

DESIGN & ACCESS STATEMENT

June 2024

23 Pine Gardens, Ruislip, London, HA4 9TN

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[Unit 7 Hawthorn Business Park, 165 Granville Road NW2 2AZ](#)

Introduction

This Design and Access Statement has been prepared by Dimensions Planning on behalf of the applicant to support a full planning application submitted to Hillingdon Council. The application seeks permission for the erection of a part single, part two storey side and rear extension to create a new one bedroom dwelling, with car/cycle parking, external amenity space and other associated works

The application follows pre application advice received from the Council under reference 35392/PRC/2025/197. The pre application response assessed three design options for a first floor element above the previously approved single storey extension. The officer advised that Option 3, which incorporated build lines parallel to the main dwelling, was the most appropriate but required a reduction in the width and scale of the first floor element. The officer further advised that the existing first floor side extension to No. 21 Pine Gardens would present an example of the dimensions that would likely receive officer approval. The current proposal has been designed in direct response to that advice, with the first floor element reduced to mirror the dimensions of the extension to No. 21.

This statement should be read alongside the submitted drawings and supporting documents. Dimensions Planning is the acting agent on behalf of the owner of the site.



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The Site

The application site consists of a two story semi detached dwelling situated on a triangular-shaped corner plot on the eastern side of Pine Gardens. The property features an area of hard standing at the front, providing off-street parking, along with a private rear garden.

The surrounding area is residential in character, comprising a mix of two story semi detached houses in a variety of designs. The adjoining property, No. 21 Pine Gardens, is located to the northeast of the application site, forming the other half of the semi detached pair. To the south lies No. 25 Pine Gardens.

The site is not within a Conservation Area or an Area of Special Local Character, and it does not contain any Listed Buildings or trees subject to a Tree Preservation Order. However, the property is situated within a Critical Drainage Area, which may influence considerations for surface water management as part of the development proposal.



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Relevant Planning History

Reference	Location	Proposal	Received	Status
35392/APP/2025/1812	23 PINE GARDENS RUISLIP	Variation of Condition 2 (Submitted Plans) of planning permission ref. 35392/APP/2024/3243, dated 25-04-2025 (Erection of a part single storey, part two storey extension to the side and rear and conversion of roof space to habitable use to include a rear dormer, to accommodate the conversion of the existing dwelling into two dwellings, along with associated car and cycle parking, external amenity space.) to alter depth of rear elevation and the reconfiguring of the internal layouts.	03-07-25	Approval
35392/APP/2024/3243	23 PINE GARDENS RUISLIP	Erection of a part single storey, part two storey extension to the side and rear and conversion of roof space to habitable use to include a rear dormer, to accommodate the conversion of the existing dwelling into two dwellings, along with associated car and cycle parking, external amenity space.	11-12-24	Approval
35392/APP/2023/3222	23 PINE GARDENS RUISLIP	Erection of a two storey side extension and single storey rear extension with amendments to fenestration. Conversion of roof space to habitable use to include rear dormer and 1 front roof light with removal of chimney stack.	06-11-23	Approval
35392/APP/2023/2580	23 PINE GARDENS RUISLIP	Erection of a two storey side extension and single storey rear extension with amendments to fenestration including replacement of windows. Conversion of roof space to habitable use to include rear dormer and 1 front roof light with removal of chimney stack.	04-09-23	Refusal

The Proposals

The proposed development is for the erection of a part single, part two storey side/rear extension to create a new one bedroom dwelling, along with car/cycle parking, refuse storage and external amenity space.

The ground floor element replicates the extant scheme reference 35392/APP/2024/2137. The first floor element has been reduced in width and scale further to the pre application advice, mirroring the dimensions of the existing first floor side extension to No. 21 Pine Gardens with a width of 2.7m at the front and 3.2m to the rear. Unlike the extant scheme, this proposal does not include a rear dormer window, reducing the overall built form.

The proposed dwelling would be a two storey 1 bedroom, 2 person unit with a GIA of 70.1m², exceeding the minimum standard of 58m². The unit includes 1.5m² of built in storage under the stairs. The ground floor comprises a living/lounge, kitchen/dining room, hallway and store. The first floor comprises a bedroom and bathroom. The garden is accessed via the side access path.

Two off street parking spaces would be provided within the existing front courtyard utilising the existing crossovers. Dedicated cycle and waste storage enclosures would be located within the front courtyard.



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Planning Policy Context

The following National, Regional and Local Plan Policies are considered relevant to the application:

NPPF (2023):

Section 4 Decision making
Section 5 Delivering a sufficient supply of homes
Section 11 Making effective use of land
Section 12 Achieving well designed and beautiful places

London Plan (2021):

D3 Optimising site capacity through the design-led approach
D4 Delivering Good Design
D6 Housing quality and standards
D7 Accessible Housing
H1 Increasing housing supply
H2 Small sites
H10 Housing size mix
SI 3 Sustainable drainage
T6.1 Residential Parking

Local Plan Part 1 Policies (2012):

H1: Housing Growth
BE1: Built Environment
EM6: Flood Risk Management

Local Plan Part 2 Policies (2020):

DMHB 14 Trees and Landscaping
DMHB 11 Design of New Development
DMHB 16 Housing Standards
DMHB 18 Private Outdoor Amenity Space
DMEI 10 Water Management, Efficiency and Quality
DMHD 1 Alterations and Extensions to Residential Dwellings
DMT 1 Managing Transport Impacts
DMT 2 Highways Impacts
DMT 6 Vehicle Parking



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Principle of Development

The principle of a new dwelling on this site has been established through the previous permissions and was confirmed as acceptable through the pre application advice under 35392/PRC/2025/197. The existing dwelling would remain as a single family dwelling. There are no in principle policy objections to the creation of an additional dwelling on this site.

Design

The ground floor element replicates the extant scheme approved under 35392/APP/2024/2137 and the acceptability of this element has been established.

The first floor element has been designed in direct response to the pre application advice received under 35392/PRC/2025/197. The officer assessed three design options and concluded that Option 3, which incorporated build lines parallel to the main dwelling, was the most appropriate but required a reduction in width and scale. The officer advised that the existing first floor side extension to No. 21 would present an example of the dimensions that would likely receive officer approval.

The proposed first floor element mirrors the dimensions of the extension to No. 21. The width is 2.7m at the front, widening to 3.2m to the rear. The build lines at first floor level run parallel to the existing dwelling, consistent with the linear character of front elevations on Pine Gardens. The first floor is set back behind the main front elevation and set in from the side boundary, maintaining a separation distance to No. 25 and retaining a sense of openness between the properties. The proportions are consistent with the established character of the semi detached pair, where No. 21 already benefits from a first floor side extension of the same dimensions.

The pre application response also confirmed that the extension to No. 21 has a maximum width of approximately 3.2m, set in to 2.7m at the front, and is of a width that appears proportionate to that property without appearing unduly wide within the street scene. The current proposal replicates these proportions exactly.

Unlike the extant scheme, this proposal does not include a rear dormer window, which reduces the overall built form and represents a reduction compared to the approved development.

External materials would match the existing dwelling. The proposed extension would read as a subordinate addition to the host dwelling and would not detract from the character or appearance of the street scene.



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Quality of Accommodation

Policy DMHB 16 of the Local Plan and Policy D6 of the London Plan require minimum space standards for internal and external spaces.

The proposed dwelling would be a two storey 1 bedroom, 2 person unit with a GIA of 70.1m², exceeding the 58m² minimum. The bedroom measures 11.5m² and meets the minimum double bedroom standard. The unit would benefit from 2.5m floor to ceiling height throughout and dual aspect with adequate glazing.

The garden for the proposed dwelling provides 54.7m², exceeding the 20m² requirement under Policy DMHB 18.

The pre application response confirmed that all options exceeded the requirements for internal amenity space provision and that each room would afford a satisfactory level of light and outlook. The current proposal is no worse in this regard.

The proposal would provide an acceptable living environment for future occupiers.

Neighbouring Amenity Impact

Policy DMHB 11 together with Policy DMHD 1 sets out the requirement to ensure development proposals do not adversely impact neighbouring amenities.

The ground floor element has previously been considered acceptable. The proposed first floor element, given its depth and siting, would not result in an adverse impact upon No. 25 or No. 23 in terms of overshadowing or overbearingness. The pre application response confirmed this conclusion.

In terms of privacy, the pre application response acknowledged that there is already a high degree of overlooking given the shallow gardens, orientation and the presence of a dormer at second floor level. No. 25 has two windows on its side elevation facing the application property, however these relate to non habitable spaces. The officer concluded that on balance the proposed first floor addition would not result in any greater loss of privacy beyond what already exists at the site. The proposed first floor element in this application is reduced in width compared to the options assessed at pre application stage, further limiting any potential impact.



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Parking and Transport

The pre application response confirmed that matters concerning parking and highway safety were acceptable, with no material change arising from the addition of a first floor element given the proposal remains a one bedroom dwelling with the same level of parking.

Policy T6.1 of the London Plan provides maximum parking standards and requires for this proposal, which lies in a PTAL 2 rating, up to 0.75 spaces for 1 to 2 bedroom units. The proposal provides 1 off street parking space for the new dwelling utilising the existing crossover. one EV charging point will be provided with this space.

In accordance with Policy T5 of the London Plan, each unit would require two cycle parking spaces. The proposal provides a dedicated store within the front courtyard to accommodate a total of 2 cycle spaces.

Refuse Storage

A dedicated bin store will be located alongside the south western side boundary which will store 2x 240l general waste bins and 2x 240l recycling bins. The location of the bin store is in close proximity to the highway providing ease of access to both residents and collectors.

Conclusion

The principle of development has been established through the previous permissions and confirmed as acceptable through the pre application advice. The ground floor element replicates the extant scheme and the first floor element has been designed in direct response to the officer's advice, mirroring the dimensions of the existing first floor side extension to No. 21 Pine Gardens. The proposal reduces the overall built form compared to the extant scheme by omitting the rear dormer window.

The proposal would result in a net gain of one dwelling and provide an acceptable living environment for future occupiers. There are no adverse impacts upon neighbouring amenity or the highway network. Planning permission should therefore be granted. The applicant is willing to accept any reasonable conditions.



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