

Report of the Head of Development Management and Building Control Committee Report Part 2 – Application Report

Case Officer: Samuel Patten	79950/APP/2026/575
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Date Application Valid:	20/03/2026	Statutory / Agreed Determination Deadline:	31/07/2026
Application Type:	Householder	Ward:	Harefield Village

Applicant: **Ms Suzanne Clarke**

Site Address: **107 Newdigate Road East, Harefield, UB9 6ES**

Proposal: **Rebuilding of single storey store with cavity wall and increasing height to create wet room.**

Summary of Recommendation: **GRANT planning permission subject to conditions**

Reason Reported to Committee: **Required under Part 6 of the Planning Scheme of Delegation (the Council is the Applicant)**



Summary of Recommendation:

GRANT planning permission subject to the conditions set out in Appendix 1.

1 Executive Summary

- 1.1** Planning permission is sought for the rebuilding of single storey store with cavity wall and increasing height to create wet room. The application is brought forward for Committee determination due as the Council has a financial liability in the property and as such in accordance with the current Hillingdon Constitution is required to be determined by Committee. No representations have been received from the public
- 1.2** The character and appearance of the dwellinghouse and surrounding area would not be impacted by the proposal due to its modest scale. The development proposed involves a like for like replacement footprint to the storeroom to create a wet room for the current occupant.
- 1.3** For this same reason the amenities of the neighbouring property would not be detrimentally impacted. Officers also to into consideration the need for provision of accessible homes, when considering the planning balance
- 1.4** On the basis of the assessment carried out, it is concluded that the proposal complies with the Development Plan, and no material considerations indicate that a contrary decision should be taken. The planning application is therefore recommended for approval subject to the conditions set out in Appendix 1.

2 The Site and Locality

- 2.1** The application site consists of a semi-detached two storey dwellinghouse and is located on the northern side of Newdigate Road, East, Harefield. To the front is a garden, and to the rear is a medium sized garden. This property and the neighbouring property at No. 109 Newdigate Road East both have stores that adjoin each other over the boundary between the two properties.
- 2.2** The surrounding local area is residential in character and is made up of dwellinghouses of similar designs. To the North of Newdigate Road, East is the school grounds of The Harefield Academy.
- 2.3** There is no planning restrictions applied to this site that would impact this proposal

Figure 1: Location Plan (application site edged red)



Figure 2: Street View Image of the Application Property



3 Proposal

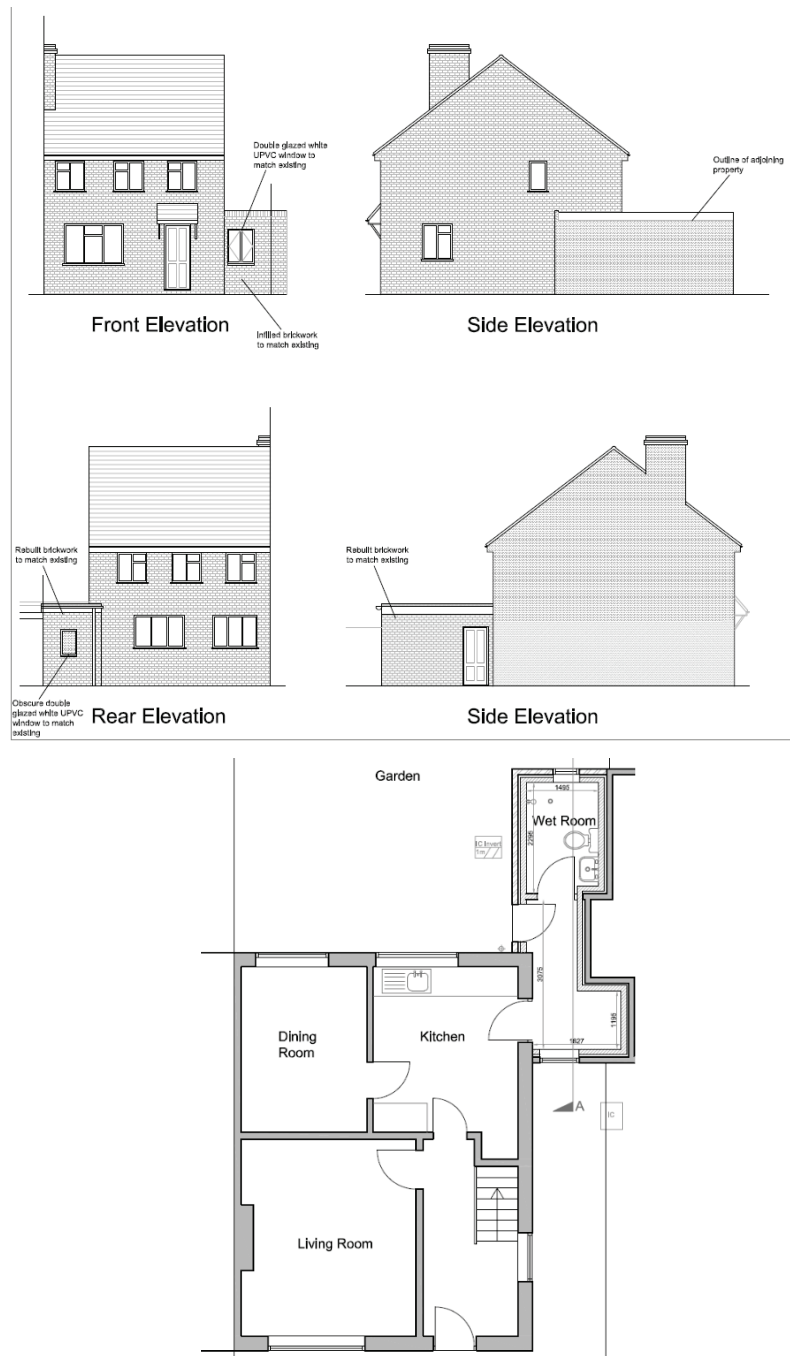
- 3.1** Planning permission is sought for the rebuilding of single storey store with cavity wall and increasing height to create wet room. The proposal will replace an existing store of similar footprint. The relevant dimensions of the proposal are listed below.
- 3.2** Existing Store
Depth – 6.00m
Width – 2.00m
Maximum Height – 1.25m

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3.3 Proposed Shower Room
Depth – 6.00m
Width – 2.00m
Maximum Height – 2.85m

Figure 3: Proposed Plan (please note – larger version of plan can be found in the Committee Plan Pack)



4 Relevant Planning History

- 4.1** No relevant planning history for this site.

5 Planning Policy

- 5.1** A list of planning policies relevant to the consideration of the application can be found in Appendix 3.

6 Consultations and Representations

- 6.1** Six neighbouring properties were consulted on the application by letter dated 25-03-2026. The consultation period expired 17-04-2026
- 6.2** No representations were made to this application.

7 Planning Assessment

Principle of Development

- 7.1** The application site is located in an area of existing residential development. Alterations and extensions to properties are considered acceptable in principle within these locations.

Character and Appearance

- 7.2** Policy BE1 (Built Environment) 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.
- 7.3** Policy DMHB 11 (Design of New Development) of 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. It should take into account aspects including the scale of the development considering the height, mass and bulk of adjacent structures; building plot sizes and established street patterns; building lines and streetscape rhythm and landscaping. It should also not have an adverse impact on the amenity, daylight and sunlight of adjacent properties and open space.
- 7.4** Policy DMHD 1 (Alterations and Extensions to Residential Dwellings) requires that alterations and extension of dwellings would not have an adverse cumulative impact on the character and appearance of the street scene and should appear subordinate to the main dwelling. It also requires that there is no unacceptable loss of outlook to neighbouring occupiers.

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- 7.5** The proposal being assessed involves the partial demolition of the existing attached store located to the rear north-eastern corner of the property, in order to rebuild the structure with a flat roof and insulated walls for use as an accessible wet room. The footprint and size of the structure would not be significantly different to what is already existing on site, with the proposed maximum height being 2.85m compared to the current 2.50m. The location of the structure to the area of the property also reduces its potential impact upon the character and appearance of the wider street scene. The proposed materials will be matching or similar to those of the existing store and dwellinghouse, and the similar appearance of the materials will be secured by condition to ensure compliance for the lifetime of the development.
- 7.6** Overall, Officers consider that the proposal is acceptable with respect to its design and impact upon the character and appearance of the dwelling and surrounding local area. This is in accordance with the objectives of Policies DMHB 11 and DMHD 1 of Hillingdon Local Plan Part 2 (2020).

Accessibility

- 7.7** In considering this application, the proposed wet room is seen as a package to improve to habitability of the property for a person with disabilities. Whilst directed at larger scale developments, Policy D5 (Inclusive Design) of the London Plan 2021 is relevant in this instance as it encourages Local Authorities to promote designs that improve access to properties for those with disabilities.
- 7.8** Officers therefore consider that in this instance any harm caused by appearance would be outweighed by the need to improve access to the property to allow a disabled person to live in the property comfortably.

Residential Amenity

- 7.9** Policies DMHB 11 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) seeks to ensure that development proposals do not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space.
- 7.10** The proposal would not result in detrimental levels of harm to the amenities of the neighbouring properties due to its modest size and the proposed use as an accessible shower wet room being considered acceptable for a residential property.
- 7.11** Based on the above assessment, it is considered that the proposed development would not lead to detrimental harm of the adjacent properties amenities and therefore accords with Policies DMHB 11 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020).

Private Outdoor Amenity Space Provision

- 7.12** In terms of private outdoor amenity space at the property, circa 110 sqm would be retained if the proposal was built. This is above the minimum required private outdoor amenity space standards for a 4+ bed dwellinghouse as set out in Table 5.3 (Private Outdoor Amenity Space Standards) of the Hillingdon Local Plan Part Two: Development Management Policies (2020). Therefore, the proposal is considered to meet the objectives set out in Hillingdon Local Plan Part Two: Development Management Policies (2020) Policy DMHB 18 Private Outdoor Amenity Space.

Parking Provision and Highway Safety

- 7.13** Existing parking arrangements would not be impacted as a result of the proposal being built out. It is therefore considered that the proposal would not result in a significant increase in pressure for street parking or prejudice highway safety, in accordance with Policy DMT 6 of the Hillingdon Local Plan: Part Two: Development Management Policies (2020).

8 Other Matters

Human Rights

- 8.1** The development has been assessed against the provisions of the Human Rights Act, and in particular Article 1 of the First Protocol and Article 8 of the Act itself. This Act gives further effect to the rights included in the European Convention on Human Rights. In arriving at this recommendation, due regard has been given to the applicant's reasonable development rights and expectations which have been balanced and weighed against the wider community interests, as expressed through third party interests / the Development Plan and Central Government Guidance.

Equality

- 8.2** Due consideration has been given to Section 149 of the Equality Act 2010 with regard to the Public Sector Equality Duty in the assessment of this planning application. No adverse equality impacts are considered to arise from the proposal.

Local Finance Considerations and CIL

- 8.3** Not applicable. The proposed development is not CIL liable.

9 Conclusion / Planning Balance

- 9.1** The proposal is considered to comply with the Development Plan, and no material considerations indicate that a contrary decision should be taken. Consequently, the application is recommended for approval subject to the conditions set out in Appendix 1 (below).

10 Background Papers

- 10.1** Relevant published policies and documents taken into account in respect of this application are set out in the report. Documents associated with the application (except exempt or confidential information) are available on the [Council's website here](#), by entering the planning application number at the top of this report and using the search facility. Planning applications are also available to inspect electronically at the Civic Centre, High Street, Uxbridge, UB8 1UW upon appointment, by contacting Planning Services at planning@hillington.gov.uk.

APPENDICES

Planning Application

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1. HO1 Time Limit

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON

To comply with Section 91 of the Town and Country Planning Act 1990.

2. HO2 Accordance with approved

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans:

Site Location Plan

PROJ/3231/102 Rev A (Proposed Floor Plans)

PROJ/3231/103 (Proposed Elevations and Sections AA)

REASON

To ensure the development complies with the provisions of the Hillingdon Local Plan Part 1 (2012) and Part 2 (2020), and the London Plan (2021).

3. HO4 Materials

The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building and shall thereafter be retained as such.

REASON

To safeguard the visual amenities of the area and to ensure that the proposed development does not have an adverse effect upon the appearance of the existing building in accordance with Policy DMHB 11 of the Hillingdon Local Plan Part 2 (2020)

4. HO7 No roof gardens

Access to the flat roof over the extension hereby approved shall be for maintenance or emergency purposes only and the flat roof shall not be used as a roof garden, terrace, balcony, patio or similar amenity area.

REASON

To prevent overlooking to adjoining properties in accordance with policy policy DMHB 11 of the Hillingdon Local Plan Part 2 (2020).

Informatives

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1. I52 Compulsory Informative (1)

The decision to GRANT planning permission has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

2. I25A The Party Wall etc. Act 1996

The Party Wall Act 1996 requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner purposes to:

- carry out work to an existing party wall;
- build on the boundary with a neighbouring property;
- in some circumstances, carry out groundworks within 6 metres of an adjoining building.

Notification and agreements under this Act are the responsibility of the building owner and are quite separate from Building Regulations, or Planning Controls. The Building Control Service will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by the Council should be taken as removing the necessity for the building owner to comply fully with the Party Wall Act. Further information and advice is to be found in 'The Party Walls etc. Act - 1996 - Explanatory Booklet' published by the Department for Communities and Local Government.

I53 Compulsory Informative (2)

The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Local Plan Part 1 (2012) and Part 2 (2020) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including The London Plan - The Spatial Development Strategy for London consolidated with alterations since 2011 (2016) and national guidance.

DMHB 11	Design of New Development
DMHB 18	Private Outdoor Amenity Space
DMHD 1	Alterations and Extensions to Residential Dwellings
DMT 6	Vehicle Parking
LPP D5	(2021) Inclusive design
NPPF12 -24	NPPF12 2024 - Achieving well-designed places
NPPF4 -24	NPPF4 2024 - Decision making

Appendix 2: Relevant Planning History

Appendix 3: List of Relevant Planning Policies

The following Local Plan Policies are considered relevant to the application:-

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

DMHB 11 Design of New Development

DMHB 18 Private Outdoor Amenity Space

DMT 6 Vehicle Parking

DMHD 1 Alterations and Extensions to Residential Dwellings

LPP D5 (2021) Inclusive design

NPPF4 -24 NPPF4 2024 - Decision making

NPPF12 -24 NPPF12 2024 - Achieving well-designed places

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