

Planning Statement

Proposal: Single-storey side infill extension, minor rear infill extension, and demolition of existing detached store room.

Site: 2 Mount Park Road, Pinner, HA5 2JR.

Introduction

This planning statement accompanies an application for modest householder alterations at 2 Mount Park Road, a residential property within the London Borough of Hillingdon. The proposal comprises a small single-storey side infill extension, a limited rear infill extension to square off the existing rear projection, and the demolition of an existing detached store room within the rear garden, as well as this the proposal is to add a new pitch roof to an existing first floor rear extension.

The works are deliberately limited in scale and are confined to ground floor level for increase in footprint. They represent a rational, domestic improvement to an already extended dwelling, rather than an intensified or overdevelopment of the site. The proposal has been shaped to respond to the site's context, the relationship with neighbouring land, and the existing form of the property.

Site Context

The property occupies a highly distinctive plot arrangement. It sits directly adjacent to an access road on one side, meaning there is no immediate residential neighbour on that side and the principal relationship is with the road and the open side boundary. This significantly reduces the likelihood of adverse neighbour impacts from the proposed side infill extension.

The house already benefits from part double-storey rear and side extensions, and the application does not seek to create a dominant or overly bulky addition. The presence of a detached store room in the rear garden, which is to be demolished, also helps open up the site and improve the usability and visual spaciousness of the garden.

Proposed Development

The first element of the proposal is a single-storey side infill extension positioned on the side facing the access road. This part of the scheme is modest in scale, sits in an unconstrained location, and is not expected to give rise to any privacy, outlook, or overbearing concerns. Its roof height is designed to align with the existing rear extension, allowing the addition to read as a subordinate and coordinated part of the host dwelling.

The second element is a rear infill extension, less than 1m in depth, intended to square off an existing rear projection that is currently not full width. This is a very limited intervention that does not materially increase the built mass of the property. It simply completes the rear form of the dwelling in a tidy and proportionate way.

The new pitch roof brings the property up to latest planning standards whereby flat roofs are no longer acceptable on first floor extensions. Therefore, this is a positive change that reflects new planning criteria and improves the look of the property.

The demolition of the detached store room is a welcome improvement in its own right. Its removal reduces unnecessary built clutter in the garden, improves openness, and ensures the resulting development is less visually congested than the existing arrangement.

Planning Assessment

The proposal is consistent with the principle that domestic extensions should remain subordinate to the host building and should not unacceptably harm the character of the area. The side extension is located on a boundary with an access road rather than a neighbouring garden or habitable room, and therefore its effect is materially less sensitive than a typical side extension on a shared residential boundary. The rear infill element is extremely shallow and is clearly incidental to the existing dwelling form.

With regard to neighbouring amenity, the proposal is not considered to create any meaningful loss of privacy, daylight, sunlight, or outlook. The neighbour at 4 Mount Park Road already has an existing rear extension, and the proposed infill to 2 Mount Park Road would only square off the rear by a very small amount (less than 1m). In that context, the resultant relationship would remain acceptable and the development would not appear oppressive or overbearing.

The scheme is also proportionate when considered against the existing extensions already present on the house. As the property already has a part double-storey rear and side extension, the proposed works do not introduce a new and excessive built form, but instead make a limited and carefully considered adjustment to the existing composition. The overall effect remains subordinate to the original dwelling and does not undermine the appearance of the street scene.

Policy Considerations

Hillingdon's house extension guidance, as reflected in recent decision documents, places emphasis on keeping side extensions proportionate and generally no more than half the width of the original

property. The proposed side infill extension is very small in scale and, given its position adjacent to the access road, is comfortably within the spirit of that approach.

The rear extension element is also supported by the same design principles because it is shallow, limited, and does not project in a way that would create material harm to neighbouring occupiers. The removal of the detached store room further strengthens the case for approval because it reduces built mass on the site and improves the overall relationship between building and garden.

Precedent

It is noted that similar development has been approved at 24 Mount Park Road under reference 56894/APP/2018/4223. While each application must be determined on its own merits, that approval is a helpful indication that comparable householder additions in this part of Mount Park Road can be considered acceptable where they are carefully designed and remain subordinate.

Conclusion

Overall, the proposal is a modest and well-judged householder scheme that respects the character of the existing dwelling and the surrounding area. The site's unusual relationship with the access road, the very limited scale of the new additions, the demolition of the detached store room, and the minimal rear infill all weigh strongly in favour of approval.

The new pitch roof brings the property up to latest planning standards whereby flat roofs are no longer acceptable on first floor extensions.

The works preserve residential amenity, avoid harm to neighbours, and result in an improved and more coherent form of development. For these reasons, the application is respectfully supported and approval is sought.