

## **Planning Statement**

### **Planning Statement for Proposed Two-Storey Side Infill Extension**

#### **2 Mount Park Road, Pinner, HA5 2JR**

This planning statement accompanies an application for a modest two-storey side infill extension at 2 Mount Park Road, Pinner, HA5 2JR. The proposal is well-related to the existing dwelling and surrounding context, and it would not result in material harm to residential amenity, the character of the area, or highway safety.

The host property occupies a particularly unusual and favourable position. It adjoins an access road on one side, meaning there is no residential neighbour on that flank, and the only adjacent relationship is to private garden land on the opposite side. The proposal therefore avoids the conventional concerns associated with two-storey side extensions, such as overdominance, loss of outlook, or a terracing effect between adjoining houses.

The scheme also includes the demolition of an existing detached store room within the rear garden. This is a positive element of the proposal, as it removes an ancillary structure of limited value and increases usable garden space, improving the overall quality and openness of the plot. The resulting arrangement would retain a satisfactory level of private amenity space in accordance with Hillingdon's guidance on garden retention and domestic extensions.

The works are limited in scale and are focused on a side infill addition rather than a prominent outward expansion. The property already benefits from part double-storey rear and side extensions, and the proposed development is designed to integrate with the existing house rather than appear as an unrelated or overbearing addition. Hillingdon's HDAS states that two-storey extensions should be integrated with the existing dwelling, and for end-of-terrace properties there is no requirement for a front set-back or roof set-down as a matter of principle.

Section 5 of the HDAS is particularly relevant to the proposal, as it deals with side and first-floor side extensions to two-storey properties. The guidance allows flexibility for end-of-terrace situations where the extension is properly integrated and does not harm the appearance of the street or the amenity of adjoining occupiers. In this case, the side elevation faces the access road rather than a residential neighbour, and the extension will be read as a natural continuation of the built form.

The proposal is also supported by planning precedent. An approval has previously been granted at 1 Mount Park Road under reference 6854/APP/2015/1460, demonstrating that similar development has been found acceptable in this immediate vicinity. While each application is assessed on its own merits,

this precedent is a strong indicator that a comparable form of extension can be accommodated on this part of Mount Park Road.

In design terms, the proposal respects the existing scale, form, and character of the dwelling. The materials can be matched to the host property so that the extension reads as a cohesive part of the original house, which is consistent with Hillingdon's advice that materials should complement the existing dwelling. The lack of a neighbouring property on the access road side means there would be no adverse impact on privacy, daylight, or outlook to any side neighbour, and the proposal would not introduce a terracing appearance.

The development is not intended to intensify the use of the site or create any harmful operational impacts. It remains a family house within a predominantly residential area, and the proposals do not alter access, parking, or the established use of the property. Hillingdon's own guidance notes that the acceptability of extensions depends on location, design, massing, access, and the relationship to surrounding buildings, all of which are satisfactorily addressed here.

Overall, the proposal represents a proportionate and well-justified alteration to the dwelling. It makes efficient use of an atypical side boundary condition, removes an unnecessary outbuilding, enhances the usefulness of the garden, and respects both the established character of the house and the surrounding area. For these reasons, planning permission is respectfully sought.

## **Policy Basis**

The proposal is consistent with the general design approach in Hillingdon's Residential Extensions SPD, which seeks extensions that integrate with the original dwelling, respect the character of the surrounding area, and avoid unacceptable impacts on neighbours. It is also supported by the fact that the side elevation faces an access road rather than a private residential boundary, reducing the usual planning concerns associated with two-storey side infill additions.