

## 2. PLANNING STATEMENT

**Application Site:** 28 Pamela Gardens, Pinner, HA5 2QU

**Proposal:** Garage conversion, ground floor side infill extension, loft conversion with pitched dormer and roof light

**Council:** London Borough of Hillingdon

### Site and Context

28 Pamela Gardens is a two-storey semi-detached family dwelling located on a generous corner plot. Situated in the **Eastcote Park Estate Conservation Area**, the area is characterised by traditional interwar architecture with mature gardens and consistent development forms.

The property benefits from substantial off-street parking (capacity for 6 vehicles) and a maintained soft frontage. The site is not subject to listed status, Tree Preservation Orders or Article 4 directions restricting development rights.

### Proposed Development Description

- Garage conversion into habitable space (no extension).
- Single-storey side infill providing ground-floor connection between home and garage.
- Loft conversion featuring a rear-facing, subservient pitched-roof dormer and a side rooflight.

### Relevant Planning History and Precedent

Significant local planning precedents support this application:

- **24 Pamela Gardens (REF: 28092/APP/2022/2582):** Loft conversion with dormer and two-storey side extension.
- Garage conversions approved at:
  - **21 Pamela Gardens (2024)**
  - **17 Pamela Gardens (2015)**
  - **11 Pamela Gardens (2017)**

These demonstrate policy support and established form for accepted alterations.

### Planning Policy Context

## **National Planning Policy Framework (NPPF):**

- Section 12 – Achieving Well-Designed Places
- Section 16 – Conserving and enhancing the historic environment

## **Hillingdon Local Plan (Part 1 and 2):**

- **Policy DMHB 11** – Design of New Residential Development
- **Policy DMHB 4** – Conservation Areas
- **Policy DMT 6** – Vehicle Parking
- **Policy DMHD 1** – Alterations to Residential Dwellings

## **Assessment Against Planning Policy**

- **Residential Amenity**

The proposals do not affect neighbouring amenity with no loss of light, privacy, or outlook. The works are all within the existing curtilage and remain subservient to the parent dwelling.

- **Visual Impact & Character**

The extension and dormer are sensitively designed using matching materials and sympathetic scale. The dormer is located to the rear and not visible in the public domain.

- **Parking and Landscaping**

The site retains ample parking provision (6 spaces) and maintains all front soft landscaping, preventing urban sprawl or visual clutter.

## **Sustainability**

The conversion and extensions provide enhanced living spaces for a growing household without additional land consumption or significant increase in carbon footprint, aligning with sustainable development principles.

## **Conclusion**

The proposed works are compliant with local and national policy and are aligned with established design precedents in the area. There is **no material harm to amenity, highways, or conservation value**. As such, the proposal represents an **appropriate, proportionate, and policy-compliant extension of a family dwelling** in this residential area.

Planning permission should therefore be granted.