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Planning, Design and Access Statement

Site Address: 12 Deerings Drive, Pinner, HA5 2NZ

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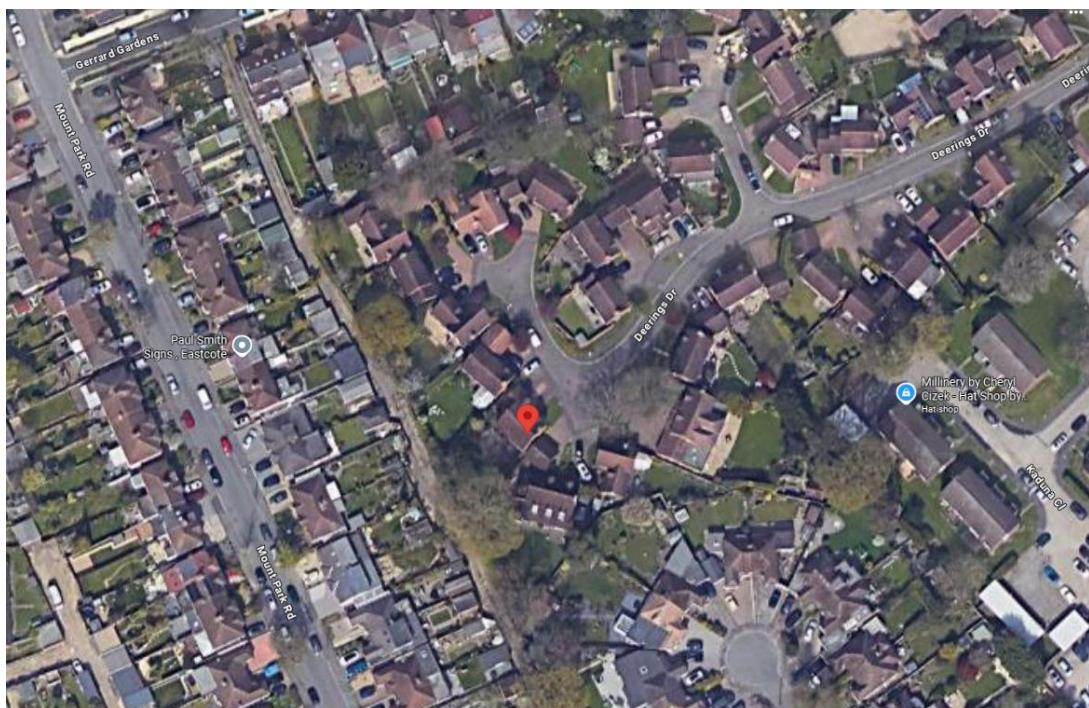
1. Executive Summary

This Statement supports a householder planning application for a two-storey side extension and a single-storey rear extension at 12 Deerings Drive. The proposals continue the dwelling's characteristic front hipped roof across a modestly widened frontage, with a small matching front dormer, while keeping the main ridge height unchanged. All materials match existing brickwork and roof tiles. First-floor side-facing windows will be obscure-glazed to protect privacy. The scheme retains all on-plot parking and maintains clear spacing between dwellings, with the proposed first-floor side wall set in 1,074 mm from the side boundary and the adjacent property located a further ~1 m away, preserving the street's open character. The single-storey rear extension projects up to 4.0 m from the original rear wall with a maximum eaves height of 3.0 m.

The development accords with the Development Plan and other material considerations, including the Hillingdon Local Plan (Parts 1 & 2), HDAS: Residential Extensions SPD, London Plan (Policies D3, D4, D5) and the NPPF (2023). It demonstrates full compliance with the National Planning Policy Framework (2023). The proposal enlarges a family dwelling in a sustainable urban location without adverse impact on the character of Deerings Drive or neighbours' amenity. Precedents both adjacent and nearby confirm that extensions and properties of comparable scale are routinely accepted by Hillingdon Borough Council.

2. Site & Context

1.1 Location



1.2 Surrounding character

Deerings Drive is a quiet residential cul-de-sac within Eastcote/Pinner characterised by detached, mid-20th-century dwellings on generous plots with mature front gardens and soft-landscaped verges, accessible via a discreet access road into the cul-de-sac. Dwellings are typically detached.

Houses commonly feature hipped/cat-slide front roof forms, side garages and wide rear gardens.

Numerous dwellings have been enlarged, characterised by a unique individual configurations, creating an eclectic yet coherent suburban street scene.

The site is not within a Conservation Area and contains no listed buildings.

The plot itself is broadly level and not known to fall within Flood Zones 2 or 3.

1.3 Site description

A detached two-storey house with a hipped front roof with front dormer and attached side garage. The front garden provides multiple on-plot parking spaces via a dropped curb, with soft and hard landscaping to the front; the long rear garden is enclosed by fences/hedging.

Materials used in the host dwelling are brick, tile, and uPVC windows and doors. The Rear garden benefits from a South-East orientation. The land slopes down from No.13 Deerings Drive towards No.11. Thus No. 13 benefits from a higher land level than the site at No.12.

3. Site Photographs

Front View



Front / Side View



Rear View



Rear / Side View



Street scene



4. Planning History

No recent permissions of direct relevance at No. 12 have been identified. The street is active on the Council portal for routine domestic proposals, those and other comparables have been set out in section 8.

5. Proposed Development

5.1 Design Principles

The design has been based on the following principles:

Use: C3 Residential (unchanged).

Layout & Scale - Two-storey side extension widening the house broadly in line with the existing side garage footprint, continuing the front hipped roof and incorporating a small front dormer to match the existing. The main ridge height remains unchanged.

Separation to boundary & width: the first-floor side wall is set in 1,074 mm from the side boundary; the neighbouring dwelling sits 1metre further away, preserving a generous inter-building gap and avoiding any terracing effect. The extension does not exceed the width of the existing side garage/roof form, so perceived building width remains consistent with the established composition of the host dwelling.

Single-storey rear extension projecting up to 4.0 m from the original rear wall with a maximum eaves height of 3.0 m, creating an open-plan kitchen/dining/family space with wide garden access.

Appearance - Materials: match existing (facing brickwork and roof tiles). Eaves, soffits and window proportions follow existing rhythms. Any first-floor side-facing windows will be obscure-glazed with a restricted opening.

Energy & drainage -The property already benefits from roof-mounted solar PV and an EV charging point. Surface water from new roof areas will discharge to on-plot soakaway/permeable areas in accordance with Building Regulations.

Landscaping – front soft and hardstanding remains; rear garden retained.

5.2 Design & Appearance

Roof form and articulation: the scheme continues the existing hipped/cat-slide roof plane, naturally recessing first-floor mass from the principal elevation while keeping the main ridge unchanged. A small matching front dormer maintains visual balance with the host.

Gaps and spacing: a clear first-floor set-in of 1,074 mm to the side boundary is provided; combined with the neighbour's further offset (~1 m), this preserves the spacious rhythm of the street and prevents terracing in accordance with HDAS principles and DMHD 1.

Number 12 Deerings Drive land level is lower and slopes down from no. 13. The Boundary fencing is over 2metres high from ground level, and the neighbours' hedges are over 2.6m high, with additional trees that are further taller.The raised land level at No.13 further indicates that any side and rear extension at 3m high will create no additional loss of light to No.13 and the neighbours amenity will still be protected.

Width & subordination: the side addition does not extend beyond the width of the existing side garage/roof form. As such, the proposal reads as a continuation under the established roofscape, achieving subordination by composition rather than by an explicit ridge set-down or front set-back.

Rear form: the 4.0 m rear projection at 3.0 m eaves sits comfortably within the plot, with a sensitive roof profile to protect neighbours' amenity.

Materials & detailing: matching external materials and vertically proportioned openings ensure visual continuity with the host dwelling and the streetscene.

The extensions have been designed to respect the scale of the original house and rear garden. As such, on design grounds, the cumulative massing of the resultant property is therefore considered to be acceptable and under 50% of the curtilage.

The extensions are well considered and with matching materials, similar fenestration pattern and design cues, it is considered the proposal integrates well.

The scale of the overall roof form is commensurate with others along the wider terrace of detached properties and in any case would be sufficiently modest and so would not harm neighbouring amenity in terms of loss of light or outlook. The extension is sympathetic to ensure that it causes no adverse effect on the amenity neighbouring properties. There will be no loss of natural light or amenity to the neighbours.

5.3 Scale, Amenity & Neighbour impacts

Daylight & sunlight (45-degree test and orientation): the extension meets the 45-degree guideline taken from the centre of the nearest ground-floor habitable room window of the adjoining property.

Given the South-East-facing rear gardens, the daily sun path (east → west across the southern sky) means there is little to no overshadowing. In line with BRE 209 principles, no material reduction in daylight or sunlight to neighbouring habitable rooms or main garden areas is anticipated.

Relationship to neighbours: the adjoining dwelling's higher ridge ($\approx 0.75\text{--}1.0\text{ m}$) ensures the widened roofscape reads comfortably within the street profile and avoids overbearing massing. Privacy: any first-floor side windows to be obscure-glazed restricted opening, preventing overlooking.

Outlook/sense of enclosure: separation distances remain appropriate and typical of the area; the retained side gap (1,074 mm) and the neighbour's offset ($\sim 1\text{ m}$) preserve openness between dwellings.

5.4 Energy & Sustainability

The dwelling already benefits from roof-mounted solar panels and an EV charging point. The proposals will adopt a fabric-first approach (insulation upgrades and efficient glazing) and use permeable surfacing/soakaway measures for new hardstanding and roof drainage in line with Building Regulations. Small domestic air conditioning units will be installed, that make minimum noise. Similar approval was granted for No. 14 Deerings Drive in March 2025.

5.5 Transport, Parking & Access

Parking: all existing on-plot spaces on the front drive are retained. The historic side garage is too narrow for modern vehicles and functions predominantly as storage. The property already has an EV charging point, which will remain in use.

Highways: no change to access arrangements; no adverse highway safety impact.

Inclusive access: level thresholds are maintained to principal entrances. Internal layouts allow step-free circulation at ground floor with a WC retained.

6 Planning Policy Framework

Development Plan

- *Hillingdon Local Plan – Part 1 (2012): BE1 – Built Environment.*
- *Hillingdon Local Plan – Part 2 (2020): DMHB 11 – Design of New Development; DMHB 14 – Trees & Landscaping; DMHD 1 – Alterations & Extensions to Dwellings (Appendix A); DMT 6 – Vehicle Parking.*

Supplementary Planning Documents/Guidance

- *HDAS: Residential Extensions SPD – guidance on proportions, spacing, roof continuity and avoiding terracing.*
- *Accessible Hillingdon SPD – inclusive design principles.*

Regional & National

- *London Plan (2021): D3 (design-led approach), D4 (delivering good design), D5 (inclusive design).*
- *NPPF (2023): Chapter 12 – Achieving well-designed and beautiful places.*

7 Planning Assessment

7.1 Principle

Householder extensions are acceptable in principle where design and amenity criteria are met. The proposal maintains residential use and enhances functional family accommodation.

7.2 Design & Street Scene

Design & character (BE1; DMHB 11; DMHD 1; London Plan D3/D4): the widened form continues the established roof form (with a small matching dormer) and retains a first-floor 1,074 mm set-in from the side boundary, so the street's spacious rhythm is preserved and a terracing effect avoided. The extension does not exceed the width of the existing side garage/roof form, thereby

achieving subordination without additional ridge set-down and is naturally set back from the front. Materials match existing.

7.3 Neighbour Amenity

(DMHB 11; DMHD 1; BRE 209): the neighbour's higher ridge ($\approx 0.75\text{--}1.0$ m), the South-East-facing gardens, and compliance with the 45-degree guideline together demonstrate that the scheme will not be overbearing nor cause material daylight/sunlight loss. Side-facing first-floor windows are obscure-glazed.

- **No 13** Complies with 45 Degree daylight rule No direct overlooking. Bathroom window to be obscure glazed.

7.4 Highways & Parking

(DMT 6): existing on-plot spaces are retained; the substandard garage remains for storage. An EV charging point is already installed.

7.5 Inclusive Access

London Plan D5; Accessible Hillingdon SPD): step-free ground-floor circulation and level thresholds are maintained.

7.6 Flood Risk & Drainage

Permeable block paving and rear garden soakaway to ensure no increase in surface-water runoff.

7.7 Trees, Ecology & Landscaping

No TPO trees within site. Existing hedge retained; soft landscaping to front maintained around parking bays. Site in ecologically low-sensitivity area.

8 Precedent and Material considerations

There is a consistent pattern of permissions across Eastcote/Pinner for two-storey side and single-storey rear extensions (or very similar combinations), confirming the acceptability of well-designed, contextual additions in this suburban setting. Illustrative approvals within London Borough of Hillingdon (Eastcote & environs) include:

416 Field End Road, Eastcote (HA4 9PE) - Part two-storey side & rear; Approved 59602/APP/2025/982, 09 Jun 2025.

20 Seaton Gardens, Ruislip - Two-storey side; part single/part two-storey rear; loft with rear dormer; Approved 78652/APP/2024/700, 20 May 2024.

16 Lawson Gardens, Pinner (HA5 2EB) - First floor side extension and conversion of roof space into habitable accommodation incl, roof extension, 4 x rear dormers and 4 x front roof lights. Approved 48107/APP/2022/3563 1 Mar 2023

28 Cranmer Close, Ruislip (HA4 9QF) - Two-storey side + single-storey rear (+ porch). 77630/APP/2022/3831. Approved 13 Feb 2023

60 Bempton Drive, Ruislip (HA4 9DD) - Two-storey side & rear plus single-storey rear
77291/APP/2022/1686 Approved 14 Jul 2022.

17 Lawson Gardens , Pinner (HA5 2EB) - Two Storey Side + 2 storey rear extension + raised roof, dormer loft conversion. 41959/APP/2021/2711 Approved 9 Jul 2021

29 Bridgwater Road, Ruislip - Two-storey side + part two-storey, part single-storey rear. Approved 16552/APP/2021/507 31 Mar 2021.

103 Lime Grove, East Ruislip -Two-storey side + single-storey rear + extension of roof + dormer; Approved 75001/APP/2021/246, 06 Apr 2021.

68 Raisins Hill, Eastcote - Two-storey side + single-storey rear; Approved at committee 62664/APP/2016/831, 21 Jun 2016.

33 Warrender Way, Ruislip (HA4 8EB) - Two-storey side + single-storey rear (garage demo)..62536/APP/2013/953 Approved 4 Jun 2013.

These approvals confirm LBH's acceptance of 2 storey side extensions and single storey rear extensions in the nearby local area, and support the principle and typology at No. 12 Deerings Drive, i.e. a two-storey side element with sympathetic roof treatment and a modest single-storey rear, giving substantial positive weight to the application.

Examples of similar works/ properties in the vicinity:



No.7- Property scale, window & roof form .



No 8-Property scale front dormer/fenestration form



No. 9- Fenestration design & property scale



No.1 - Velux windows to front roof

9 Access

Vehicular – Existing dropped-kerb retained.

Pedestrian – Level threshold and clear routes; principal entrance door leaf adequate opening.

10 Conclusion

The proposal would comply with Local Plan and National Policies.

The resultant dwelling would not appear incongruous or disproportionate and meets the current housing standards.

The scheme delivers a well-designed, contextual extension that enhances a family home while respecting the character of Deering's Drive and safeguarding neighbours' amenity.

The widened roofscape continues the established roof form with a small matching dormer; materials match existing; and privacy safeguards are secured via obscure-glazed side windows. The extension will relate visually to the host building in a coherent manner and will be proportionate to the main dwelling given its height and size.

Parking remains compliant and an existing EV point is retained. The proposals comply with the Development Plan and national policy.

There are no technical or design reasons why planning permission should not be granted, subject to standard conditions (materials; obscure glazing; surface-water management; parking retained).

The proposed extension would result in a dwelling that is more suited to modern living standards and a family that has lived there for many years and laid down roots and would like to continue to do so. The extension would enable a more efficient, sustainable, long-term, viable use that would help sustain this family home given the families' requirements.