

Short Neighbour Amenity Assessment

87 Woodcroft Crescent, Hillingdon, UB10 9JD

Existing permission: 77593/APP/2026/1442

Proposed amendment: increase approved side-extension width from approximately 3.0 m to 4.0 m

1. Scope

This assessment considers the likely effect of the revised two-storey side extension on neighbouring residential amenity. It is based on the approved decision notice, the approved and revised A102 drawings supplied for 87 Woodcroft Crescent, and the applicant's confirmation that the revised extension would be approximately 4.0 m wide with approximately 1.0 m remaining to the side boundary.

This is a proportionate planning assessment rather than a specialist BRE daylight/sunlight study. The supplied drawings do not establish the precise positions and room uses of every window in the neighbouring property, so no numerical daylight or sunlight claim is made.

2. Planning context

Hillingdon Local Plan Policy DMHD 1 requires alterations and extensions to achieve a satisfactory relationship with adjacent dwellings and avoid unacceptable loss of outlook. Policy DMHB 11 seeks to prevent adverse effects on neighbouring amenity, daylight and sunlight. Hillingdon officer reports commonly consider loss of light, overshadowing, outlook, overbearing effect and privacy when applying these policies.

The Council has already granted permission for a double-storey side extension at No. 87. The present amenity assessment therefore concerns the effect of widening that approved extension by approximately 1.0 m, rather than introducing a two-storey side extension for the first time.

3. Relationship to the side boundary

The applicant advises that approximately 1.0 m will remain between the revised extension and the side boundary. Retaining this gap is a material positive feature because it preserves physical separation between the two-storey built form and the adjoining plot and limits the degree to which the additional mass approaches the neighbouring property.

Hillingdon has previously treated a policy-compliant 1.0 m side gap as relevant when assessing neighbour amenity for two-storey side development. In one officer assessment, the Council considered a two-storey side extension with a 1.0 m side gap and concluded, having considered the neighbouring window relationship and orientation, that the effect on daylight, sunlight and outlook would not warrant refusal.

4. Outlook and overbearing effect

The revised scheme increases the lateral width of an extension whose two-storey height and general form are already approved. No additional storey is proposed. The principal change is therefore the movement of the extension approximately 1.0 m further sideways.

The retained boundary gap reduces the risk of an unrelieved wall directly on the boundary and preserves a degree of openness between plots. On the information supplied, there is no basis to conclude that the additional width would automatically create an unacceptable sense of enclosure or overbearing effect. The final assessment will, however,

depend on the location of the nearest neighbouring habitable-room windows relative to the enlarged wall.

5. Daylight and sunlight

The revised drawings do not provide sufficient neighbouring-window information to undertake a quantitative daylight/sunlight calculation. The amendment is lateral and does not add another storey, but bringing the two-storey wall closer to the neighbouring plot can still affect light depending on window position, orientation and separation.

Hillingdon officer reports use the 45-degree line-of-sight relationship as an important indicator for two-storey development, particularly where habitable-room windows may be affected. The Council has found proposals acceptable where the two-storey element remains behind the relevant 45-degree line and has also considered orientation and whether neighbouring windows are primary or secondary.

Accordingly, if the nearest neighbouring habitable-room window is potentially sensitive, the final submission should include a simple dimensioned 45-degree line-of-sight diagram. This would provide stronger evidence than an unsupported statement that there will be no loss of light.

6. Privacy and overlooking

The existing permission contains a condition preventing additional windows, doors or other openings in the walls or roof slopes of the approved development without further permission, specifically to protect neighbouring amenity from overlooking. That established control is relevant to the revised proposal.

The revised scheme should avoid introducing clear-glazed habitable-room windows facing the adjoining property at close range. Any side-facing window serving a bathroom, en-suite, landing or similar non-habitable space can, where necessary, be obscure glazed and non-opening below an appropriate height through planning condition. Hillingdon officer reports regularly use obscure glazing as a mitigation measure where side-facing windows could otherwise create inter-visibility.

7. Noise and general residential activity

The proposal remains an extension to a single dwellinghouse and does not create a separate residential unit. The additional internal floor area is therefore not expected, by itself, to introduce a materially different type of residential activity. Construction-phase disturbance would remain temporary and is already addressed by the working-hours and nuisance informatives attached to the existing permission.

8. Overall assessment

The key amenity change is the additional approximately 1.0 m of two-storey width. Against that, the Council has already accepted the principle, height and general position of a two-storey side extension at the property, and the revised scheme would retain approximately 1.0 m to the side boundary.

On the information currently available, there is a reasonable basis for concluding that the amendment can be accommodated without unacceptable harm to neighbouring privacy, outlook or an overbearing impact, provided that the final drawings retain appropriate controls on side-facing openings. A definitive claim on daylight/sunlight should not be made without confirming the neighbouring window relationship.

For submission, it is recommended that the revised A102 expressly dimensions the 1.0 m boundary gap and that a simple 45-degree line-of-sight diagram is added if there is a neighbouring habitable-room window close to the proposed two-storey element.

9. Conclusion

Subject to the above safeguards, the revised proposal is capable of maintaining a satisfactory relationship with the adjoining dwelling. The retained 1.0 m boundary separation, the absence of any additional storey and the ability to control side-facing openings are all relevant factors supporting compliance with Policies DMHD 1 and DMHB 11.

Documents reviewed: Hillingdon decision notice 77593/APP/2026/1442; approved A102 dated 18 May 2026; revised A102 dated 08 September 2026; applicant-provided dimensional clarification.

Public policy research: Hillingdon officer reports applying DMHD 1 and DMHB 11, including assessments of 1.0 m side gaps, 45-degree lines, outlook, daylight/sunlight and obscure glazing.