Mr Kandiah Kandeepan and
Dr (Mrs) Sivapriya Kandeepan
5 Moor Park Road
Northwood, HA6 2DL

2 November 2026

Planning Department, London Borough of Hillingdon
For the attention of Ms Sharon Singh MRTPI, Planning Officer

Dear Ms Singh,

Re: 5 Moor Park Road, Northwood, HA6 2DL. Section 73 application to vary the approved drawings condition of planning permission 49177/APP/2026/1775

Thank you for your email of 22 October 2026. We are now applying under Section 73 to vary the condition listing the approved drawings, so that we can build a slightly smaller version of the approved house. The new drawings are PL-PR-001 to PL-PR-009 Rev P19. On every sheet the approved drawings (Rev P12, which includes the two amendments you approved) are shown in blue and the changes in red.

In short, the whole rear of the approved house moves 1.99 m forward (keeping the single storey rear part with the three bay windows over it, as approved), the two storey front projection is wider, and in-roof solar panels are added on the south roof. The height, width, side gaps, roof, dormers, bay windows and the obscure side glazing are unchanged. The house becomes 54 m² smaller and moves 1.99 m further away from the rear and from both neighbours' 45-degree lines.

The enclosed statement explains the changes. We would be grateful for your support, and we are happy to answer any questions or make small changes.

Yours sincerely,

Mr Kandiah Kandeepan and Dr (Mrs) Sivapriya Kandeepan

SUPPORTING STATEMENT

What changes and why

This statement supports a Section 73 application to vary the approved drawings condition of 49177/APP/2026/1775 for 5 Moor Park Road, Northwood, HA6 2DL. The approved scheme is shown on drawings PL-PR-001 to PL-PR-009 Rev P12. The proposed scheme is shown on drawings PL-PR-001 to PL-PR-009 Rev P19.

1. The changes

PART OF THE HOUSE	APPROVED (REV P12)	PROPOSED (REV P19)
Ground floor rear	House 12.50 m deep, single storey rear part	House 10.51 m deep (1.99 m forward), same arrangement, approved rear doors kept
First floor rear	Rear wall 11.19 m from the front; three bays over the single storey roof	Rear wall 9.20 m from the front (1.99 m forward); same three bays over the single storey roof
Front projection	Two storey, 7.00 m wide, portico and pediment	Two storey, 11.25 m wide, same portico and pediment, flat roofs either side
Roof	Crown roof, eaves +5.50 m, flat roof +8.90 m, lantern +9.39 m	As approved
Dormers	Three gabled rear dormers	As approved
Solar panels	None	In-roof solar panels on the south roof, between the dormers
Side windows	Obscure glazed as agreed at P12	As approved

2. Floor areas (gross external)

FLOOR	EXISTING (P0)	APPROVED (P12)	PROPOSED (P19)	PROPOSED V APPROVED
Ground floor	165 m²	224 m²	197 m²	-27 m²
First floor	112 m²	215 m²	187 m²	-28 m²
Second floor (loft)	–	111 m²	111 m²	0 m²
Total	**277 m²**	**550 m²**	**496 m²**	**-54 m²**

Areas measured from the drawings; full details in the Floor Area Comparison (P0, P12 and P19).

3. Why the changes are acceptable

- Smaller house. The total floor area falls by about 10 %, and site coverage from 16.4 % to 14.4 %. The rear garden becomes deeper (30.89 m against 28.90 m approved).
- Neighbours. The whole rear of the house, at both floors, moves 1.99 m further from the rear. The house stays well inside the 45-degree lines from the nearest rear corners of No. 3 and No. 7 (about 11.7 m and 11.9 m clear), so there is less impact on light and outlook than approved. The side windows stay obscure glazed as agreed.
- Street scene. The width, side gaps, front building line, eaves, roof and highest point are unchanged. The wider front projection stays under the approved eaves line, with flat roofs at eaves level so the cornice runs across in one continuous line, and the approved portico and pediment remain the focus of the front.
- Design. The changes keep the approved materials (smooth render in light grey or off-white, dark grey roof tiles, grey uPVC windows with plain glazing) and the approved style. This follows the Hillingdon Local

Plan Part 2 policies on design (DMHB 11) and house extensions (DMHD 1).

- Energy. The solar panels are set into the tiles on the south roof between the dormers, flush with the roof and not seen from the road. They support the London Plan aim of on-site renewable energy (policy SI 2).
- Unchanged. Access, parking, the front garden (30 % soft landscaping, permeable paving) and all other matters are as approved.

4. Community Infrastructure Levy

CIL Form 1 is enclosed. The house is our own home; the work is an extension and does not create a new dwelling. We will claim the residential extension exemption (Form 9) and send the Commencement Notice (Form 6) before any work starts.

5. Drawings to be approved

DRAWING	TITLE	SCALE	REV
PL-PR-001	Proposed Ground Floor Plan	1:100	P19
PL-PR-002	Proposed First Floor Plan	1:100	P19
PL-PR-003	Proposed Loft Plan	1:100	P19
PL-PR-004	Proposed Roof Plan	1:100	P19
PL-PR-005	Proposed Front and Rear Elevations	1:100	P19
PL-PR-006	Proposed Side Elevations	1:100	P19
PL-PR-007	Proposed Block Plan	1:200	P19
PL-PR-008	Proposed 3D Views, sheet 1	NTS	P19
PL-PR-009	Proposed 3D Views, sheet 2	NTS	P19

6. Documents enclosed

- Section 73 Plans, PL-PR-001 to PL-PR-009 Rev P19 (one PDF, approved in blue, changes in red).
- Site location plan (red line).
- Floor Area Comparison, existing (P0), approved (P12) and proposed (P19).
- CIL Form 1 (Additional Information).
- For reference: approved Rev P12 drawings and existing Rev P0 drawings.

7. Conclusion

The proposal is a smaller, simpler version of the approved house with the same height, width and appearance from the road, a deeper garden, less impact on neighbours, and solar panels. We ask the council to vary the approved drawings condition to the Rev P19 drawings, with all other conditions kept as before.