

Report of the Head of Development Management and Building Control Planning Committee Report

Case Officer: **Nicola Taplin**

64326/APP/2025/3020

Date Application Valid:	4.12.25	Statutory / Agreed Determination Deadline:	13.03.26
Application Type:	Householder	Ward:	West Drayton

Applicant: **Mr P Sodha**
Site Address: **4 Napier Close, West Drayton, UB7 9LB**
Proposal: **Erection of single storey wrap around extension to side and rear and amendment to fenestration.**
Summary of Recommendation: **GRANT planning permission subject to conditions**
Reason Reported to Committee: **Required under Part 3 of the Planning Scheme of Delegation (Petition received)**



Summary of Recommendation:

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

1 Executive Summary

- 1.1 Householder planning permission is sought for the erection of single storey wrap around extension to side and rear, and amendments to fenestrations.
- 1.2 During the process of the application, a petition in objection to the development was received requiring the determination at planning committee. The main issues which shall be addressed within this committee report relate to the impact to neighbouring properties in terms of loss of light, overshadowing and overbearing impact, the impact on the character and appearance of the surrounding area and existing property and parking impact.
- 1.3 The committee report seeks to provide a comprehensive assessment of the householder application and supporting documentation. All material planning considerations have been considered.
- 1.4 It is recommended that planning permission is granted subject to conditions (see Appendix 1) as it is considered that the development would not have a significant detrimental impact on the amenities of neighbouring properties, the character and appearance of the area or on the highway network.
- 1.5 The Committee Report seeks to provide a comprehensive assessment of the full application and supporting documentation. All material planning considerations have been considered.

2 The Site and Locality

- 2.1 The application property comprises a two-storey end-terraced dwelling located on the south-western side of Napier Close in West Drayton. The property has been previously extended by way of a single storey flat roofed rear extension and a secondary timber canopy which appears to have been in place for more than 4 years. The property benefits from a flat and enclosed rear garden.
- 2.2 The surrounding area is predominantly residential in character, made up similarly designed two storey dwellinghouses, both semi-detached and terraced.
- 2.3 The application site is not designated within a Conservation Area, nor an Area of Special Local Character. The site does not contain any Listed Buildings. The site does not lie within a Tree Preservation Area, Critical Drainage Area or a Surface Water Flood Zone.

Figure 1: Location Plan (application site edged red)



Figure 2: Street View Image of the Application Property



3 Proposal

- 3.1 The application seeks planning permission for the erection of a single storey wrap around side and rear extension and amendments to fenestration.
- 3.2 The rear extension would measure 4.5 metres in depth, measured from the rear wall of the existing dwelling. The existing extension and structures to the rear of the property would be demolished. The side extension would occupy the space between the side of the dwelling and No.2 Napier Close and would extend up to the boundary of the adjacent property and is angled to respond to the geometry of the site. The extensions would measure 3 metres in height to the roof ridge and would feature a flat roof with facing brickwork to match the existing property.

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

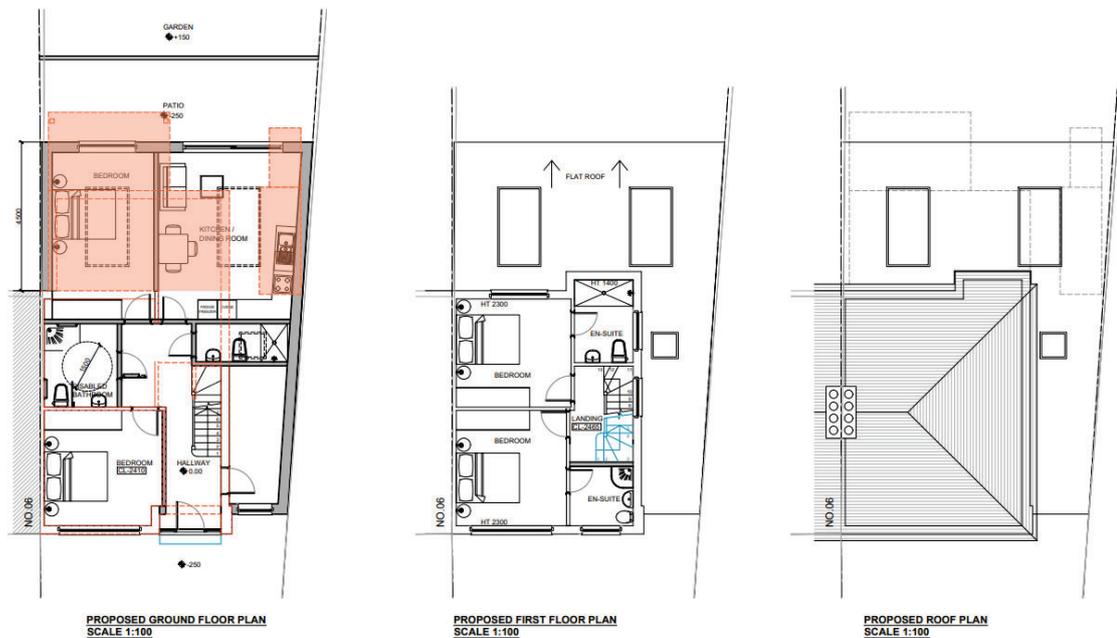


Figure 4: Proposed Elevations



4 Relevant Planning History

- 4.1 A list of the relevant planning history related to the property can be found in Appendix 2.

5 Planning Policy

- 5.1 A list of planning policies relevant to the consideration of the application can be found in Appendix 3.
- 5.2 It is noted that a lawful development certificate (64326/APP/2025/3019) was granted for the conversion of roof space to habitable use to include hip to gable extension, rear dormer and 2x roof lights. It should be noted that this application was determined in accordance with the General Permitted Development Order 2015 Schedule 2 Part 1 Classes B and C and it was assessed that planning permission would not be required for the scope of works proposed.

6 Consultations and Representations

- 6.1 Five neighbouring properties, were consulted on 15th December 2025 which expired on 8th January 2026.
- 6.2 Representations received in response to public consultation are summarised in Table 1 (below). Consultee responses received are summarised in Table 2 (below). Full copies of the responses have also separately been made available to Members.

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PART 1 – Members, Public & Press

Table 1: Summary of Representations Received

Representations	Summary of Issues Raised	Planning Officer Response
A petition of objection with 30 valid signatories has been submitted,	1. Overdevelopment of the plot which would be out of keeping with the locality, the rhythm of development in Napier Close and would create an unfortunate precedent.	A full and detailed assessment of the visual impact is set out in paragraphs 7.4 to 7.8.
	2. The extensions would result in an over dominant impact on neighbouring properties	A full and detailed assessment of the visual impact is set out in paragraphs 7.9 to 7.12.
	3. The proposal would result in a substandard private amenity space.	A full and detailed assessment of the visual impact is set out in paragraphs 7.13 to 7.15.
	4. The enlarged accommodation would result in increased car movements and exacerbate parking stress in Napier Close.	A full and detailed assessment of the visual impact is set out in paragraphs 7.16 to 7.17.
9 individual letters of objection have been received from local residents.	I. Concerns raised that the property is being occupied as an HMO.	The applicant has confirmed in writing that the property is a C3 dwellinghouse occupied by family members and not an HMO. An officer site visit confirmed, on the balance of probability, that the property is in C3 use.
	II. The development will result in an intensification of use which would increase parking stress.	A full and detailed assessment of the visual impact is set out in paragraphs 7.16 to 7.17.

	<p>III. Overdevelopment of the site when in combination with the loft conversion</p>	<p>The loft conversion is not included within this application and is permitted development as confirmed under application reference 64326/APP/2025/3019.</p>
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7 Planning Assessment

Principle of Development

- 7.1 The site is located in the developed area of the Borough, where the extension and alteration of an existing residential property is acceptable in principle subject to compliance with other relevant policies as set out in this report.

Design / Impact on the Character and Appearance of the Area

- 7.2 Policies D3 of the London Plan (2021), BE1 of the Hillingdon Local Plan Part 1 – Strategic Policies (2012), DMHB 11, DMHB 12 and DMHD 1 of the Hillingdon Local Plan Part 2 – Development Management Policies (2020) are all directly relevant to the proposal. These policies can be read in full in the Committee Report Part 3 - Policy Appendix, and in summary, seek to secure a high quality of design that enhances and contributes to the area.
- 7.3 The proposal includes the erection of a flat roofed single storey side/rear extension following the demolition of the existing rear extensions. The side extension would be set back from the front wall of the original dwelling by 1m filling the space between the flank elevation and the side boundary and wrapping around the rear elevation at a projection of 4.5m. The flat roof would measure 3m in height and the extension would be constructed with matching materials.
- 7.4 The application property comprises a red brick and render, two storey, end terraced dwelling under a plain tiled hipped roof located on the western side of Napier Close in West Drayton. The property has been previously extended to the rear by way of a single storey flat roofed rear extension projecting 3m in depth with a secondary timber secondary extension. Historic imagery shows that the existing secondary structure to have been in place for over 4 years meaning it is exempt from enforcement action and would be considered lawful in planning terms. Both extensions have been built up the boundary with adjoining Number 6 Napier Close with a cumulative depth of approximately 5.5m as shown on the photograph below.

Figure 5: Rear of application property



- 7.5 Although Policy DMHD 1 of the Local Plan Part Two discourages rear extensions exceeding 3.6m in depth, DMHB 11 requires development to be in keeping with the existing character.
- 7.6 The immediate character of the area comprises two storey semi-detached and terraced properties. Single storey side and rear extensions are commonplace within the immediate area, some of which exceed the recommended 3.6m maximum depth. Notably adjacent Number 2 Napier Close to the north has a large side/rear extension. The proposed single storey side extension would appear subordinate in scale, particularly when viewed from the street scene in Napier Close and would respect the architectural integrity of the host dwelling and locality. The proposed rear extension would also appear subordinate in scale, would replace an existing 5.5m deep rear extension and would not be out of keeping with similar developments within the surrounding area. Both extensions would be constructed from brick materials to match the appearance of the existing dwelling.
- 7.7 Several local residents have raised concerns about the cumulative scale of the development resulting from the loft conversion and proposed extensions. The loft conversion works are not shown on the submitted floorplans or elevations and are the subject of a recent certificate of lawful development confirming that the loft conversion can be built as permitted development. The cumulative scale of development at ground floor level which could be constructed under permitted development rights must also be considered. It should be noted that a rear extension of 3.6 metres in depth and a side extension measuring half the width of the dwelling and up to 3 metres in height could be constructed without a requirement to obtain planning permission. This would cover a not dissimilar footprint to that of the proposed works and represents a material fallback position.

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PART 1 – Members, Public & Press

- 7.8 Taking into consideration the above, it is considered that the proposal would respect the character and appearance of the surrounding area in compliance with Policy BE1 of the Hillingdon Local Plan: Part 1 - Strategic Policies and Policies DMHB 11, DMHB 12 and DMHD 1 of the Local Plan: Part Two - Development Management Policies (2020), as well as relevant design guidance contained within the London Plan (2021) and NPPF (2024).

Residential Amenity

- 7.9 The adjoining property at Number 6 Napier Close has not been extended to the rear alongside the boundary with the application property. Number 6 has a set of patio doors at ground floor level closest the boundary. The outlook to this set of patio doors is already compromised by the 5.5m deep extensions to the application property which would be replaced by an extension of a lesser depth measuring 4.5m. Officers consider that the occupants of adjoining Number 6 Napier Close would not suffer increased loss of light or outlook resulting from the proposed 4.5m deep single storey rear extension.
- 7.10 Number 2 Napier Close is located to the north of the application property, is set forward of the application property and has been extended to the side and rear. Officers consider that in light of the separation and limited scale of the proposed extensions that there would not be an undue loss of amenity to occupants of this property by reason of outlook or loss of light.
- 7.11 Several local residents have expressed concerns that the property is being occupied as an HMO. The applicant has confirmed that the property is being occupied as a single private dwelling as existing and following the implementation of the extensions, would continue to operate as a single private dwelling. Officers have visited the site and ascertained that the front ground floor habitable room is currently being used as a bedroom. However, on the balance of probabilities, the property appeared to be in use as a single private dwelling. The Council adopted the Borough Wide Article 4 Direction on 12 December 2025 removing permitted development rights under Article 3, Schedule 2, Part 3, Class L therefore the use of the property for these purposes would require planning permission. Use of the property as a C4 HMO is not being proposed within the application and the acceptability of this use does not fall within the scope of what would be a material planning consideration, where considering the merits of the application under consideration, which relates solely to extensions to the dwelling.
- 7.12 On this basis it is considered that the development would comply with policies DMHB 11 and DMHD 1 of the Local Plan: Part Two - Development Management Policies (2020).

Outdoor Amenity Space

- 7.13 Policy D6 of The London Plan (2021) requires a minimum of five sq. m. of private outdoor space for one- to two-person dwellings and an extra one sq. m. for each additional occupant.

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- 7.14 Policy DMHD 1 of Hillingdon Council's Local Plan: Part Two - Development Management Policies (2020) states that planning applications relating to alterations and extensions of dwellings will be required to ensure that, vi) adequate garden space is retained, while Policy DMHB 18 states that developers should provide amenity space in accordance with Table 5.3 of the local plan. Table 5.3 requires developments to provide between 40 and 100 sq. m. of private outdoor amenity space, dependent on the number of bedrooms within the property. It should be well-located, well-designed, and usable for the private enjoyment of the occupier.
- 7.15 Following the redevelopment, the rear garden would retain 156 sq. m. of private amenity space for what would be a four bedroom dwelling. The proposed development would therefore comply with Policy D6 of The London Plan (2021) and Policies DMHD 1, DMHB 18, and Table 5.3 of Hillingdon Council's Local Plan: Part 2 - Development Management Policies (2020).

Highways and Parking

- 7.16 Policy DMT 6 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that development proposals must comply with the parking standards outlined in Appendix C Table 1 in order to facilitate sustainable development and address issues relating to congestion and amenity. Policy T6.1 of the London Plan sets parking standards for residential parking.
- 7.17 The front of the property is laid to grass and hardstanding and has a dropped kerb to facilitate off street parking for at 2 vehicles. The dwelling would be retained as a Class C3 residential dwelling, and it is not considered that there would be an increased demand in parking or result in additional parking stress or highway safety. The two parking spaces provided would be in line with the maximum parking standards for a four-bedroom dwelling in line with Policy T6.1 of the London Plan for a dwelling within PTAL 2 and would comply with Policy DMT 6 of the Local Plan Part 2 (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 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

There is no additional floorspace proposed. 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.

10 Background Papers

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

64326/APP/2025/3020

Appendix 1: Recommended Conditions and Informatives

Conditions

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, numbers 4NC/LP01; 4NC/HH01, 4NC/HH02 and 4NC/HH03.

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. HO5 No additional windows or doors

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification), no additional windows, doors or other openings shall be constructed in the walls or roof slopes of the development hereby approved facing Number 2 or Number 6 Napier Close.

REASON

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

5. 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 DMHB 11 of the Hillingdon Local Plan Part 2 (2020).

Informatives

1. I15 Control of Environmental Nuisance from Construction Work

Nuisance from demolition and construction works is subject to control under The Control of Pollution Act 1974, the Clean Air Acts and other related legislation. In particular, you should ensure that the following are complied with:-

A. Demolition and construction works which are audible at the site boundary shall only be carried out between the hours of 08.00 and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays, Bank or Public Holidays.

B. All noise generated during such works shall be controlled in compliance with British Standard Code of Practice BS 5228:2009.

C. Dust emissions shall be controlled in compliance with the Mayor of London's Best Practice Guidance 'The Control of dust and emissions from construction and demolition.

D. No bonfires that create dark smoke or nuisance to local residents.

You are advised to consult the Council's Environmental Protection Unit (www.hillingdon.gov.uk/noise Tel. 01895 250155) or to seek prior approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the normal working hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.

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.

3. 147 Damage to Verge - For Council Roads:

The Council will recover from the applicant the cost of highway and footway repairs, including damage to grass verges.

Care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense.

For further information and advice contact - Highways Maintenance Operations, Central Depot - Block K, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB3 3EU (Tel: 01895 277524).

For Private Roads: Care should be taken during the building works hereby approved to ensure no damage occurs to the verge of footpaths on private roads during construction. Vehicles delivering materials to this development shall not override or cause damage to a private road and where possible alternative routes should be taken to avoid private roads. The applicant may be required to make good any damage caused.

Appendix 2: Relevant Planning History

64326/APP/2008/2849 4 Napier Close West Drayton

Conversion of existing 3 bedroom dwelling to 2 x 1 bedroom flats, with associated parking and new vehicular crossover as well as new front access ramp

Decision: 11-12-2008 Refused

64326/APP/2008/976 4 Napier Close West Drayton

CONVERSION OF EXISTING 3-BEDROOM DWELLING TO ONE 2-BEDROOM AND ONE 1-BEDROOM FLATS, WITH ASSOCIATED PARKING AND NEW VEHICULAR CROSSOVER AS WELL AS NEW FRONT ACCESS RAMP.

Decision: 15-05-2008 Refused

64326/APP/2025/3019 4 Napier Close West Drayton

Conversion of roof space to habitable use to include hip to gable extension, rear dormer and 2x roof lights (Application for a Certificate of Lawful Development for a Proposed Development)

Decision: 28-01-2026 Approved

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

DMHD 1 Alterations and Extensions to Residential Dwellings

DMT 2 Highways Impacts

DMT 6 Vehicle Parking

LPP D4 (2021) Delivering good design

LPP D3 (2021) Optimising site capacity through the design-led approach

LPP D6 (2021) Housing quality and standards