

SETTING

The property is a semi detached dwelling within Hillingdon Council.

The street consists of many similar semi detached properties which have identical main house features, over the years these properties have been extended with rear extensions and loft conversions.

The neighbouring property at no. 30 is an example of this.

There are three main front porch roof style within the area



The proposal is set to provide a very modest and minimal front extension to the property.

Important factors to consider are that the depth of the front extension is to remain as existing and continue matching the neighbours front porch line, which means no change to existing driveway/parking.

The new front porch roof will be a mono pitch roof identical to that of the neighbour at no. 30 therefore providing a more uniform appearance to both of the dwellings.

The materials used will also match existing and retain the character of the street.

The below image shows a side/front view of the property from the corner.

The new front extension will not protrude any further than the existing front porch and will seek to retain the 1m gap to the boundary, which is considered important for openness of the corner.

It is for these reasons that the proposal to be recommended for approval.



UPDATE - A previous application was refused REF - 64719/APP/2025/491.

The reason for refusal :

The proposed development, by virtue of its excessive width across the entire frontage of the existing dwelling would not read as a subordinate addition to the host dwelling in this visually prominent corner location.

Therefore this new application is not across the entire frontage and therefore does not encroach onto the corner location and would be completely acceptable for approval.

Purpose - Householder planning application

All dimensions to be checked on site. All omissions & discrepancies to be reported to the designer.	PROJECT: 32 Thirlmere Gdns, Northwood, HA6 2RS	DATE: 29/04/2025
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