

DESIGN AND ACCESS STATEMENT

Single storey rear, side and front extension,
conversion of roof space to habitable use to include 6 x side roof lights
and conversion of garage to habitable use.

At

40 Hillside Road
Northwood Hills
HA6 1QA

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PREPARED BY

La Vaastu

The Site

The application site comprises a detached bungalow situated on the southern side of Hillside Road. The site currently benefits from an attached garage to the side. The front garden is laid to hardstanding which can accommodate 3 vehicles. To the rear the property benefits from a small single storey rear extension and a generous rear garden.

The street scene is residential in character and appearance comprising detached bungalows, many of which have been extended or modified, including front, side and rear extensions and front and rear dormers. The street is set on a hillside with the road dropping down towards the east.

The site lies within the Northwood Hills Area of Special Local Character.

Access

Site is accessed directly from Hillside Road.



Bird's eye view of the existing site

Photograph of the site & surrounding buildings



Front View of site

Relevant Planning Policies

The main considerations are the design and impact on the character of the existing property, the impact upon the streetscene and Area of Special Local Character, the impact upon the amenities of adjoining occupiers, and the reduction in the size of the rear garden and car parking provision.

Character and Appearance:

Policy BE1 of the Hillingdon Local Plan: Part One Strategic Policies (2012) seeks a quality of design in all new development that enhances and contributes to the area in terms of form, scale and materials; is appropriate to the identity and context of the townscape; and would improve the quality of the public realm and respect local character.

Policy DMHB 5 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that within Areas of Special Local Character, new development should reflect the character of the area and its original layout. Alterations should respect the area's established scale, building lines, height, design, and materials. Extensions to dwellings should be subservient to and respect the architectural style of the original buildings and allow sufficient space for appropriate landscaping, particularly between and in front of buildings.

Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) advises that all development will be required to be designed to the highest standards and incorporate principles of good design.

Policy DMHB 12 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that development should be well integrated with the surrounding area.

Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that alterations and extension of dwellings should not have an adverse cumulative impact on the character and appearance of the street scene, and should appear subordinate to the main dwelling.

With regards to front extensions, Policy DMHD 1 states that:

- 1) Alterations and extensions to the front of a house must be minor and not alter the overall appearance of the house or dominate the character of the street. Front extensions extending across the entire frontage will be refused;
- 2) Porches should be subordinate in scale and individually designed to respect the character and features of the original building; pastiche features will not be supported; and
- 3) Notwithstanding the above, at least 25% of the front garden must be retained

With regard to side extensions, Policy DMHD 1 requires:

- 1) side extensions should not exceed half the width of the original property;
- 2) extensions to corner plots should ensure that the openness of the area is maintained and the return building line is not exceeded;

With regard to rear extensions, Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that:

- ii) single storey rear extensions to detached houses with a plot width of 5 metres or more should not exceed 4.0 metres in depth;
- iii) flat roofed single storey extensions should not exceed 3.0 metres in height and any pitched or sloping roofs should not exceed 3.4 metres in height, measured from ground level;
- iv) in Conservation Areas and Areas of Special Local Character, flat roofed single storey extensions will be expected to be finished with a parapet;
- viii) pitched roofs on extensions should be of a similar pitch and materials to that of the original roof and subordinate to it in design. Large crown roofs on detached houses will not be supported; and

With regard to roof extensions Policy DMHD1 requires:

- i) roof extensions should be located on the rear elevation only, be subservient to the scale of the existing roof and should not exceed more than two thirds the average width of the original roof. They should be located below the ridge tiles of the existing roof and retain a substantial element of the original roof slope above the eaves line;
- ii) the Council will not support poorly designed or over-large roof extensions including proposals to convert an existing hipped roof to a gable;
- iii) raising of a main roof above the existing ridgeline of a house will generally not be supported;
- iv) all roof extensions should employ appropriate external materials and architectural details to match the existing dwelling; and
- v) in Conservation Areas, Areas of Special Local Character and on Listed and Locally Listed Buildings, roof extensions should take the form of traditional 'dormer' windows, on the rear elevation, to harmonise

with the existing building. The highest point of the dormer should be kept well within the back roof slope, away from the ridge, eaves or valleys, whilst each window should match the proportions, size and glazing pattern of the first floor windows.

The Proposal

Planning permission is sought for the erection of front, rear and side extension, conversion of roofspace to habitable use including the creation of pitched roof over the proposed single storey rear extension, by extending the existing ridge, with side rooflights and the creation of a rear gable end. The main ridge height is unchanged.

Proposed Front Extension:

The existing dwelling features a bay protruding forward of the rest of the building. The proposal seeks to extend the bay forward of the remainder of the building to follow a similar front building line at the existing bay.

The extension to the front is considered acceptable as it does not disrupt the existing building line and it is similar to other extensions approved within the street in particular at 42 Hillside Rd & 38 Hillside Rd.

Proposed Side Extension:

The application proposes the conversion of the existing garage into habitable accommodation and the construction of a side and rear extension, which would essentially wrap around the host dwelling. The proposed garage conversion and side extension would be single-storey and not exceed half the width of the original property.

Proposed Rear Extension:

The application proposes the erection of a staggered single storey rear extension. The rear extension will measure a depth of 7m next to 42 Hillside Road and 4.6m in line with 38 Hillside Road and proposes a flat roof with parapet wall with a maximum height of 3m from natural ground level. Whilst the proposal does not strictly comply with Policy DMHD 1, there are a number of properties in the surrounding area where properties have been extended by single storey rear extensions which includes both the neighbouring properties.

38 hillside road has 7m deep rear extension approved & built at site. 42 Hillside Road has a staggered rear extension which is extending 9.5m deep beyond existing rear wall of 40 Hillside Road. Reference site photo below.

The rear building line would match the existing extended rear building lines of adjacent properties at 38 and 42 Hillside Road. As such, the rear extension should be acceptable.



Proposed Roof Extension:

The proposal includes a pitched roof extension over the proposed rear extension and would span the whole width of the original dwelling with a height to match the existing ridge line and converting the rear hip to a gable end. The proposal would also include the provision of 6 rooflights to each side.

The street scene is characterised by similar single storey properties many of which have been extended, including at roof level. This includes the extension of the ridge line over rear extensions and the conversion of the rear hips to gable ends. Having consideration of other examples of similar roof designs in the road, the proposal should be considered acceptable as it would not be out of keeping with other development in the surrounding area.

Impact on neighbours

42 Hillside Road is located east of the application site and comprises a heavily modified bungalow with accommodation in the roofspace. The proposed works to the front of the dwelling would not impact the amenity of 42 Hillside Road, and the side extension would not be readily visible to the neighbour. Concerning the proposed rear extension, 42 Hillside Road would have a rear extension extending 2.5m beyond the proposed single-storey rear extension. In this regard, the proposed development would not have an unreasonably adverse impact on 42 Hillside Road in terms of overshadowing, loss of light, or overdominance.

38 Hillside Road is located west of the application site and comprises a bungalow with accommodation in the roofspace. The proposed side extension would be located along the shared side boundary. While the extension would be located only 200mm away from the side boundary, it would only be single storey in height. On this basis, it is considered any loss of light from the proximity of the extension would not

unduly harm the residential amenities of 38 Hillside Road. With regard to the proposed staggered rear extension, the proposed single-storey extension adjacent to 38 Hillside Road would match the existing rear building line of 38 Hillside Road and 7m deep rear extension would be approximately 4.25 m away from 38 Hillside Road. On balance, the proposed development would not have an unreasonably adverse impact on 38 Hillside Road regarding overshadowing, loss of light, or overdominance.

The proposed windows along the rear elevations would provide views into the private rear garden and not result in undue overlooking of neighbouring properties.

Conclusion:

The proposal would not cause adverse harm to the character and appearance of the application site nor the surrounding street scene. The proposal would not cause undue harm to the living conditions of neighbouring occupiers. It is therefore considered that the proposal would accord with the overarching objectives of Policy BE1 of the Hillingdon Local Plan: Part One Strategic (2012) and Policies DMHB 5, DMHB 11, DMHB 12 and Policy DMHD 1 of the Hillingdon.