

Planning Statement in Support of Garage Conversion 8 Kiln Way, Northwood, London Borough of Hillingdon

This application seeks planning permission for the conversion of the existing double garage at 8 Kiln Way, Northwood, into a habitable reception room. The property is a four-bedroom detached dwelling located within an established residential area and has previously benefited from planning permission for a single-storey rear extension.

The proposed works involve the removal of the existing garage doors and their replacement with windows designed to match the style, proportions, and materials of the existing ground floor front elevation. As such, the proposal will integrate seamlessly with the host dwelling and will preserve the character and appearance of the street scene. The development therefore accords with the objectives of the Hillingdon Local Plan (Part 2) policies DMHB 1 and DMHB 11, which seek high-quality design that is sympathetic to the existing dwelling and surrounding area.

The conversion will provide an enlarged and improved reception space, delivering a more functional internal layout befitting a family dwelling of this size. This enhancement to the quality of residential accommodation is consistent with Policy DMHB 16, which supports alterations that improve living conditions for occupants.

In terms of parking provision, the proposal retains two off-street car parking spaces on the front driveway. While the garage will no longer be available for parking, the driveway already accommodates two vehicles on a daily and overnight basis, as the garage is currently used solely for storage. The retained parking provision meets the Council's adopted parking standards, and the proposal will not result in any harm to highway safety or increased on-street parking pressure. The development is therefore compliant with Policy DMT 6 of the Hillingdon Local Plan (Part 2).

In summary, the proposed garage conversion represents a modest and well-designed form of development that respects the character of the host dwelling, provides enhanced living accommodation, and maintains adequate parking provision. The proposal accords with the relevant policies of the Hillingdon Local Plan and there are no material planning considerations that would warrant refusal of the application.