

Supporting Planning Statement

Proposed variation to the approved two-storey side extension

87 Woodcroft Crescent, Hillingdon, UB10 9JD

Draft for submission preparation - 9 September 2026

Existing planning permission: 77593/APP/2026/1442

Approved development: Erection of a double storey side extension with internal alterations.

Proposed amendment: Increase the width of the approved two-storey side extension from approximately 3.0 m to 4.0 m, while retaining approximately 1.0 m separation to the side boundary.

Purpose of this statement

This statement supports an application seeking approval for a limited enlargement of an already-approved two-storey side extension. It should be read with the revised drawings prepared by Landmark Group and the accompanying Local Character and Photographic Precedent Report.

The central planning proposition is that the principle, location, two-storey form and residential use of the side extension have already been accepted by the Council. The present proposal changes the width by about 1.0 m, while preserving a 1.0 m gap to the side boundary. The application should therefore be assessed as an amendment to an established and extant planning position, rather than as a wholly new form of development.

1. Site and planning background

The application property is 87 Woodcroft Crescent, Hillingdon, UB10 9JD. On 21 July 2026 the London Borough of Hillingdon granted planning permission under reference 77593/APP/2026/1442 for the erection of a double storey side extension with internal alterations. The decision notice identifies drawings A101 and A102 as the approved plans.

The permission is subject to conditions including commencement within three years, construction in complete accordance with the approved drawings, and matching external materials. The decision notice also states that no additional windows, doors or openings are to be introduced into the approved walls or roof slopes without further permission.

The approved scheme therefore establishes that a two-storey side extension at this property is acceptable in principle, subject to the detailed form shown on the approved plans and the imposed conditions.

2. Proposed amendment

The revised proposal retains the overall concept of the approved development but increases the width of the two-storey side extension from approximately 3.0 m to approximately 4.0 m. The applicant advises that approximately 1.0 m separation will remain between the proposed first-floor side wall and the side boundary.

The revised A102 drawing is dated 08 September 2026 and identifies the earlier approval reference 77593/APP/2026/1442. It continues to show a two-storey side addition providing additional ground-floor accommodation and a fourth bedroom, walk-in wardrobe and en-suite at first-floor level.

The proposal does not seek to alter the residential use of the site. The principal planning change for assessment is therefore the additional approximately 1.0 m of side-extension width.

3. Development plan context

The principal local policy is Policy DMHD 1 of the Hillingdon Local Plan Part 2: Development Management Policies (2020). Hillingdon's published officer reports describe DMHD 1 as requiring residential extensions to avoid an adverse cumulative impact on the character and appearance of the street scene, to appear subordinate to the main dwelling, and to avoid unacceptable loss of outlook to neighbouring occupiers.

For side extensions, Hillingdon officer reports record that Policy DMHD 1 expects the extension to remain subordinate, reflect the architectural style of the main building and normally not exceed half the width of the original property. The Council's assessment also engages Policy DMHB 11 (design of new development), Policy DMHB 12 (streets and public realm), and the London Plan's design policies.

The applicant's design team should confirm the original dwelling width on the submitted drawings so that the 4.0 m proposal can be expressly tested against the 'half the width' criterion. This statement does not assume a dimension that is not clearly established in the material supplied.

4. Design, scale and subordination

The increase from 3.0 m to 4.0 m makes the side extension more substantial, but it remains an addition to an existing dwelling whose two-storey side-extension principle has already been accepted. The revised front elevation continues to distinguish the extension from the original house through its position and composition rather than presenting it as an independent dwelling.

The retained 1.0 m side-boundary gap is an important design feature. It preserves physical and visual separation at first-floor level, helps avoid a terracing effect and maintains a discernible break at the edge of the plot. This materially distinguishes the proposal from a scheme that would build the first floor directly to the boundary.

Matching materials should continue to be secured in accordance with the existing permission. The revised scheme should also retain the approved front setback and roof treatment shown on the submitted drawings, as these features assist in maintaining subordination.

5. Character and appearance of the area

The surrounding area contains a varied stock of semi-detached and end-of-terrace houses, including numerous properties that have been enlarged to the side. The accompanying photographic report records examples on Woodcroft Crescent, Windsor Avenue, Victoria Avenue, Sutton Court Road and Ryefield Avenue. The photographs are relied upon as evidence of the existing physical character of the locality; they are not presented as proof that every photographed alteration was granted under the same policy framework.

There is, however, verified local planning history supporting the proposition that substantial side development is not inherently alien to the area. Hillingdon granted permission at 2 Woodcroft Crescent in March 2025 for a part single-storey, part two-storey extension to the side and rear. Hillingdon also granted permission at 15 Sutton Court Road in June 2018 for a part two-storey, part single-storey side/rear extension.

A 2024 Hillingdon officer report concerning Windsor Avenue additionally records the established presence of altered corner properties in the locality and specifically refers to examples including 1 and 105 Windsor Avenue and earlier large two-storey extensions at 63 and 65 Victoria Avenue. The same report stresses that each application must still be assessed on its own merits. That is the appropriate approach here: the local examples provide context, while the acceptability of No. 87 turns on its own design, boundary separation and effects.

6. Neighbouring amenity

The additional width should be considered for potential effects on outlook, daylight, privacy and overbearing impact. The revised drawings do not indicate that the amendment introduces a fundamentally different height or use from the approved scheme. Retaining a 1.0 m boundary gap limits the degree to which the enlarged first-floor element approaches the adjoining plot.

The existing permission already restricts additional openings in the walls and roof slopes, reflecting the Council's concern to prevent overlooking. The revised application can retain equivalent controls. If the relationship with the nearest neighbouring habitable-room windows is queried, a dimensioned site/streetscene drawing or a 45-degree assessment can be supplied to demonstrate the relationship more explicitly.

7. Highway and parking considerations

The amendment is an enlargement of domestic accommodation rather than a new dwelling. The application drawings should continue to identify the retained off-street parking arrangement. If the revised layout changes parking capacity, that should be stated expressly; otherwise the planning statement can confirm that the amendment does not materially alter the approved parking arrangement.

8. Drainage and other matters

The existing decision notice identifies the site as lying within a Critical Drainage Area and advises that roof and hard-surface run-off should be directed to sustainable drainage measures such as a soakaway, tank or permeable area, with a water butt incorporated. The enlarged roof area should therefore be accounted for in the drainage design.

Building Regulations, Party Wall matters, property rights and any Thames Water build-over requirements remain separate from the planning merits of the amendment.

9. Planning balance and conclusion

The Council has already granted planning permission for a two-storey side extension at 87 Woodcroft Crescent. The revised proposal retains that established principle and seeks a limited increase in width from approximately 3.0 m to 4.0 m. Crucially, the applicant advises that approximately 1.0 m separation to the side boundary will remain.

Subject to confirmation that the 4.0 m width satisfies, or can be satisfactorily justified against, the relevant DMHD 1 width criterion and that the approved front setback/design treatment is retained, there is a coherent planning case for the amendment. The retained boundary separation, the extant permission and the established pattern of side additions in the surrounding area are material factors weighing in favour of approval.

It is therefore respectfully requested that the Local Planning Authority approve the revised scheme, subject to appropriate conditions.

Sources and documents reviewed

Applicant documents

- Hillingdon decision notice 77593/APP/2026/1442, dated 21 July 2026.
- Approved Landmark Group drawings A101 and A102 associated with the 2026 permission.
- Revised Landmark Group drawings A101/A102 dated 08 September 2026.
- Photographs supplied by the applicant of properties on Woodcroft Crescent, Windsor Avenue, Victoria Avenue, Sutton Court Road and Ryefield Avenue.

Public planning sources

London Borough of Hillingdon, Local Plan Part 2 - Development Management Policies (2020): official policy document.

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

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

Hillingdon officer report discussing DMHD 1 and local character: official officer report.

Hillingdon officer report referring to Windsor Avenue / Victoria Avenue local examples: official officer report.

Important drafting note: This is a planning-support draft prepared from the documents and measurements supplied. Before submission, the designer/agent should verify all dimensions, confirm the original dwelling width, confirm the application route (for example, variation of condition / fresh householder application as advised by the Council), and ensure the statement exactly matches the final submitted drawings.