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Town & Country Planning Act 1990

**22 Hallowell Road
Northwood
Hillingdon
HA6 1DW**

Our Ref:

CPC/Hallowell Rd

Date:

June 2026

1.0 Introduction

- 1.1 This report sets out the relevant planning policies and planning appraisal in relation to proposed extensions at 22 Hallowell Road, Northwood, Hillingdon.

2.0 Character of the Area, Site Description and Proposal

- 2.1 The application site comprises one half of a pair of semi-detached two storey houses on the western side of Hallowell Road in Northwood in an area of mixed residential properties of varying ages, both detached and semi-detached, close to the junction with Chester Road and Green Lane.
- 2.2 Immediately to the south of the application property is a larger detached dwelling with a large two storey rear extension with a mono-pitched roof, on the boundary with the application dwelling and extending some distance beyond it. Immediately to the north of the pair is a much larger pair of semi-detached dwellings.
- 2.3 The property, like its attached neighbour, has a small two storey projection on the side elevation approximately 1.5 metres wide which formed part of the original dwelling and comprises a recessed front door and entrance hall with a bathroom above. Both properties have two storey rear linked outriggers projecting approximately 4.5 metres built as part of the original dwellings.
- 2.4 Both properties are fronted by areas of rough parking space and in the case of the application property the remains of a garden which is in a fairly poor state of repair. A significant number of the properties in the road have given over front gardens to parking with differing levels of attractiveness.
- 2.5 The proposal involves the construction of a part first floor/part two storey extension above and beyond the existing side extension, extending as far back as the rear of the dwelling. This part of the proposal will have a flat roof.
- 2.6 The application also includes a single storey extension to the rear of the property projecting 3.6 metres also with a flat roof with roof lantern.

3.0 Planning History

- 3.1 There is no previous planning history for the application site

4.0 Planning Policy

4.1 The relevant policy(s) for consideration in the application is contained in the London Borough of Hillingdon Local Plan Part 2 Development Management Policies adopted on the 16th January 2020 and in particular Appendix A: Householder Development Policies

4.2 The application stands to be assessed against the requirements of Policy DMHD 1: Alterations and Extensions to Residential Dwellings

5.0 Planning Appraisal

5.1 The location, scale and design of the development in question does not impinge in any way on either the street scene and surrounding area or on any nearby residential property

5.2 The proposal would comply with Policy DMHD 1 A) in that from the street the proposal would have limited visual impact, with a small element visible from the street but set back from the main front elevation. Mostly, it would extend the property to the rear and there would therefore be no adverse effects on the character or appearance of the area. Its design, appearance, location and materials would be in keeping with the original house.

5.3 Furthermore, the adjacent dwelling has a large mono-pitched outrigger that is dominant from the application site but in turn, the large blank elevation ensures there would be no impact on the adjacent detached property. Likewise, the scale and design of the single storey extension would ensure minimal impact on the attached semi-detached house. Adequate garden and garaging space would be retained.

5.4 The proposal would also comply with Policy DMHD B) in that the proposal would not exceed the depth advised for single storey rear extensions. Both the single and two storey elements would have flat roofs but these would mainly be to the rear of the property and ensure minimal impact on the attached neighbour. Furthermore, the roof structure of the original house does not easily lend itself to alterations without unbalancing the pair of semi's and harming the symmetry between them. For construction and design reasons, the flat roofs are therefore considered to be less harmful than complicated roof alterations.

5.5 The proposal would also comply with Policy DMHD C) in that the elements to the side are minor or effectively to the rear. The house would not be extended out to the side any further than it is already.

- 5.6 Policies DMHD D) and E) are not relevant. In terms of DMHD F), there would be no alterations to the existing arrangement. The house would remain a three-bedroom one and so the proposal, whilst improving the internal living accommodation, would not generate the need for additional parking provision.

6.0 **Conclusion**

- 6.1 This proposal represents a significant improvement in the condition and appearance of the property in question, particularly as its adjoined neighbouring property appears to have undergone recent improvements in its external appearance and this application represents a considerable investment in improving and sustaining the longevity of the property

GAC June 2026