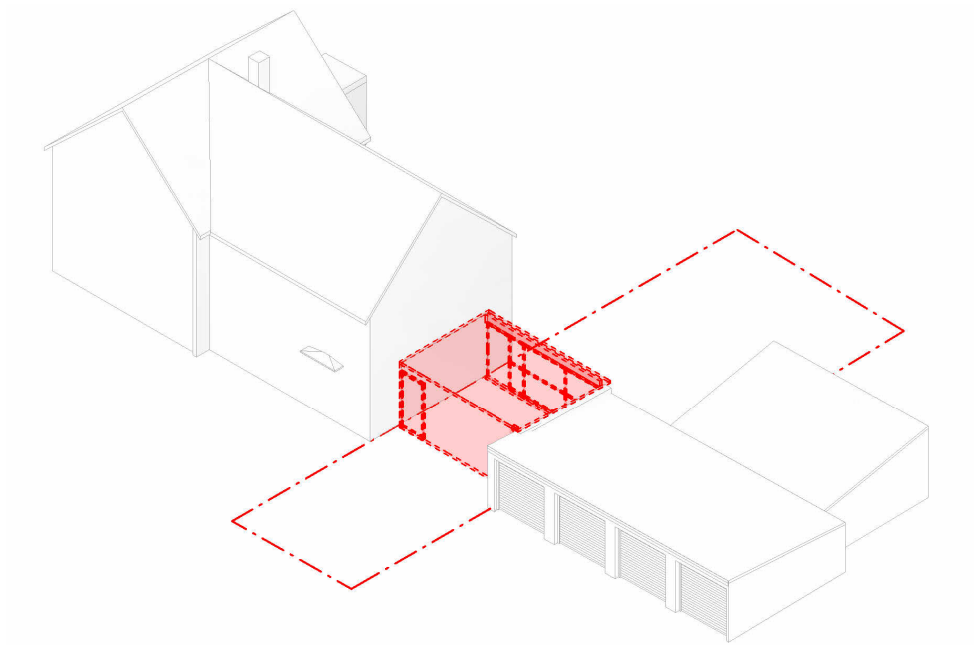
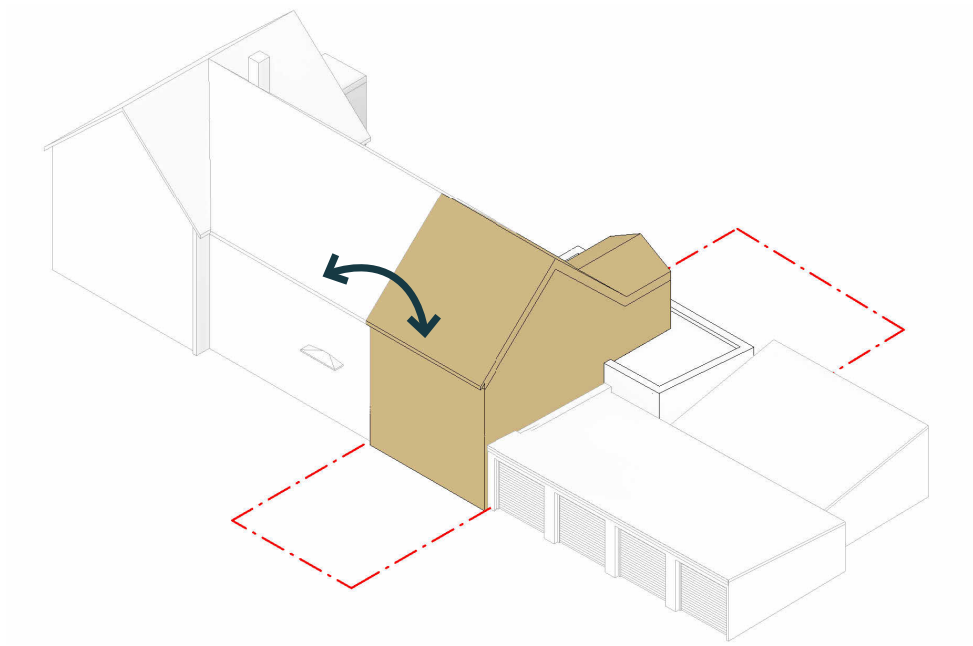




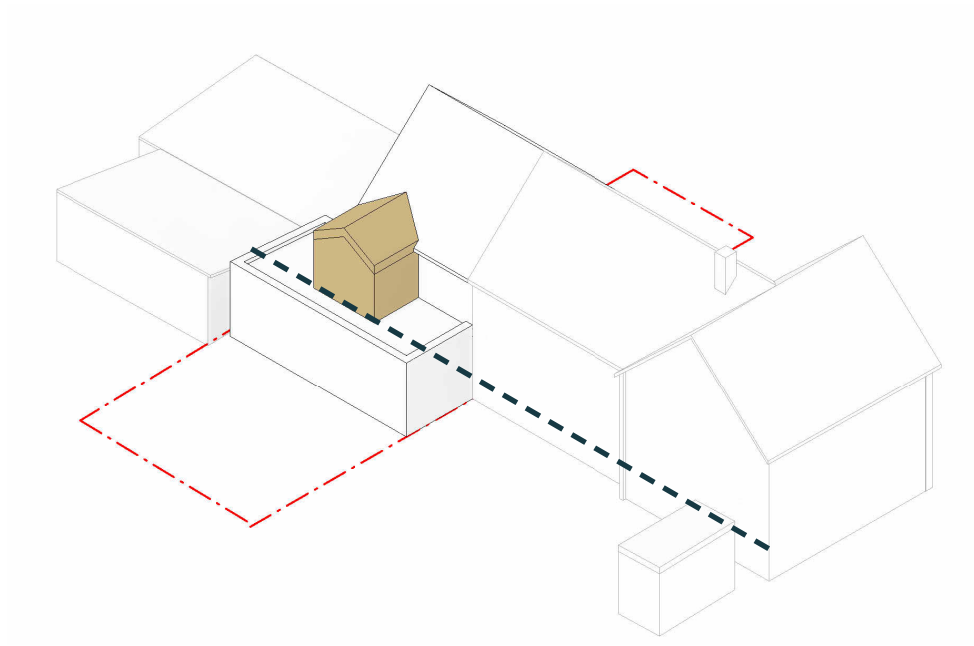
1. Existing Site

The existing detached garage within the intervention area is demolished to fully clear the plot and prepare the site for the new development.



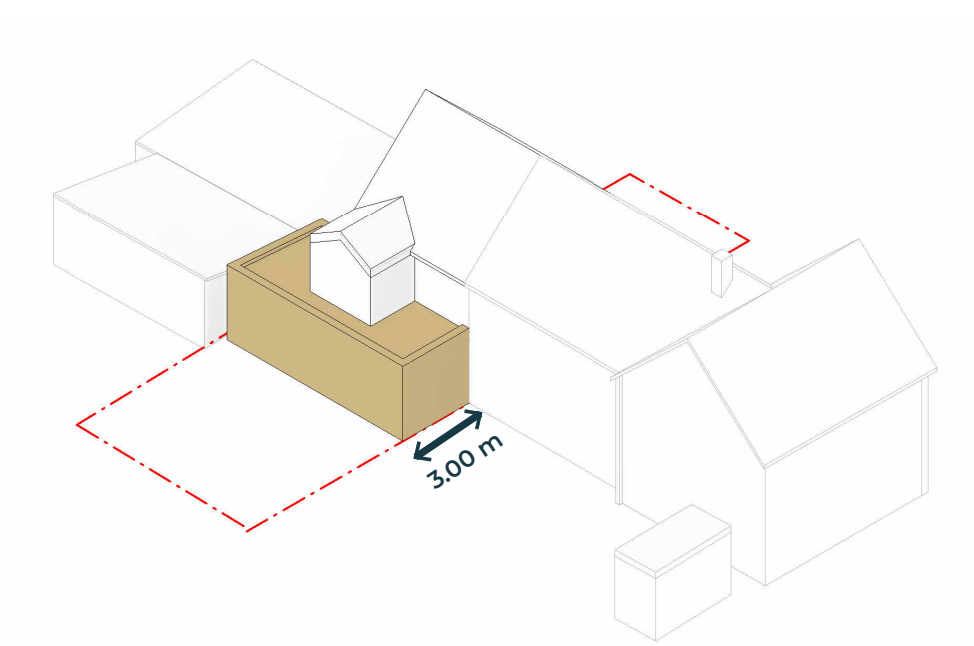
2. Contextual Massing

The initial volume replicates the scale, proportions, and roofline of the adjacent dwellings to seamlessly integrate with the neighborhood's established architectural language.



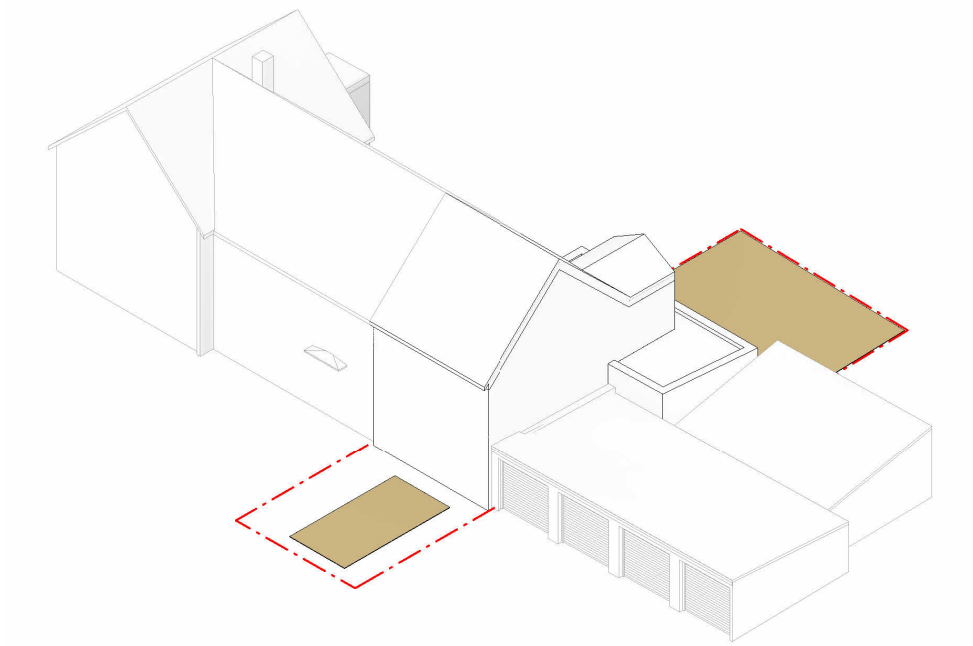
3. First Floor Rear Extension Alignment

Projecting a volume on the first floor that aligns with the length of the neighbouring house.



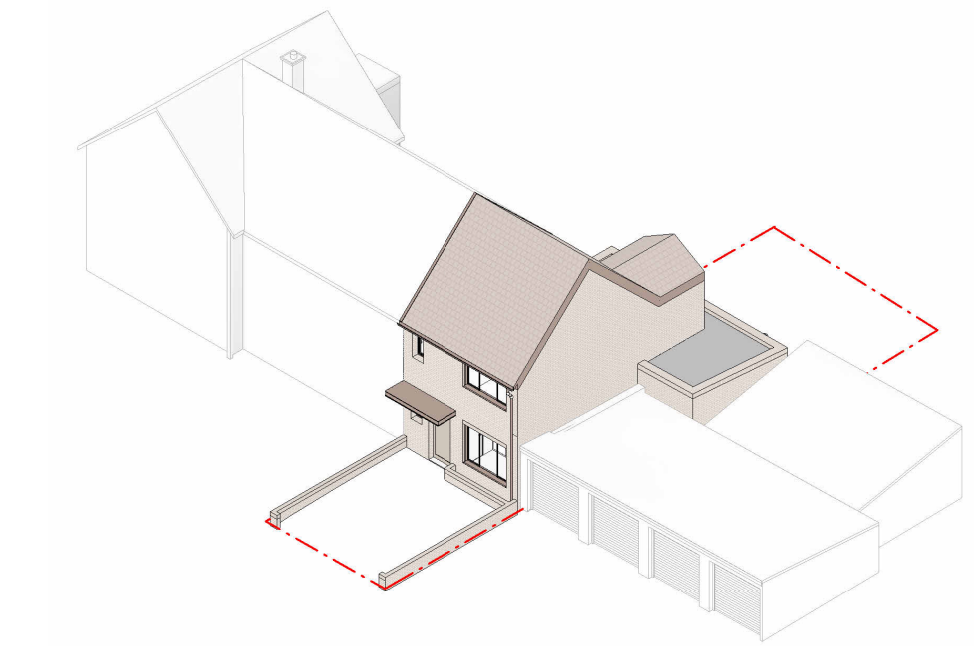
4. Ground Floor Rear Extension Alignment

Projecting a volume of up to 3.00 m with a setback on the side adjoining the neighbouring dwelling to respect the 45° sightline.



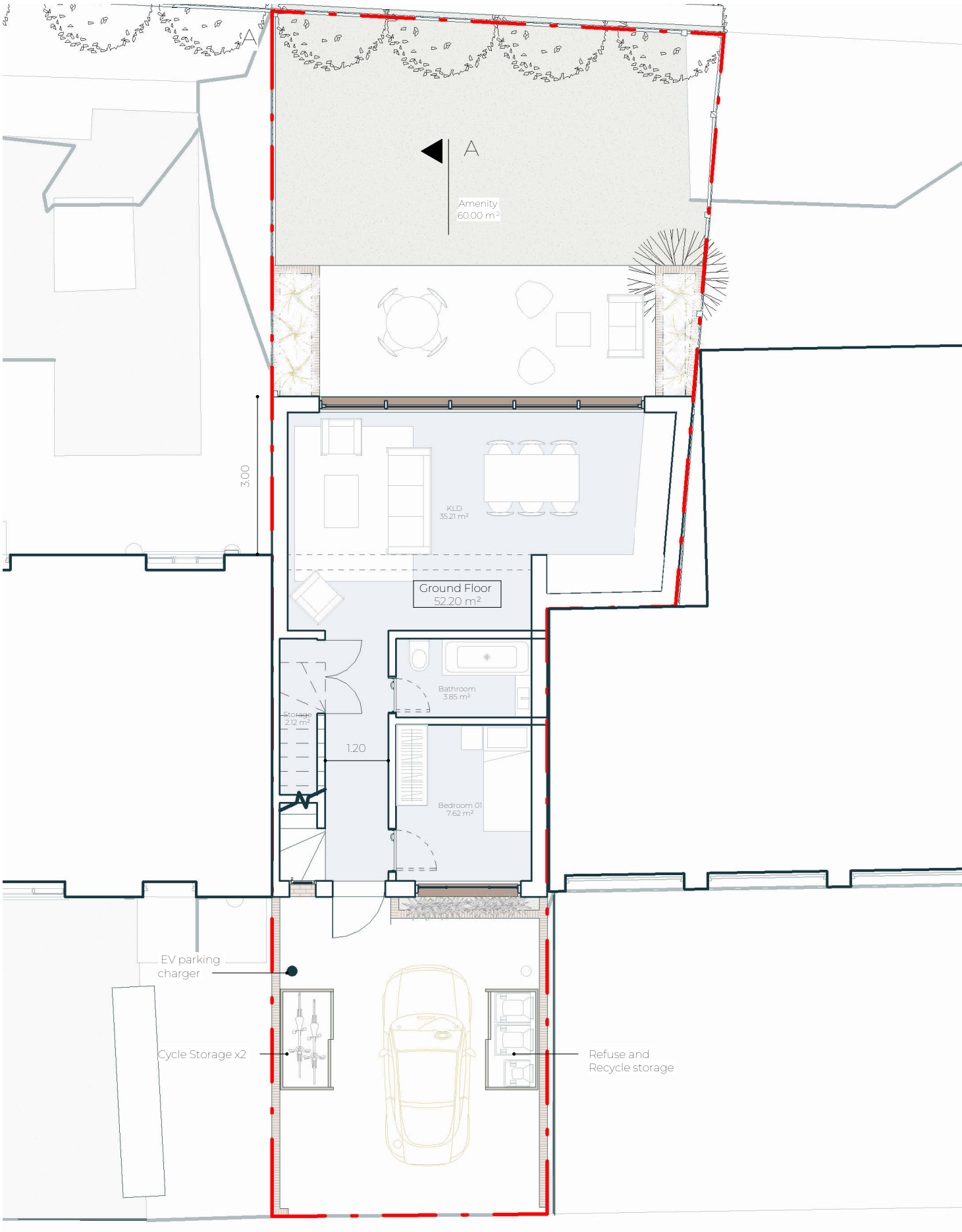
5. Amenity and Parking Space

The design incorporates a rear courtyard and a parking bay accessible from the existing dropped kerb.

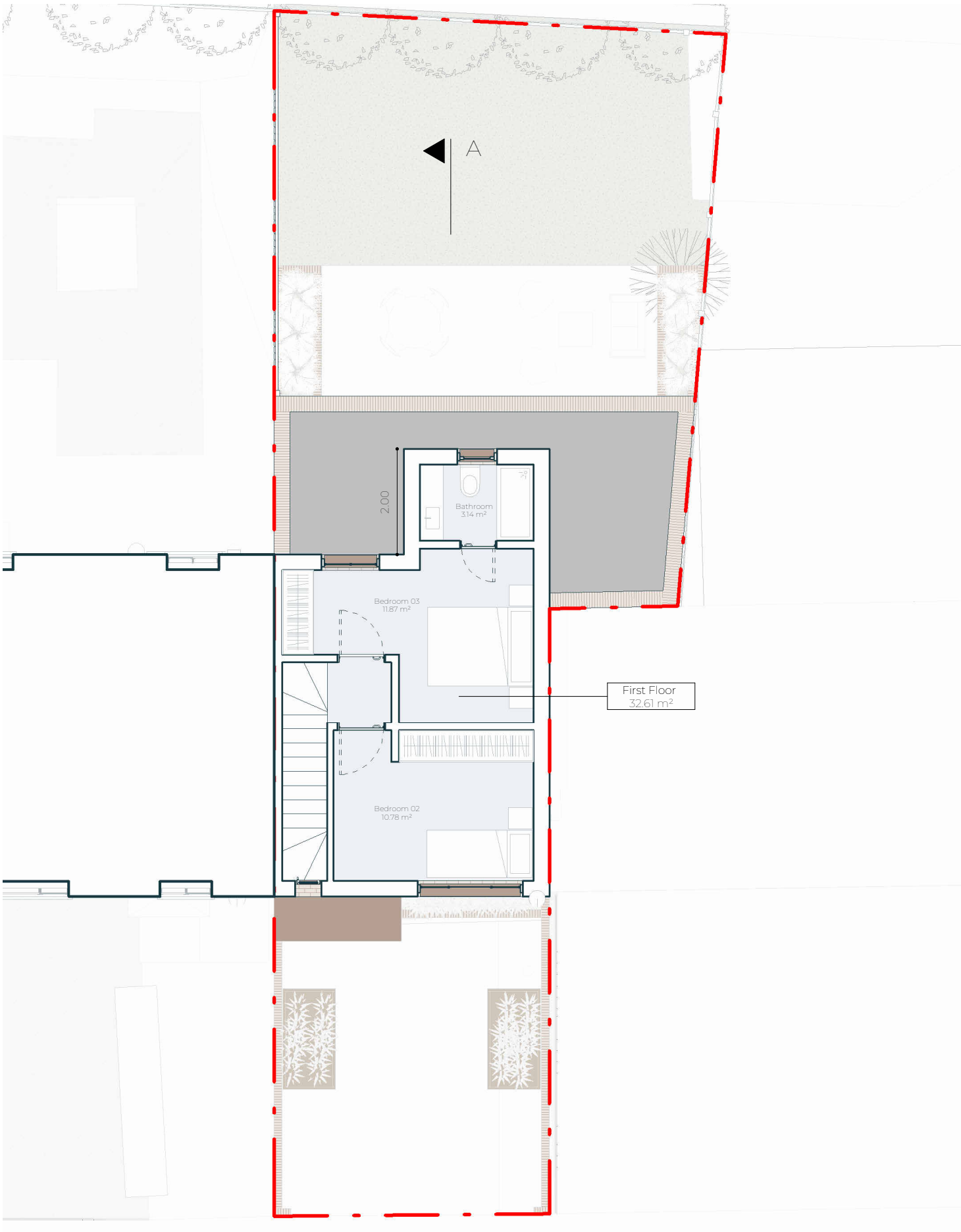


6. Final Massing

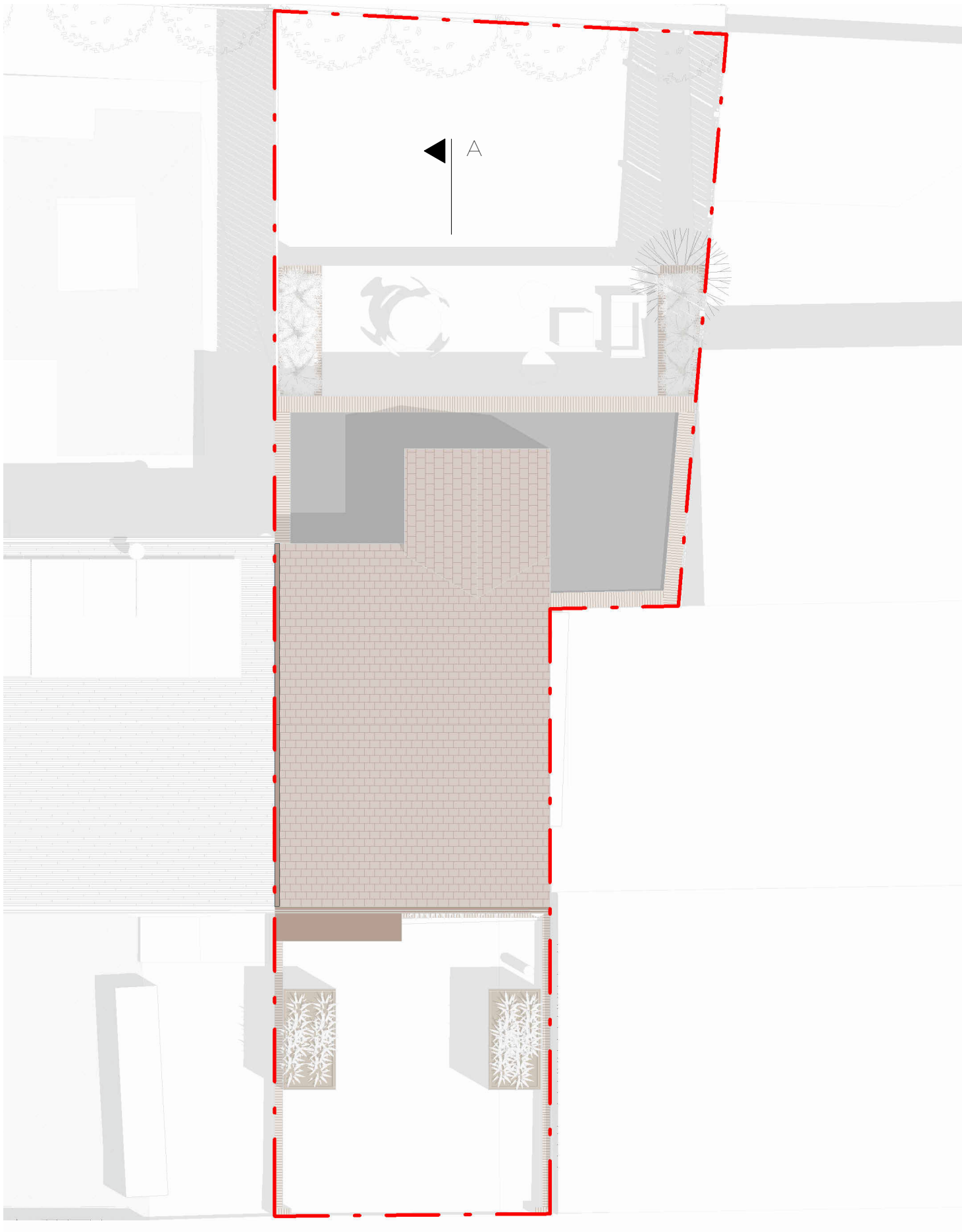
The resulting form provides a tailored, site-specific architectural response that respects the local context while maximizing the plot's potential and environmental performance.



Proposed Ground Floor Plan



Proposed First Floor Plan



Proposed Rood Floor Plan



Proposed 3D Front Visualization



Proposed 3D Rear Visualization



Planning Considerations

Principle of Development

Policy

National Planning Policy Framework (2026)

- Policy S3 - Sets out a presumption in favour of sustainable development with regard to development proposals that accord with Policies S4, S5 or an up-to-date development plan and NPPF decision-making policies.
- Policy S4 - Development proposals within settlements should be approved unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the national decision-making policies.
- Policy L2 - Substantial weight should be given to the benefits where a development proposal would achieve one or more of the following:
 - Creating additional homes within settlements through sensitive redevelopment or additional development within existing plots (including additional units within residential curtilages) in line with criteria set out by L2.1 (d)
 - L2. 1 (d) Criteria:
 - i. Be consistent with the overall street scene, other than where: it is appropriate to have larger buildings (such as at street corners, or where building upwards would not cause substantial harm to the character of a building and its surroundings); the development would not be visible from the street frontage; or where specific changes are provided for through a design code which forms part of the development plan;

-ii. Maintain safe access and egress for occupiers and users, and acceptable living standards for residents and neighbours in terms of access to daylight, sunlight, privacy and external amenity space; and

iii. Where the development would involve the use of residential curtilages, not occupy more than twice the footprint of all the existing buildings on the site, and, following development, would retain at least 50% of the non-developed area within the curtilage of the existing buildings³⁸; unless additional development can be accommodated without harm to the overall character of the area, and taking into account the availability of infrastructure and the importance of locating development in sustainable locations (in accordance with policy TR3).

- Policy L3 - development proposals for residential and mixed-use development should contribute to an increase in the density of the area unless there is a clear justification that this is either inappropriate or not possible. Consideration of the existing character of an area should be taken into account, in accordance with policy DP3.

London Plan (2021)

- Policy H1 Increasing housing supply
- Policy H2 Small Sites
 - Table 4.1 sets the ten-year net housing completions for Croydon at 20,790.
- Policy GG2 Making the best use of land

- Policy GG4 Delivering the homes Londoners need
- Policy D3 Optimising site capacity through the design-led approach

Hillingdon Local Plan Part 2 Development Management Policies (Adopted 2020)

- Local Plan Policy DMH 6 establishes a presumption against the loss of garden. It highlights nonetheless that in exceptional cases a limited scale of backland development may be acceptable, subject to impact on neighbouring amenity, highways and local character.
- Supporting explanatory text (para 4.14) states that in general, the Council will not accept proposals for developments on garden land.
- Supporting explanatory text (para.4.16) states that the restrictive approach reflects the direct and indirect value of gardens which contribute to local character, provide safe and secure amenity and play space, support biodiversity, help to reduce flood risk and mitigate the effects of climate change, including the ‘heat island’ effect.

Planning Considerations

Principle of development

Analysis

Residential development

The application site lies within an established residential area and forms part of the frontage of St Peter’s Road. It is positioned immediately alongside No. 77 and between that property and the adjoining garage block. The proposed residential use would therefore be compatible with the prevailing land use and would not introduce housing into an isolated or otherwise inappropriate location.

Although the site has a PTAL rating of 1a, this does not render it unsustainable for the proposed development. It lies within an established urban neighbourhood and future occupiers would have access to local shops, services, schools, community facilities and public open spaces. West Drayton town centre is also a 15-minute bus journey away. The proposal is for only one family dwelling and would incorporate off-street parking, an active electric vehicle charging point and secure cycle storage. Its location and transport arrangements are therefore proportionate to the limited scale of development proposed.

The scheme would make effective use of an underutilised parcel of land presently occupied by a single-storey structure, hardstanding and garden land. In accordance with NPPF Policy S4 and and the proposal’s urban setting, the new dwelling would achieve sensitive redevelopment of an existing site in line with criteria set out by L2.1 (d) (local context impact, safe and acceptable living standards, and no more than twice the footprint of all the existing buildings on the site etc.). These criteria are discussed in further detail in the following sections.

The principle of residential development has already been considered through the Council’s pre-application process. The

Council concluded that the creation of an additional three-bedroom family dwelling would make a positive contribution to the local housing supply and confirmed that, subject to compliance with other material considerations, the principle of development was acceptable (Ref. 79928/PRC/2026/34).

The proposal therefore represents an appropriate residential use in accordance with the objectives of Policy H1 of the Hillingdon Local Plan Part 1, relevant London Plan policies supporting housing delivery and optimisation of small sites, and the NPPF objective of encouraging residential development within settlements and existing plots.

Principle of Garden Land Development

The application site includes land historically associated with the side garden of No. 77 St Peter’s Road. Accordingly, it is acknowledged that Policy DMH 6 of the Hillingdon Local Plan Part 2 is engaged and that residential garden land is excluded from the NPPF definition of previously developed land.

Nevertheless, Policy DMH 6 does not impose an absolute prohibition upon development involving garden land. It allows limited development in exceptional circumstances where the identified criteria are satisfied. The acceptability of the proposal must therefore be assessed by reference to its particular scale, siting and effects, together with the existing condition and character of the site.

The site is not wholly undeveloped or characterised by uninterrupted soft landscaping. It contains a substantial single-storey structure, frontage hardstanding and an existing vehicular access. The proposed dwelling would replace that structure and develop land immediately adjoining the established frontage, rather than introducing a detached building deep within the rear garden. Its siting between No. 77 and the existing garage block would allow it to read as a modest infill or end-of-terrace addition within the street scene.

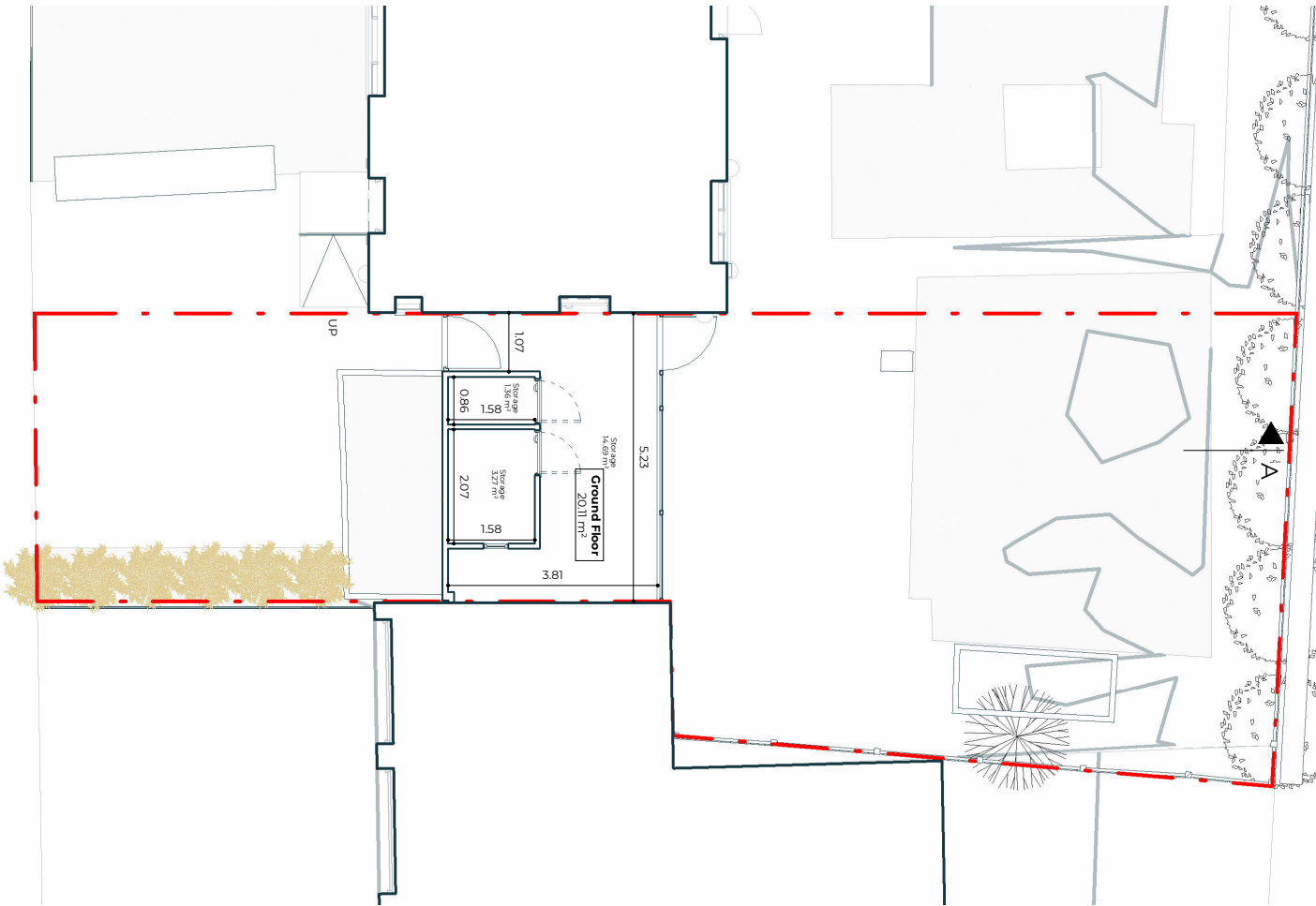
The proposal would extend beyond the existing built footprint, but the degree of additional encroachment would be limited. Approximately 60 sq.m of private rear amenity space would be retained for the proposed three-bedroom dwelling, while No. 77 would continue to benefit from an appropriately sized rear garden. The development would therefore preserve meaningful, usable garden areas for both properties rather than resulting in their wholesale loss.

The detailed design also satisfies the objectives and relevant criteria of Policy DMH 6. The dwelling has been positioned and arranged to protect neighbouring privacy, daylight and outlook; parking would be accessed directly from St Peter’s Road without requiring a new access road between existing dwellings; and new planting and landscaping would be introduced within the front and rear gardens. The proposal would therefore avoid unacceptable effects upon residential amenity, highway conditions, local character and biodiversity.

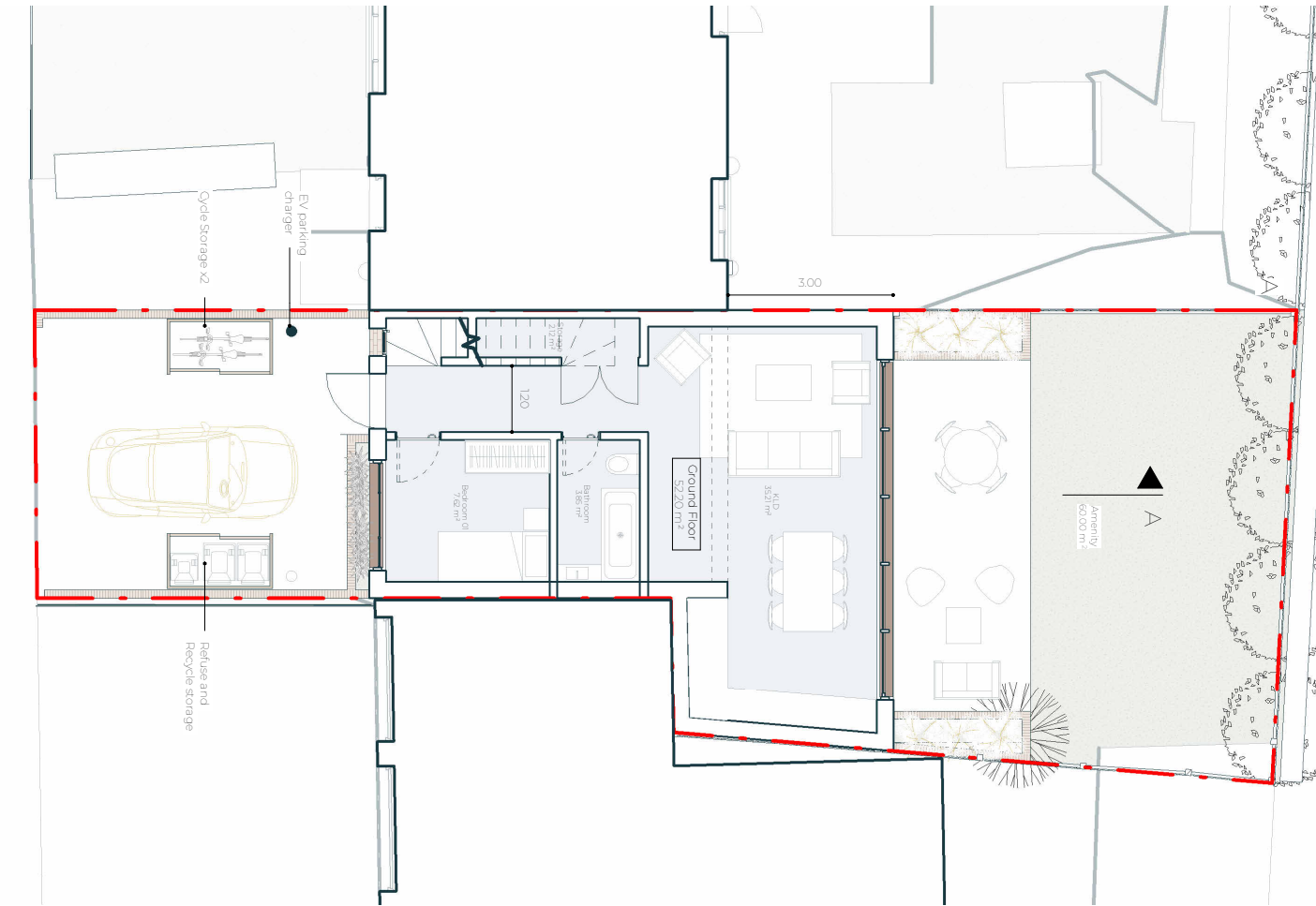
The Council reached the same conclusion at pre-application stage.

Its response expressly acknowledged the application of Policy DMH 6 but found that the dwelling would integrate appropriately within the surrounding area, that neighbouring amenity would be protected and that the parking arrangements were acceptable. It consequently confirmed that the principle of development was acceptable, subject to the remaining material considerations.

When assessed on its individual merits, the proposal represents a limited and carefully designed form of development that makes more efficient use of an underutilised urban site without causing the harms that the presumption within Policy DMH 6 seeks to prevent.



Existing Ground Floor Plan



Proposed Ground Floor Plan

Housing Supply

The proposal would deliver one additional three-bedroom family dwelling. Although numerically modest, this would constitute a direct and deliverable contribution towards meeting the Borough’s identified housing needs. The family-sized nature of the accommodation is particularly relevant, and the Council’s pre-application response expressly recognised that there is an identified and ongoing need for this form of housing within Hillingdon.

Chapter 6 of the NPPF seeks to support the delivery of a substantial increase in the supply of homes, by ensuring that a sufficient amount and variety of land can come forward where needed. The proposal responds directly to that objective by delivering an additional home through the efficient use of a small urban site. It also supports the London Plan’s emphasis upon increasing housing delivery from small sites within established residential areas.

Significant weight should be afforded to the Council’s current housing land supply position. Hillingdon’s April 2026 assessment identifies capacity for approximately 5,498 dwellings against a minimum five-year requirement of 10,919 dwellings. The Council can therefore demonstrate only a 2.5-year supply of deliverable housing sites, representing approximately 50% of the identified requirement.

This represents the Council’s five-year housing land supply position rather than its Housing Delivery Test result - the most recently published Housing Delivery Test measurements being 67% for 2025. Although that result is only below the 75% threshold identified in 2025 in Annex D of the NPPF, the separate and substantial five-year housing land supply shortfall remains an important material consideration that reinforces the need to increase the supply of deliverable housing.

The August 2026 NPPF no longer applies the former paragraph 11(d) tilted balance or the associated provisions previously contained in footnotes 7 and 8. Instead, Policy S3 establishes a presumption in favour of sustainable development and directs decision-makers to apply Policy S4 to proposals within settlements.

Policy S4(1) provides that development proposals within settlements should be approved unless the benefits would be substantially outweighed by adverse effects when assessed against the national decision-making policies in the Framework. As the site lies within an established urban area, that policy applies directly to the proposal. Policy L2 gives substantial weight to the benefits of qualifying development within existing plots.

The scheme would provide a suitable family dwelling within an established urban area and make more effective use of a small, underutilised site. It would retain meaningful private gardens, protect neighbouring living conditions, utilise the existing highway access and provide replacement landscaping - satisfying relevant Policy L2(1)(d) requirements.

The Council has already acknowledged the proposal’s positive contribution to the local housing supply. That benefit should attract substantial weight under Policy L2(1)(d), particularly given Hillingdon’s significant shortfall in deliverable housing sites.

Conclusion

The proposal would provide an additional three-bedroom family dwelling within an established residential area. Its residential use would be compatible with the prevailing character of St Peter’s Road and would make more effective use of an underutilised site containing an existing structure and areas of hardstanding. While Policy DMH 6 is engaged because the site includes residential garden land, the proposal represents the limited form of

development that the policy permits in exceptional circumstances. It would retain meaningful private gardens, protect neighbouring living conditions, utilise the existing highway access and provide replacement landscaping. The development would therefore avoid the character, amenity and environmental harms that the policy seeks to prevent.

The Council has already considered these matters at the pre-application stage and confirmed that, subject to the assessment of other material considerations, the principle of development is acceptable. It also recognised the identified need for the proposed family-sized accommodation and the scheme’s positive contribution to the local housing supply.

This contribution is particularly important given that Hillingdon can currently demonstrate only a 2.5-year supply of deliverable housing sites. Under Policy S3, the presumption in favour of sustainable development applies, and Policy S4 requires development within settlements to be approved unless its benefits would be substantially outweighed by adverse effects when assessed against the national decision-making policies in the Framework.

Furthermore, Policy L2(1)(d) directs that substantial weight be given to the benefits of sensitive development within existing plots where its stated requirements are satisfied. In this case, no adverse effects have been identified that would substantially outweigh the benefits of delivering an additional family dwelling. The principle of development is therefore acceptable in accordance with the development plan and Policies S3, S4 and L2 of the NPPF. are no identified adverse impacts that would significantly and demonstrably outweigh the benefit of delivering an additional family dwelling. The principle of development is consequently acceptable in accordance with the development plan and the NPPF.

Housing Mix

Policy

Hillingdon Local Plan Part 2 Development Management Policies (Adopted 2020)

- Local Plan Policy DMH 2 - The Council will require the provision of a mix of housing units of different sizes in schemes of residential development to reflect the Council's latest information on housing need.

London Borough of Hillingdon Housing Market Assessment (2025)

- The Strategic Housing Market Assessment (2025: 20) states that “the lack of available housing for families is a potential constraint on new family formation in the area.”

Analysis

The proposed development would provide a single three-bedroom, four-person family dwelling, reflecting the prevailing pattern of development along St Peter’s Road, which is characterised predominantly by family houses with limited flatted development. The proposed dwelling type and size would therefore be compatible with the established housing mix and residential character of the surrounding area.

Policy DMH 2 of the Hillingdon Local Plan Part 2 requires residential development to provide an appropriate mix of housing having regard to the Council's latest evidence of housing need, the characteristics of the site and the surrounding area. The delivery of a three-bedroom dwelling would respond positively to each of these considerations.

In particular, the Council's Strategic Housing Market Assessment (2025) identifies an ongoing need for family-sized accommodation and recognises that the limited availability of suitable housing for families can constrain new family formation within the Borough.

The provision of an additional three-bedroom home would make a direct, albeit proportionate, contribution towards addressing this identified need.

The suitability of the proposed housing mix was also expressly recognised in the Council's pre-application advice (Ref. 79928/PRC/2026/34), which confirmed that the provision of an additional three-bedroom family-sized dwelling represents a form of accommodation for which there is an identified and ongoing need within the Borough.

Given that the application proposes only one dwelling, it would not be meaningful or practicable to provide a range of unit sizes within the development itself. The relevant consideration is therefore whether the size and type of dwelling proposed responds appropriately to local housing needs, the site’s characteristics and the surrounding pattern of development. For the reasons set out above, the proposed three-bedroom family dwelling achieves this and accords with Policy DMH 2.

Figure 8: Total projected households for 2025/26 and 2039/40 and change by household type and age of household representative (Note: Figures rounded to nearest 100; All calculations based on unrounded data. Figures may not sum due to rounding)

Year	Household Type	15-24	25-34	35-44	45-54	55-64	65-74	75-84	85+	TOTAL
Change	Single person	+500	+450	-190	+10	+640	+1,590	+2,060	+1,100	+6,200
Change	Couple without children	+230	+510	-170	+10	+1,140	+1,910	+1,760	+500	+5,900
Change	Families with child(ren)	+310	+860	-900	+20	+330	+60	+20	+0	+700
Change	Other households	+570	+470	-240	+10	+620	+620	+460	+210	+2,700
Change	TOTAL	+1,600	+2,300	-1,500	+0	+2,700	+4,200	+4,300	+1,800	+15,500