The existing garage is located on the opposite side of the property. Given that the proposed garage conversion would not involve increasing the width of the application property and would not encroach outside the application property's site

boundaries, the proposed garage conversion would not have an adverse impact on the residential amenity of 6 and 7 Kiln Way.

- 7.21 A window is proposed on the side elevation of the converted garage and would serve the proposed office. Given the position and orientation of the application property and the neighbouring properties, the proposed side window would be screened from 7 Kiln Way by the existing southern side elevation of the application property. The proposed side window would not directly face on to the habitable room window on the front elevation of 6 Kiln Way and combined with the 13m separation distance from the proposed side window, there would not be an issue of direct overlooking of 6 Kiln Way. It is therefore considered that the proposed side window to the converted garage would not have an adverse impact on the residential amenity of 6 and 7 Kiln Way through the loss of privacy or overlooking.
- 7.22 The proposed front porch extension would not extend beyond the existing southern side elevation and there would be no increase in height. The proposed front porch extension would not be visible from 6 and 7 Kiln Way, and so would not have an adverse impact on the residential amenity of 6 and 7 Kiln Way.
- 7.23 To the east, the rear of the site backs onto the rear gardens of 8 and 10 Pines Close. The existing garage is located on the front of the property. Given that the proposed garage conversion would not involve increasing the width of the application property and would not encroach outside the application property's site boundaries, the proposed garage conversion would not have an adverse impact on the residential amenity of 8 and 10 Pines Close.
- 7.24 5 Kiln Way and Woodsman Court, 24 Eastbury Avenue, are located to the west, on the opposite side of the road. Given that the proposed garage conversion would not involve increasing the width of the application property and would not encroach outside the application property's site boundaries, the proposed garage conversion would not have an adverse impact on the residential amenity of 5 Kiln Way and Woodsman Court, 24 Eastbury Avenue.
- 7.25 The proposed front porch extension would not extend beyond the existing southern side elevation and there would be no increase in height. There would therefore not be an impact on the residential amenity of 5 Kiln Way and Woodsman Court, 24 Eastbury Avenue.
- 7.26 The proposal thereby complies with Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies DMHB 11 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020).

External Amenity Space

- 7.27 Policy DMHB 18 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) requires developments to provide good quality and useable private outdoor amenity space in accordance with the Council's standards (as per Table 5.2), whilst Policy DMHD 1 of the Hillingdon

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Local Plan: Part Two - Development Management Policies (January 2020) seeks to ensure that proposals to extend dwellings retain adequate garden space.

- 7.28 The application site has a rear garden of 136sq.m. The proposed garage conversion and the proposed front porch extension would not impact on the existing external amenity provision and so would comply with Policies DMHB 18 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020).

Outlook/Light to Proposed Habitable Rooms

- 7.29 It is considered that all the proposed habitable rooms would maintain an adequate outlook and source of natural light, therefore complying with Policy D6 of the London Plan (March 2021).

Highways and Parking

- 7.30 Policy DMT 2 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) states that development proposals must ensure they provide safe and efficient vehicular access to the highway network and do not contribute to the deterioration of the safety of all road users and residents. Policy DMT 6 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) seeks to ensure that developments provide acceptable levels of car parking in line with the Council's Parking Standards (Appendix C Table 1).
- 7.31 The application site has a driveway and parking area at the front of the site, along with an existing front attached double garage. The Council's Highways Engineer has assessed the proposal and has no objection to the existing garage being converted into habitable use, given that the existing parking provision at the front of the site would be retained. Half of the garage would be retained for non-habitable use and would retain space for parking one vehicle. It is therefore considered that acceptable parking provision would be provided on the site and so the proposed garage conversion would not impact on the local highway. The proposal is thereby in accordance with Policies DMT 2 and DMT 6 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020).

Impact on TPO 152

- 7.32 Policy DMHB 14 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) seeks to ensure that developments retain and enhance existing landscaping and trees, particularly trees of merit, and requires landscape schemes to be appropriate to the character of the area.
- 7.33 The application site is located within TPO 152. The proposed garage conversion and the proposed front porch extension would not involve increasing the footprint of the application property and would not impact on TPO 152. The proposal thereby complies with Policy DMHB 14 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020).

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Drainage/Flood Risk

- 7.34 Policy DMEI 9 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) seeks to ensure that developments provide appropriate management of flood risk.
- 7.35 The application site is located within the Flood Map for Surface Water, as identified in the Surface Water Management Plan (SWMP) for Hillingdon. An informative advising the applicant that water run off should be directed to a soakaway, tank or permeable surface shall be added to any consent granted.

8 Other Matters

Human Rights

- 8.1 The development has been assessed against the provisions of the Human Rights Act, and in particular Article 1 of the First Protocol and Article 8 of the Act itself. This Act gives further effect to the rights included in the European Convention on Human Rights. In arriving at this recommendation, due regard has been given to the applicant's reasonable development rights and expectations which have been balanced and weighed against the wider community interests, as expressed through third party interests / the Development Plan and Central Government Guidance.

Equality

- 8.2 Due consideration has been given to Section 149 of the Equality Act with regard to the Public Sector Equality Duty in the assessment of this planning application. No adverse equality impacts are considered to arise from the proposal.

Local Finance Considerations and CIL

- 8.3 Not applicable. The proposed development is not CIL liable.

9 Conclusion / Planning Balance

- 9.1 The proposal is considered to comply with the Development Plan and no material considerations indicate that a contrary decision should be taken. Consequently, the application is recommended for approval subject to the conditions set out in Appendix 1.

10 Background Papers

Relevant published policies and documents taken into account in respect of this application are set out in the report. Documents associated with the application (except exempt or confidential information) are available on the [Council's website here](#), by entering the planning application number at the top of this

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report and using the search facility. Planning applications are also available to inspect electronically at the Civic Centre, High Street, Uxbridge, UB8 1UW upon appointment, by contacting Planning Services at planning@hillingdon.gov.uk.

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APPENDICES

Planning Application

48867/APP/2025/3235

Appendix 1: Recommended Conditions and Informatives

Conditions

1. HO1 Time Limit

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON

To comply with Section 91 of the Town and Country Planning Act 1990.

2. HO2 Accordance with approved plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on Drawing Refs:

PP-14579737v1 Location Plan

PR/001 Rev E Proposed Ground & First Floor Plans

PR/101 Rev E Proposed Elevations

REASON

To ensure the development complies with the provisions of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020), and the London Plan (March 2021).

3. HO4 Materials

The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building and shall thereafter be retained as such.

REASON

To safeguard the visual amenities of the area and to ensure that the proposed development does not have an adverse effect upon the appearance of the existing building in accordance with Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020).

4. HO5 No additional windows or doors

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification), no additional windows, doors or other openings shall be constructed in the walls of the development hereby approved.

REASON

To prevent overlooking to adjoining properties in accordance with Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020).

5. HO6 Obscure Glazing

The side window facing 9 Kiln Way shall be glazed with permanently obscured glass to at least scale 4 on the Pilkington scale and be non-opening below a height of 1.8 metres taken from internal finished floor level for so long as the development remains in existence.

REASON

To prevent overlooking to adjoining properties in accordance with Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020).

Informatives

1. I59 Councils Local Plan : Part 1 - Strategic Policies

On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant Local Plan Part 2 (2020), then London Plan Policies (2016). Hillingdon's Full Council adopted the Hillingdon Local Plan: Part 1 - Strategic Policies on 8 November 2012 and the Hillingdon Local Plan Part 2 on 16 January 2020.

Appendix 2: Relevant Planning History

29854/81/0127 2-14 1-7 Pines Close & 1-9(Cons) Kiln Way Northwood

Erection of 20 detached dwellings garages and footpaths.

Decision: 10-03-1981 Approved

48867/A/94/0290 8 Kiln Way Northwood

Conversion of part of integral garage to a habitable room

Decision: 27-05-1994 Approved

48867/APP/2013/2128 8 Kiln Way Northwood

Single storey rear extension and first floor rear extension

Decision: 24-09-2013 Approved

Appendix 3: List of Relevant Planning Policies

The following Local Plan Policies are considered relevant to the application:-

Part 1 Policies:

PT1.BE1 (2012) Built Environment

PT1.HE1 (2012) Heritage

Part 2 Policies:

DMHB 11 Design of New Development

DMHB 4 Conservation Areas

DMHB 12 Streets and Public Realm

DMHB 18 Private Outdoor Amenity Space

DMHD 1 Alterations and Extensions to Residential Dwellings

DMT 6 Vehicle Parking

LPP HC1 (2021) Heritage conservation and growth

LPP D6 (2021) Housing quality and standards