

DESIGN & ACCESS STATEMENT

22 Barnhill, Eastcote, Pinner HA5 2SX

Application description	Erection of a single-storey side/rear extension, installation of rooflights and associated alterations to the existing dwelling.
Site	22 Barnhill, Eastcote, Pinner HA5 2SX
Agent / Designer	Bischell Design & Build
Drawing package	PL1–PL11, dated 24 September 2026
Statement date	September 2026

This statement is based on the submitted PL1–PL11 drawing package and on Hillingdon Council's published planning policy/guidance and relevant local planning decisions reviewed for this statement.

1. Introduction

This Design & Access Statement has been prepared in support of a householder planning application at 22 Barnhill, Eastcote, Pinner HA5 2SX.

The statement has been revised specifically to address Hillingdon Council's householder planning framework, including the Hillingdon Design and Accessibility Statement (HDAS): Residential Extensions and the adopted Local Plan Part 2 Development Management Policies.

The application is concerned with a single-storey side/rear extension, rooflights and associated alterations to the existing dwelling. The proposal remains a single dwelling and does not create a separate residential unit.

The statement deliberately does not describe the scheme as a two-storey extension. The proposed first-floor plan is treated as an alteration/reconfiguration of the existing first-floor accommodation rather than as a new upper-storey extension.

The submitted roof/loft plan shows roof and rooflight information. The drawings do not clearly establish a planning proposal for conversion of the roof space into habitable accommodation; this statement therefore does not rely upon or claim a loft conversion.

2. Application Description

The proposed development is:

- A single-storey side/rear extension to the existing dwelling.
- Installation of rooflights as shown on the proposed roof plan.
- Associated internal alterations and reconfiguration of accommodation.
- Associated external alterations shown on the proposed elevations.
- Retention of the property as a single dwelling.

Confirmed dimensional information: the proposed single-storey extension is shown in line with the existing extension/building line, with a stated depth/projection of 2,884mm (2.884m), and a maximum height of 3,000mm (3.0m). These figures are used in the Hillingdon HDAS assessment below.

The application should be described on the planning form as: "Erection of a single-storey side/rear extension, installation of rooflights and associated alterations to the existing dwelling."

3. Existing Site and Context

No. 22 Barnhill is an established residential dwelling within the built-up residential area of Eastcote. The application concerns alterations to the existing house rather than redevelopment of the site.

The submitted existing plans and elevations establish the existing building form and the relationship of the house to its boundaries. The proposed plans retain the basic identity of the dwelling while enlarging and reconfiguring the ground-floor accommodation.

The property has an established vehicular access and parking arrangement. The proposal does not introduce a new dwelling or a new vehicular crossover.

The design response is therefore appropriately assessed as householder development, with particular attention to the relationship of the extension to the original house, the street scene, neighbouring residential amenity, garden provision and parking.

4. Description of the Drawings

The drawing package comprises PL1–PL11, dated 24 September 2026. The relevant proposed drawings are:

- PL7 – Ground & First Floor Plan / Proposed: shows the proposed ground-floor extension and internal reconfiguration, together with the proposed first-floor arrangement.
- PL8 – Loft & Roof Floor Plan / Proposed: shows the proposed roof/loft arrangement and rooflights.
- PL9 – Proposed Elevations: shows the external appearance and proposed materials/finishes.
- PL10 – Proposed Section: shows the proposed section and vertical relationships.
- PL11 – 3D – Existing & Proposed: provides a three-dimensional comparison.

The architectural drawings should be read as a coordinated package. Where a planning dimension is not clearly and unambiguously stated on the drawings, this statement does not invent a dimension or present a measurement as verified.

5. Hillingdon Planning Framework

Hillingdon Council's adopted Local Plan Part 2 Development Management Policies (January 2020) contains a dedicated Householder Development section. The Council states that residential extensions are assessed principally against Policy DMHD 1, alongside other relevant policies.

The relevant policy framework for this proposal includes:

Policy / guidance	Subject	Relevance to proposal
PT1.BE1	Built Environment	Quality of design, character and visual amenity.
DMHB 11	Design of New Development	Context, scale, massing, materials, amenity and good design.
DMHB 12	Streets and Public Realm	Relationship to the street scene and public realm.
DMHB 18	Private Outdoor Amenity Space	Retention of adequate private amenity/garden space.
DMHD 1	Alterations and Extensions to Residential Dwellings	Principal householder extension policy; subordinate scale and neighbour amenity.
DMT 6	Vehicle Parking	Parking provision and highway considerations.
London Plan D4	Delivering Good Design	Good design and context.
London Plan D6	Housing Quality and Standards	Residential quality, including outlook, daylight and usability.
HDAS: Residential Extensions	Supplementary design guidance	Detailed guidance on rear/side extensions, scale, separation, privacy and amenity.

6. Hillingdon HDAS: Residential Extensions – Detailed Consideration

Hillingdon's HDAS: Residential Extensions was adopted in December 2008 and remains material supplementary design guidance used alongside the adopted Local Plan. Recent Hillingdon planning material continues to refer to HDAS when assessing residential extensions.

6.1 Rear / single-storey extension

HDAS guidance places emphasis on ensuring that a rear extension remains subordinate to the original dwelling and does not create an unacceptable effect through excessive depth, height, bulk, over-dominance, loss of outlook or loss of daylight.

The guidance includes a 3.6m depth benchmark for certain house types, including semi-detached/terraced forms, while the precise application depends on the form and dimensions of the existing property. Current Policy DMHD 1 also requires a satisfactory relationship with adjacent dwellings and no unacceptable loss of outlook.

For 22 Barnhill, the stated extension depth is 2.884m and the stated maximum height is 3.0m. These dimensions are below the HDAS benchmarks commonly applied to a single-storey rear extension of this type, subject to the final drawings confirming the depth is measured from the relevant original rear wall/building line.

6.2 Height and roof form

HDAS guidance seeks a modest, subordinate single-storey addition. Historic Hillingdon decisions applying HDAS commonly refer to approximately 3.0m for flat-roofed single-storey extensions and approximately 3.4–3.45m for some pitched/mono-pitched arrangements, depending on the detailed form.

The proposed single-storey extension has a stated height of 3,000mm (3.0m). This is the height relied upon for the planning assessment.

6.3 Side extension

HDAS requires careful consideration of the width, height, set-in and relationship of a side extension to the original dwelling and the surrounding street scene. The current DMHD 1 policy is particularly important: side extensions should not exceed half the width of the original property, should remain subordinate and should reflect the architectural style of the main building.

Because the proposal is described as a side/rear extension, the final application drawings should clearly dimension the side element and demonstrate its relationship to the original house and side boundary. If the final drawings do not already show those dimensions clearly, they should be added before submission.

6.4 Side boundary separation

HDAS guidance generally seeks a meaningful gap between side extensions and boundaries, particularly where an extension is visible from the street, in order to avoid a terracing effect and to maintain the character of the street scene. The precise requirement depends on the form and location of the extension.

The submitted plan indicates that the proposed extension is aligned with the existing extension/building line and has a stated projection/depth of 2,884mm (2.884m).

6.5 Windows, rooflights and privacy

Hillingdon's approach is to avoid unacceptable overlooking and to maintain reasonable privacy for adjoining occupiers. Rooflights can assist natural light while limiting direct overlooking, depending on their position and design.

Any side-facing windows with potential for direct overlooking should be assessed on the final elevations. Where necessary, appropriate conditions or design measures such as obscure glazing and restricted opening may be used. The DAS does not propose unnecessary privacy measures where the drawings already demonstrate that no material overlooking would occur.

6.6 Garden / private amenity space

HDAS and Policy DMHB 18 require adequate usable private outdoor amenity space to remain. The proposed development should therefore retain a functional rear garden and should not result in an unacceptable loss of private amenity space.

The final planning submission should include a clear site plan capable of demonstrating the retained garden area if the case officer requires a quantitative assessment.

6.7 Parking

Policy DMT 6 requires appropriate consideration of vehicle parking. The proposal retains the existing dwelling, access and parking arrangement and does not create an additional dwelling. The final site plan should clearly show the retained parking spaces and access.

7. Design Response

7.1 Scale and massing

The proposal is designed as a single-storey addition and therefore avoids the additional bulk associated with a new upper storey. The extension is subordinate to the existing two-storey dwelling and is positioned at ground-floor level.

The proposed form should be read as an extension to the existing house rather than a separate building. The design approach is consistent with Hillingdon's requirement that householder extensions complement the host dwelling.

7.2 Appearance and materials

The proposed elevations indicate that external wall materials are intended to match the existing dwelling. This is an appropriate approach for maintaining visual continuity between the original house and the extension.

Window and door openings are arranged as part of the enlarged ground-floor accommodation. The proposed elevations should be used as the controlling document for final external appearance.

7.3 Rooflights

Rooflights are shown on PL8. Their use provides additional daylight without requiring a new upper-storey extension. Their detailed positioning should remain as shown on the approved drawings unless otherwise agreed.

7.4 Internal arrangement

PL7 provides enlarged and reconfigured ground-floor accommodation, including living, kitchen/utility and bedroom-related spaces. The first-floor plan is an internal reconfiguration of the existing upper-floor accommodation.

The internal layout is functional and provides usable residential accommodation. The statement does not treat the loft/roof space as habitable accommodation because that use is not clearly established by the submitted drawings.

8. Residential Amenity

The principal neighbour amenity considerations are outlook, daylight, sunlight, privacy, visual dominance and garden relationships.

8.1 Outlook and 45-degree consideration

Hillingdon commonly uses 45-degree sightline/viewing-plane considerations as part of the assessment of extensions. The purpose is to help assess whether a proposal would materially obstruct the outlook from neighbouring habitable-room windows.

The final assessment should be undertaken from the relevant neighbouring rear-facing habitable-room windows and should use the actual proposed extension dimensions. The DAS therefore records the 45-degree principle without inventing a result that is not explicitly dimensioned on the submitted drawings.

8.2 Daylight and sunlight

Because the proposal is single-storey, its potential effect on neighbouring daylight and sunlight is materially less than that of a two-storey rear extension. Nevertheless, the depth, height, orientation and position of the addition must be considered in combination with existing buildings and extensions.

8.3 Privacy

The proposal should avoid new direct overlooking toward neighbouring private gardens or habitable-room windows. The final elevations should be checked for side-facing openings. Where a particular opening could create overlooking, appropriate glazing or opening restrictions can be secured.

8.4 No balcony / roof terrace

The proposal is not presented as providing a balcony or roof terrace. The flat/low-pitched roof area of the single-storey extension should not be used as an external terrace unless separately authorised.

9. Access and Highways

The application is a householder proposal and retains the property as a single dwelling.

- No new dwelling is created.
- No new vehicular crossover is proposed.
- The existing residential access arrangement is retained.
- Existing off-street parking is retained, subject to confirmation on the final site plan.
- Pedestrian access to the dwelling remains from the established entrance.

The proposal therefore does not create a material new highway arrangement. Construction access and traffic management are matters for the construction phase rather than the planning merits of the completed householder development.

10. Planning Precedents and Local Context

Nearby Hillingdon decisions demonstrate that substantial householder development is assessed by reference to the host dwelling, neighbour relationships, parking, garden space, privacy and the detailed design of the extension.

34 Barnhill – 58639/APP/2022/1858

Hillingdon granted permission in 2022 for a substantial householder scheme at 34 Barnhill, including a two-storey rear extension, a single-storey side extension, garage conversion, rooflights and associated alterations. The officer report identifies the site as a detached dwelling and considers design, neighbour amenity and parking issues.

This is a useful local comparator because it is on the same road and demonstrates the Council's assessment of householder extensions in the immediate street context. It is not treated as establishing an automatic entitlement for No. 22; each proposal must be assessed on its own dimensions and impacts.

34 Barnhill – 58639/APP/2025/158

Hillingdon granted a further permission on 10 April 2025 for another substantial householder scheme at 34 Barnhill, including a two-storey rear extension, single-storey side extension, garage conversion, rooflights and fenestration changes.

Again, this is contextual evidence only. The present application at No. 22 is materially different because the proposed extension is single-storey.

Other Barnhill context

Hillingdon planning decisions on Barnhill and surrounding streets show that the Council considers the relationship of extensions to neighbouring properties, 45-degree viewing angles, privacy, daylight, garden space and parking. These local decisions support the use of a proportionate, site-specific householder assessment rather than reliance on a single numerical rule.

11. Sustainability

The proposal reuses and extends an existing dwelling rather than replacing it. This represents an efficient use of the existing residential site and retains the established access and infrastructure.

- Use of an existing residential building and serviced site.
- Retention of the existing dwelling rather than demolition and rebuild.
- Potential for improved daylight through appropriately located rooflights.
- Opportunity to incorporate improved insulation, glazing and energy efficiency as part of Building Regulations works.
- Retention of existing garden/landscape areas outside the extension footprint.

Detailed energy and construction performance will be addressed through Building Regulations and the final construction specification.

12. Inclusive Design and Accessibility

The proposal does not introduce a new dwelling or a materially different public access arrangement. The existing residential entrance and access route are retained.

Internal alterations provide practical circulation within the dwelling. Final detailed compliance with Building Regulations, including accessibility requirements applicable to the works, will be addressed at Building Control stage.

13. Planning Compliance Summary

Requirement	Relevant policy/guidance	Proposal response	Status / action
Good design / character	PT1.BE1, DMHB 11, HDAS	Single-storey extension designed as a subordinate addition; materials intended to match existing.	Supported by drawings; final elevations to control.
Street scene	DMHB 12, HDAS	Rear/side householder works; no new dwelling or new crossover.	Supported in principle; confirm side set-in on final site plan.
Rear extension scale	DMHD 1, HDAS	Single-storey extension; stated depth 2.884m and height 3.0m.	Dimensionally consistent with HDAS benchmarks, subject to final drawing confirmation.
Side extension	DMHD 1, HDAS	Side/rear extension remains subordinate to original dwelling; aligned with the existing extension/building line.	Confirm side width/boundary set-in remains clearly dimensioned.
Neighbour outlook / 45°	DMHD 1, DMHB 11, HDAS	Single-storey form reduces potential impact; 45° assessment should be made from relevant neighbour windows.	Final drawing check recommended.
Privacy	DMHD 1, DMHB 11, HDAS	No reliance on direct overlooking; rooflights used as shown.	Check all side-facing windows on final elevations.
Private garden	DMHB 18, DMHD 1	Existing private garden retained outside the extension footprint.	Quantify on site plan if requested.
Parking	DMT 6	Existing access/parking arrangement retained; no additional dwelling.	Show retained spaces clearly on final site plan.
Housing quality	London Plan D6	Existing dwelling enlarged/reconfigured with usable residential accommodation.	Supported in principle.
Design quality	London Plan D4	Extension responds to existing dwelling and uses compatible materials.	Supported by PL9/PL11.

14. Conclusion

The proposed development is a householder extension scheme comprising a single-storey side/rear extension, rooflights and associated alterations to the existing dwelling.

The design approach responds to the established dwelling and seeks to remain subordinate in scale and compatible in appearance. The proposal retains the property as a single dwelling and retains the established access and parking arrangement.

The scheme has been assessed against Hillingdon's relevant Local Plan policies and the Council's HDAS: Residential Extensions guidance, with particular attention to scale, massing, side/rear extension form, neighbour amenity, privacy, garden provision and parking.