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Planning, Design & Access Statement

For the proposed

“Enlargement of the existing three flats involving the erection of a single storey infill extension and double storey rear extension to the outrigger to No.26; first floor rear extension with the insertion of rooflights to the outrigger of No.28; alterations to the fenestration to facilitate 1x 2B4P, 1x 3B5P and x1 5B8P”

at

**26-28 High Street
Northwood, HA6 1BN**

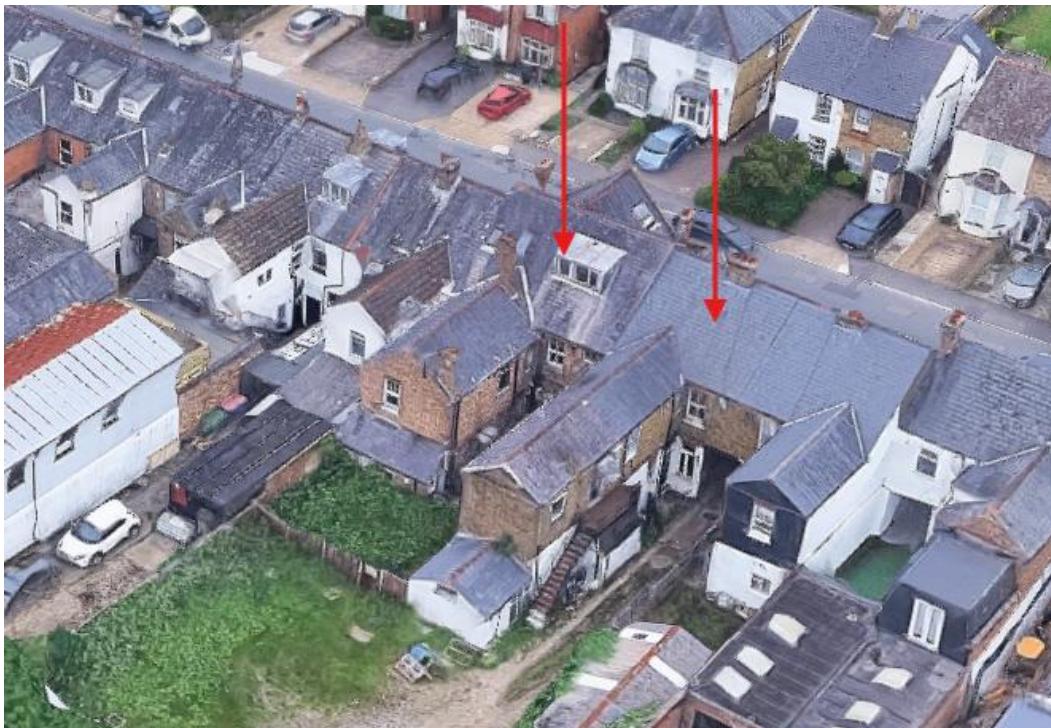
By

Eade Planning Ltd

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Introduction

1. The land is at 26-28 High Street, Northwood, HA6 1BN.
2. The properties are mid-terraced with commercial use to ground floor fronting the High Street and residential use to the rear ground floor to the outriggers and above floors.
3. The application site comprises of No.26 which appears to be a three-storey building from street level including the loft space and provides a single flat. No.28 comprises of two storeys where two flats are contained within the outrigger; one on each floor.
4. The application seeks planning permission for the expansion of all flats improving their overall quality and functionality of the space.
5. It should be noted if the legitimacy of the existing flats be questioned a certificate of lawfulness has already been applied for.
6. The development to No.26 consists of the erection of a ground floor infill extension and a double storey rear extension to the outrigger. The work also entails the erection of a first-floor rear extension to No.28.
7. A number of properties along this terrace have large outriggers with several properties containing large ground floor units.
8. The site is pictured below.



Proposal Description

9. The description given is the 'Enlargement of the existing three flats involving the erection of a single storey infill extension and double storey rear extension to the outrigger to No.26; first floor rear extension with the insertion of rooflights to the outrigger of No.28; alterations to the fenestration to facilitate 1x 2B4P, 1x 3B5P and x1 5B8P.'

The Proposal

Flat 1

The existing flat is an undersized ground floor unit. The layout is not suitable as there is no adequate living and dining space allocated to the dwelling. The proposals relevant to Flat 1 involve the amalgamation of Flat 2 and a first-floor rear extension to the outrigger. Both bedrooms have increased in size with a more functional layout suitable for modern day living. A living area is introduced and a private ensuite to the first-floor bedroom. Rooflights are also added to allow daylight to enter the staircase core. There are no impacts of loss of daylight, privacy or overlooking caused by this minor additional projection.

Flat 2

The existing studio flat is vastly undersized and limits the occupant to single aspect living. The relocation of Flat 2 involves a double storey extension to the outrigger of No.26 and welcomes dual aspect living. The self-contained flat would be suitable for 3-beds and in accordance with minimum space standards. There is no scope for overlooking or a breach in privacy given no windows face directly on to each other across both outriggers especially given the boundary treatment at ground level.

Flat 3

The entrance to Flat 3 has been relocated to the front elevation. The unit being of the largest of the three currently hosting 7-bedrooms is now proposed to accommodate 5 well-sized bedrooms and in full accordance with the minimum space standards. The erection of a single storey infill extension has no impacts on to the neighbours and merely serves as a hallway. The kitchen is relocated to the first floor within close vicinity of the living/dining area providing a more effective use of the floorspace. The provision of three bathroom facilities to the self-contained unit appropriately serves the number of occupants for the property.

In conclusion, it is considered the proposed development in its totality would maximise the potential of the property increasing the floorspace and allowing the occupants of the three flats to enjoy increased living space and an improved layout. There will be no new material harm on the neighbours in terms of privacy or noise given the scale of the development.

Plans

10. Existing and Proposed Plans are provided. The plans include, Site, Floor, Section, Roof and Elevation Plans. A location Plan and Planning Statement is also included in the application bundle together with the CIL additional information form.

Conclusion

11. The development improves three flats within the local area, has policy support at National, London and Local level and therefore, the council are asked to grant permission on the presumption in favour of the development.