

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.