

Local Character & Photographic Precedent Report

87 Woodcroft Crescent, Hillingdon, UB10 9JD

Supporting the proposed increase in approved side-extension width from 3.0 m to 4.0 m

Draft - 9 September 2026

1. Purpose and evidential approach

This report records the physical character of nearby residential development and identifies verified planning examples relevant to the proposed amendment at 87 Woodcroft Crescent. The photographs were supplied by the applicant and show built development in the surrounding area.

The photographs are used as **character evidence**: they demonstrate that side additions, garage infill, first-floor side development and substantially widened houses form part of the existing streetscape. Unless an individual planning history is expressly verified below, the report does not assert that a photographed alteration was approved under the same policy or that it constitutes a binding planning precedent.

2. Subject proposal

Hillingdon granted planning permission on 21 July 2026 under reference 77593/APP/2026/1442 for a double storey side extension with internal alterations at 87 Woodcroft Crescent. The current proposal seeks to increase the approved side-extension width from approximately 3.0 m to 4.0 m while retaining approximately 1.0 m to the side boundary.

The local-character question is therefore not whether two-storey side development is acceptable in principle at No. 87 - that principle is already established - but whether the additional 1.0 m would cause unacceptable harm to the dwelling or streetscene.

3. Verified local planning context

Location	Planning record / relevance
2 Woodcroft Crescent	75874/APP/2024/3369 - approved March 2025: part single-storey, part two-storey extension to the side and rear, p
15 Sutton Court Road	62665/APP/2018/1509 - approved June 2018: part two-storey, part single-storey side/rear extension.
Windsor / Victoria Avenue context	A 2024 Hillingdon officer report records altered corner properties in the area, referring to 1 and 105 Windsor Avenue
4 Ryefield Avenue	A 2026 planning statement on Hillingdon's register identifies established first-floor side/rear development at 4 Ryef

4. Photographic survey

The following images were supplied as nearby examples. The assessment focuses on what can safely be observed from the street: building width, side additions, first-floor massing and the degree to which enlargement is already characteristic of the locality.

105 Windsor Avenue



Corner/end property with a substantial two-storey side element. The enlarged flank is prominent in the street scene and illustrates that materially widened houses occur locally.

227 Windsor Avenue



Two-storey side addition visible alongside the original hipped-roof dwelling. The photograph shows a local example of first-floor development occupying former side space.

1 Victoria Avenue



Corner property with a broad two-storey side element addressing the side street. The built form demonstrates that substantial side massing exists at corner plots in the locality.

2A Victoria Avenue



The frontage reads as a widened two-storey building with a strong side component. Useful as streetscape context, although the planning history of this exact built form has not been verified in this report.

3 Woodcroft Crescent



Nearby Woodcroft Crescent example showing a widened two-storey frontage and substantial accommodation toward the side of the original house.

70A Windsor Avenue



Pair of dwellings with a broad, symmetrical two-storey frontage. The image contributes to the evidence that the wider local area contains significantly enlarged or reconfigured residential frontages.

77 Sutton Court Road



Substantial side/garage-width development is visible at ground floor with first-floor accommodation extending across a broad frontage.

4 Ryefield Avenue



Broad two-storey side element and garage-width frontage. A separate 2026 planning statement on Hillingdon's register also identifies first-floor side/rear development at this address as part of the established local context.

83A Woodcroft Crescent



Very close Woodcroft Crescent context. The property has a wide two-storey frontage with side/garage accommodation integrated into the building form.

5. Relevance to 87 Woodcroft Crescent

Taken together, the photographs show that the surrounding residential area is not characterised solely by untouched, narrow original house forms. Side enlargement and widened two-storey massing are recurring features. This does not remove the need for compliance with Policy DMHD 1, but it is relevant when judging whether the additional 1.0 m at No. 87 would appear anomalous or intrinsically out of keeping.

The proposal at No. 87 has three particularly relevant characteristics:

- the Council has already accepted a two-storey side extension at the site;
- the amendment is approximately 1.0 m of additional width rather than a new storey or new dwelling; and
- approximately 1.0 m side-boundary separation is to be retained, preserving a visible break at first-floor level.

The photographs therefore support a contextual argument that the revised extension can be absorbed into an area where substantial side development is already evident, provided the final scheme remains subordinate, retains the appropriate front setback and satisfies the relevant dimensional and amenity tests.

6. Recommended submission use

This report should accompany, rather than replace, a policy-based Planning Statement. In the application covering letter, the photographic evidence should be described as local-character evidence and the verified planning examples should be identified separately. This avoids overstating the status of unverified built examples while still giving the case officer a clear picture of the surrounding streetscape.

It is also recommended that the final drawing set clearly dimensions: (1) the original dwelling width, (2) the proposed 4.0 m extension width, (3) the retained 1.0 m boundary gap, and (4) the first-floor setback from the principal front elevation. Those dimensions will allow the officer to assess the revised scheme directly against DMHD 1.

7. Sources

Hillingdon planning record - 2 Woodcroft Crescent, 75874/APP/2024/3369: official record.

Hillingdon planning record - 15 Sutton Court Road, 62665/APP/2018/1509: official record.

Hillingdon officer report discussing Windsor Avenue local examples: official officer report.

Hillingdon planning statement referring to 4 Ryefield Avenue as established local development: planning-register document.

Drafting caveat: Photographs show physical development only. The exact planning status, age and approved dimensions of each photographed property should not be asserted unless separately verified from the Council's planning records.