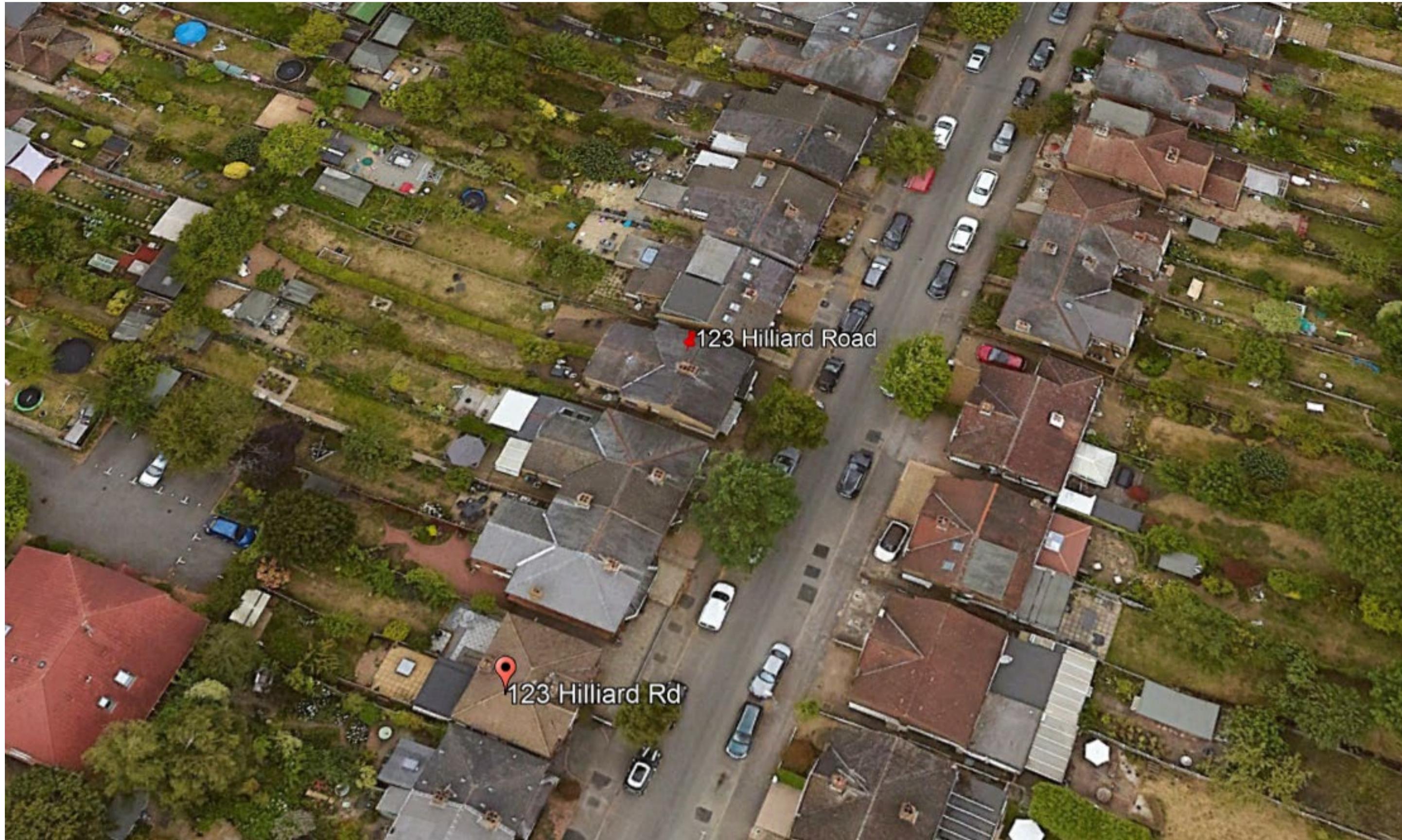


Planning Statement

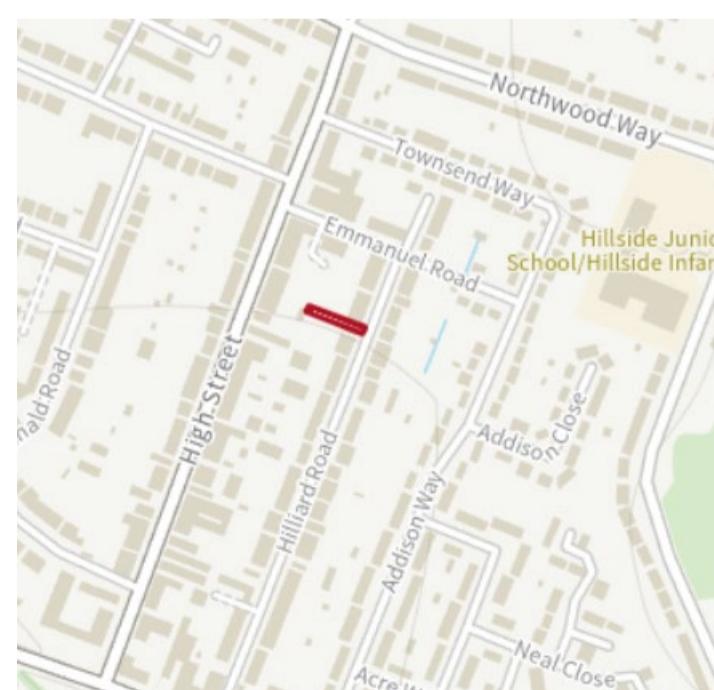
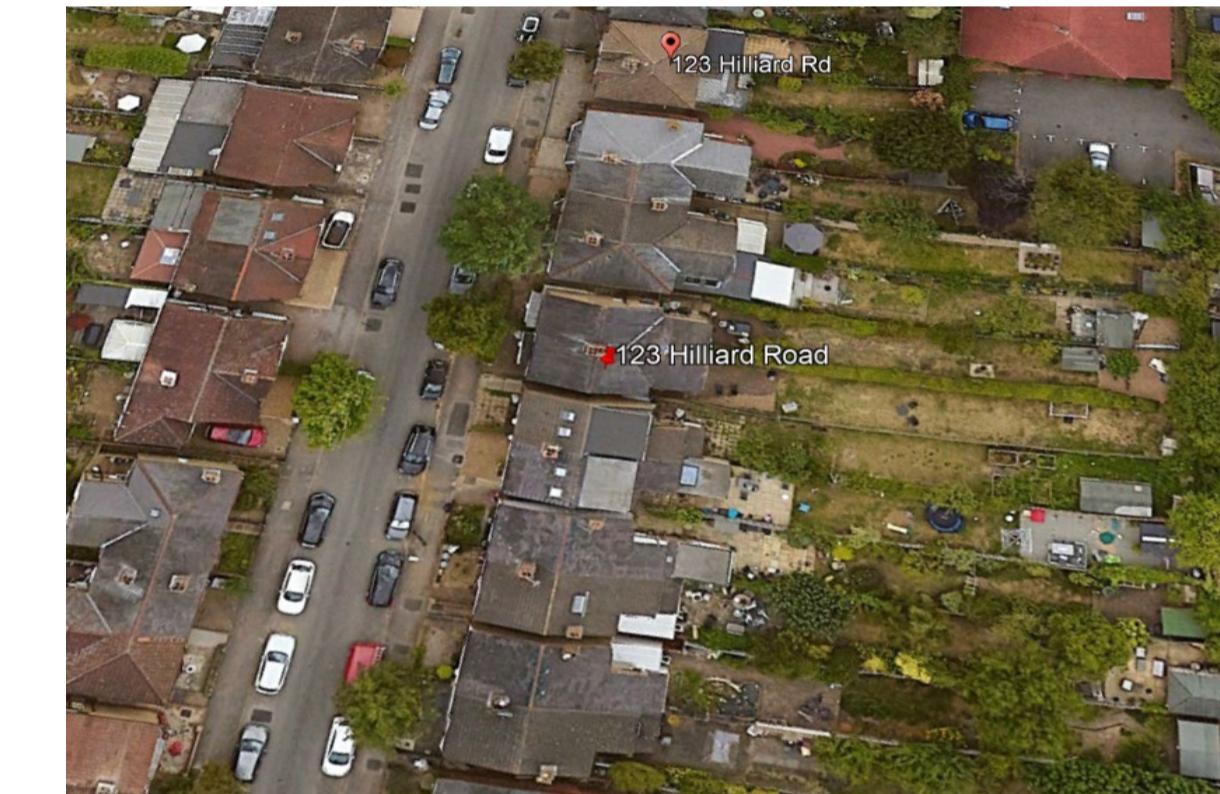
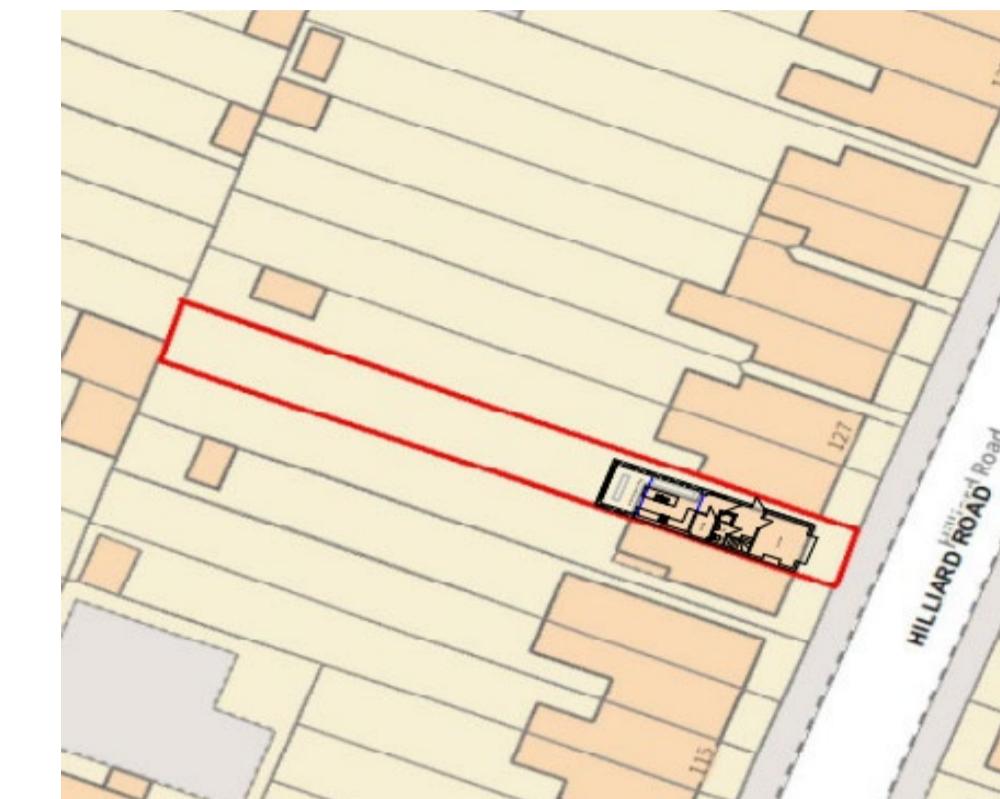


PROJECT: 123 Hilliard Rd, Northwood HA6 1SL

Introduction

Site description

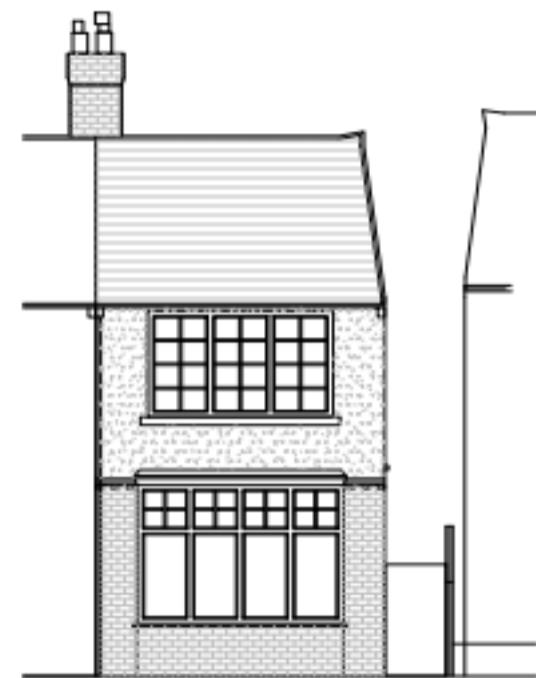
- The application site comprises a semi-detached dwelling located on the western side of Hilliard Road.
- The property is attached to 121 Hilliard Road along the southern site boundary and both benefit from an existing two storey rear projection to the rear
- 125 Hilliard Road is located along the northern site boundary and is on higher ground approx. 500mm
- To the west, the rear of the site backs onto the rear gardens of 90, 92 and 92A High Street. 128, 130 and 132 Hilliard Road are located to the east, on the opposite side of the road.
- The application site is located within the Old Northwood Area of Special Local Character, as identified within the Hillingdon Local Plan: Part One - Strategic Policies (November 2012).



Flood Risk

The site falls outside of any flood risk zone (Flood Zone 1) as defined on the flood maps produced by the Environment Agency, and is therefore not at risk from flooding.

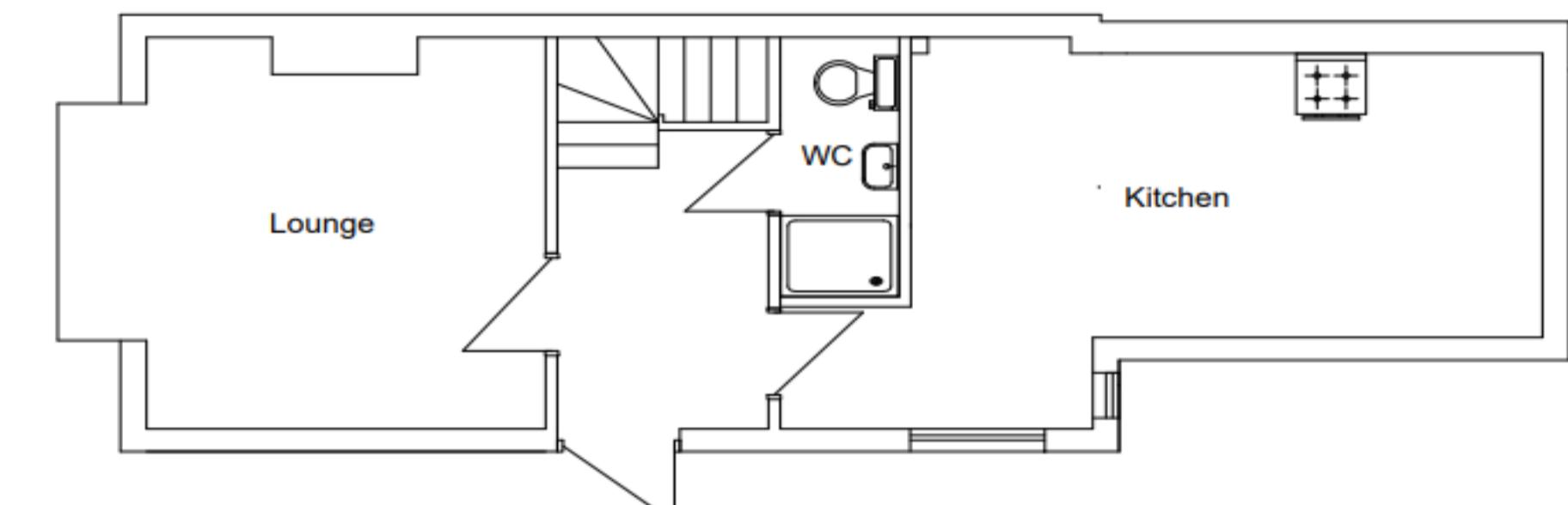
Pre-Existing Site



PRE-EXISTING FRONT ELEVATION



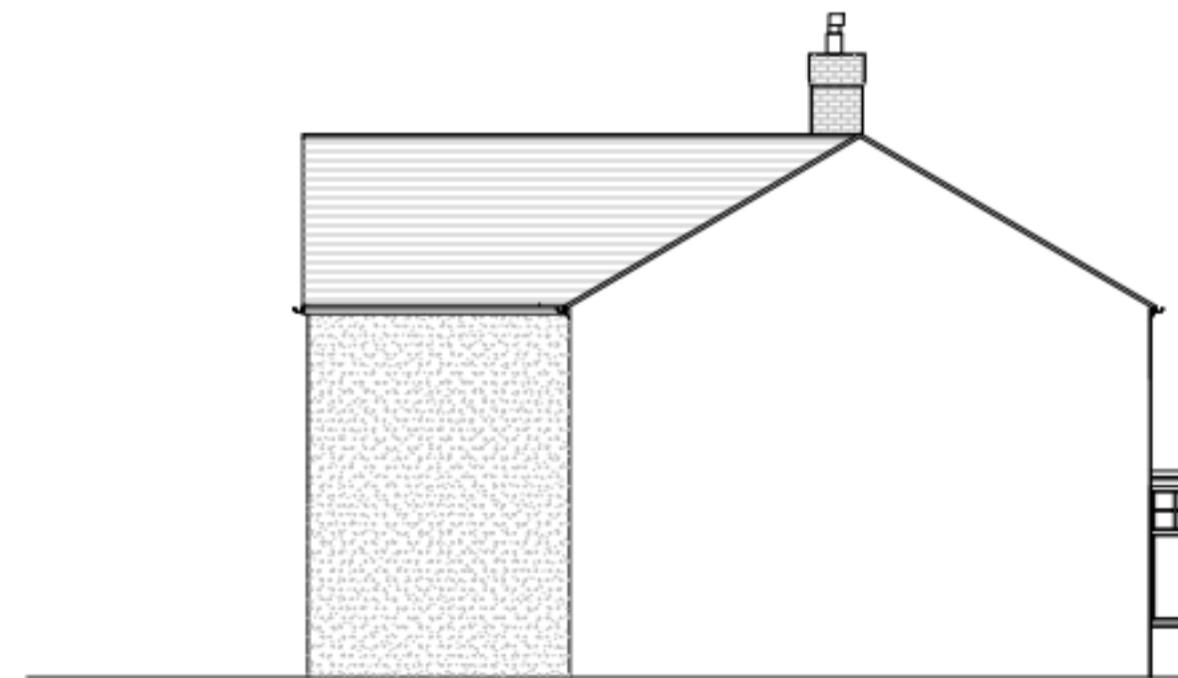
PRE-EXISTING REAR ELEVATION



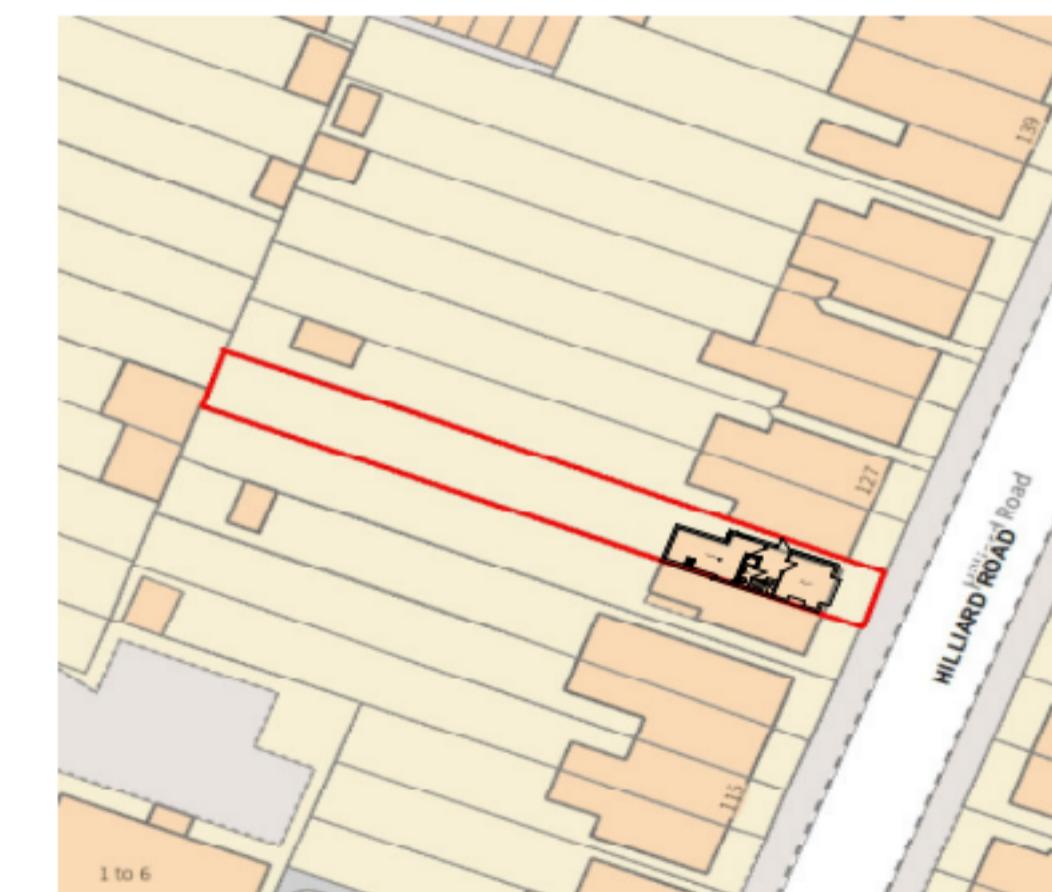
Pre-Existing Floor Plans



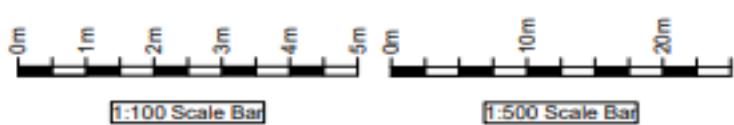
PRE-EXISTING SIDE ELEVATION



PRE-EXISTING SIDE ELEVATION



Existing Site Plan 1:500



Notes

The contractor is responsible for checking all dimensions on site before work is carried out.

All Materials will match the Existing

drawing title

Pre-Existing plans

site

123 Hilliard Rd, Northwood HA6 1SL

scale 1:100 & 1:500 @ A2

date Oct 2023

drawing no. 143HR-01

revision

PROJECT: 123 Hilliard Rd, Northwood HA6 1SL

Existing Site



PROJECT: 123 Hilliard Rd, Northwood HA6 1SL

Amenity

Residential Amenity

The application site seeks planning permission for a single storey rear extension. It extends 3m from the existing original outrigger elevation and 6.9m from the wall of the original dwelling. The extension will be an infill to the property however, still maintain a gap to the boundary of No125 of 900mm.

Therefore although as noted in the HDAS, the guidance suggests a depth of 3.6m, due to the original two storey rear outrigger, the only section of the extension that is more than guidance suggests is the section adjacent to No125's boundary.

The current site circumstances is that the dwelling at No125 is built on a higher ground level of approximately 500mm. The first section of the extension has a roof design sloping towards the outrigger to accommodate a roof light. The eaves height when viewed from the neighbouring property of this section will just be above the fence line and then increases by only approx. 500mm above the existing fence line to form the flat roof. The difference in ground level combined with the 900mm gap to the boundary thereby reduces the bulk and appear subordinate to the dwelling

Therefore with the absence of any demonstrable harm caused by this new development, there would be no significant adverse impact in terms of loss of light or privacy, or overlooking nor any overbearing impact or visual intrusion to the adjoining properties that would justify a refusal of planning permission.

Proposed materials

It is proposed to match the existing by rendering the block work.



Difference in ground level
And indication of limited harm
Caused to neighbouring window.

Note: Boundary fence to be reinstated

Nation Planning Policy Framework

Sustainable and effective use of property

It is planning principle that the circumstances demonstrated above should be proportionate to potential harm caused. The Applicant is seeking to make a sustainable and effective use of their existing home, an objective which is encouraged by the Framework. As such the proposal seeks to improve and modernise the existing property to make it more comfortable and manageable for the appellant's growing family. Furthermore, due to the site circumstance and previously approved scheme, this is the only satisfactory approach to enable the required level of space. It is planning principle that the circumstances demonstrated above should be proportionate to potential harm caused.

The Applicant appreciates that the Framework attaches great importance to seeking a high quality of design and the proposal has been designed with this in mind. Paragraph 65 of the Framework indicates that permission should not be refused for development which promotes sustainability because of concerns about incompatibility with existing townscape; it qualifies this by saying "*..if those concerns have been mitigated by good design*". The reasons discussed throughout this statement constitute as being material considerations towards design and in this case such mitigation could be achieved.

Conclusion

The Council's policies have been considered in reaching this conclusion, including Local Plan policies and Design Guide. There are no objections to these proposals in terms of the principle as there is only housing on the site and clear precedent by way of the recent applications in the nearby properties. There is not an objection to visual amenity, nor residential amenity and it is thought that the proposal will improve aesthetic appearance of the existing dwelling and character of the area. Also, that there should be no harm of the proposed extension on neighbouring properties.