

# Planning Statement

## Mallards

Mallards

Northgate

Northwood

HA6 2TJ

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# 1.0 Existing Site

## 1.1 The site and surrounding

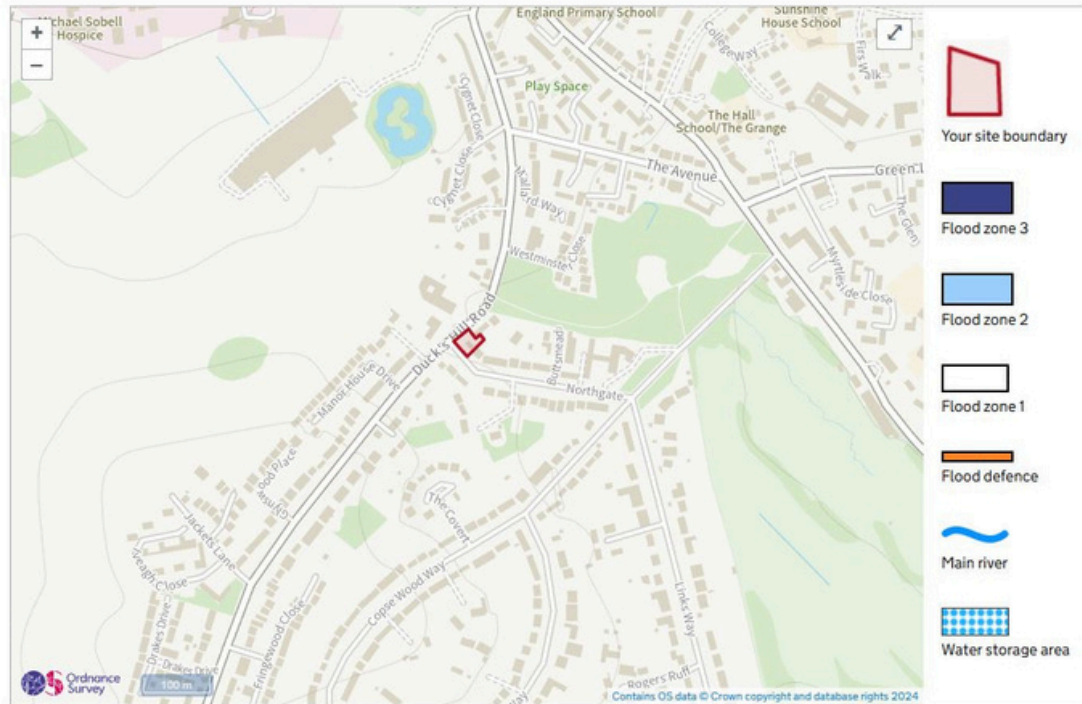
The proposed site is Mallards, Northgate, Northwood, HA6 2TJ. The existing dwelling is detached corner property overlooking Duck's Hill Road and Northgate. The road is characterised with large detached dwellings.

The existing house is set lower than the neighbouring property and has a total footprint of 132 sqm2 - the total plot size is 912 sqm2. Northgate does not have an overarching architectural style and a lot of developments have been carried out on the existing properties.



Aerial view of street showing the location and the surrounding context.

# 1.0 Existing Site



► [What the flood map shows](#)

Flood risk from rivers & seas - very low risk

As part of the works we are also demolishing the existing garage we are proposing demolishing elements of the property:

- Demolish existing front protruding garage
- Demolish existing side extensions/elements
- Demolish existing conservatory

## 2.0 Pre-app response

We had a pre-app meeting with planning officer Becky Smith (reference 79080/PRC/2024/235). It was overall a successful meeting with lots of good points raised. We will outline below the key points and takeaways.

### **Side Extensions:**

- The proposed two-storey side extension is less than half the width of the original dwelling, which is compliant with Policy DMHD 1.
- The extension fits comfortably within the large corner plot, respecting spacing guidelines.

### **Rear Extensions:**

- The two-storey rear projection (2m depth) and single-storey rear projection (3.25m depth) meet policy requirements.
- Both rear extensions are considered subordinate and acceptable in design terms.

### **Roof Lights & Rear Dormers:**

- Rear dormers and rear/side roof lights comply with design policies and are considered acceptable given the precedents in the area.

### **Amenity Impact:**

- No significant concerns over loss of light, outlook, or privacy to neighbouring occupiers.
- Adequate external amenity space (100sqm+) is retained.

## 2.0 Pre-app response

### **Front Extension & Gable Feature:**

- The two-storey front extension with a prominent gable and large window is not considered "minor" and is viewed as out of character for the Copsewood Estate Area of Special Local Character.
- The design seems to mimic developments outside the ASLC (e.g., Kendall Manor) but is not appropriate within this specific context.

### **Roof Design & Front Dormers:**

- Raising the roof ridge height by 1.2m is provisionally acceptable but requires contextual drawings to compare with neighbouring properties.
- Front dormers are strongly discouraged in the ASLC and are considered to add excessive bulk at roof level.
- Recommendation to remove front dormers to increase approval prospects.

### **Garage Size and Position:**

- The double garage as proposed would sit forward of the Ducks Hill Road building line, making it visually prominent.
- Suggests setting the garage further back or reducing its height and scale.

### **Tree Protection:**

- As the site is within a Tree Preservation Area (TPO 131), an Arboricultural Impact Assessment is required to demonstrate no harm to protected trees.

## 3.0 Proposal

I will outline below how we have amended our proposal after our pre-app meeting.

### **Side Extension:**

- The proposed two-storey side extension is exactly half the width of the original dwelling, which is compliant with Policy DMHD 1.

### **Rear Extensions:**

- We've added a single storey rear extension on the other side of the property which would help us in maintaining symmetry across the rear. The depth of 3.5m is still in line with planning policy.

### **Roof Lights & Rear Dormers:**

- We have scaled down the rear dormers to match the new proposed front dormers. Rooflights are maintained across the development. New roof lights added to the garage.

### **Amenity Impact:**

- Despite adding the single storey rear extension we do not impact amenity space of neighbouring properties - particularly as that extension is on the side of Duck's Hill Road.

## 3.0 Proposal

### **Front Extension & Gable Feature:**

- We've scaled down the large windows on the front elevation for the two storey front extension. The gabled window feature is now replaced with a triangular window that is more modest in scale
- There are several properties in Northgate that have a prominent two storey front element; Woodlands, Tilehurst, Sunmill House

### **Roof Design & Front Dormers:**

- We've provided contextual drawings for the raising of the ridge height. These highlight the properties at the closest proximity being taller than Mallards and therefore no adverse impact from our proposal.
- Front dormers have been proposed for Timbers on Northgate and that has been approved and built. For the amended drawings we used the same dimensions as Timbers. It's worth noting that several properties on Northgate have front facing dormers; Sunmill House, Monkseaton, Timbers

### **Garage Size and Position:**

- The garage has been reduced in height so the ridge is a maximum 4m in height. While it has also been reduced in scale so it now measures 6.4m x 6.4m externally.



## 4.0 Context Planning history

Application no:	Description:	Address	Decision:
20350/APP/2023/432	Demolition of existing dwelling and erection of a replacement dwelling to form a new 4-bedroom house	TIMBERS, NORTHGATE NORTHWOOD	Approval
60966/APP/2021/1996	Conversion of roof space to habitable use to include, raising of ridge height, 4 rear roof lights and enlargement of side window	ORACABESSA NORTHGATE NORTHWOOD	Approval
69523/APP/2021/1305	Two storey side/rear extension, 5 additional dormer windows and 6 rooflights	KASHIBA HOUSE NORTHGATE NORTHWOOD HA6 2TH	Approval
27988/APP/2019/3452	Two storey front extension, single storey rear extension, single storey side extension, first floor side extensions, conversion of garage to habitable use, and conversion of roof space to habitable use to include 2 front dormers, 3 rear dormers and 4 side roof lights, involving raising of ridge height and roof extension, involving alterations to front elevation	MEWBURN NORTHGATE NORTHWOOD	Approval

## 5.0 Conclusion

This proposal for Mallards, Northgate has been carefully revised following valuable feedback from the pre-application process with Hillingdon Council. We have proactively addressed the key concerns raised by the planning team, with significant amendments made to the front elevation, roof design, and garage.

The revised design reflects a considered response to the Copsewood Estate Area of Special Local Character, ensuring the development respects and complements the established character of the surrounding area. The scaled-down gable window, introduction of a more modest triangular feature window, and reduction in the garage's massing demonstrate our commitment to delivering a high-quality and contextually appropriate scheme.

We have provided contextual drawings for the proposed ridge height increase, evidencing that the proposal sits comfortably within the local context. Additionally, the precedent for front dormers along Northgate has been taken into account to reinforce the acceptability of this element.

The proposal fully complies with the Council's policies regarding side and rear extensions, amenity space retention, and parking provision. The scheme enhances the usability and longevity of the property, while maintaining respect for neighbouring occupiers and the street scene.

We trust that these thoughtful revisions will be viewed positively, and we look forward to working collaboratively with the Council to secure planning consent for this scheme.