PLANNING STATEMENT

DATE

2nd November 2026

SITE ADDRESS

8 Daymer Gardens,

Pinner, HA5 2HP



1. INTRODUCTION

1.1 This statement supports a householder planning application at 8 Daymer Gardens, Pinner HA5 2HP, on behalf of the applicants, Hari and Jigna Patel. It is submitted to the London Borough of Hillingdon by Adara Planning Ltd as agent.

1.2 The description of development is:

> *Two storey side and rear extension. New side/rear terrace with associated balustrades and steps to the garden. New roof. Partial demolition of existing garage/side/rear extension. Retention of existing outbuilding side wall. New porch. New front facing bay window. New fenestration. New roof lights.*

1.3 The scheme has been reviewed with the Council through pre-application advice (ref. 43609/PRC/2026/185). At the pre-application meeting on 29 October 2026, the case officer, Sharan Singh MRTPI, confirmed that the scheme as presented would be supported. Her comments, and how the application follows them, are set out in Section 3.

1.4 This statement should be read alongside the submitted drawings listed in Section 8.

2. SITE AND SURROUNDINGS

2.1 The application site is a two-storey dwellinghouse on Daymer Gardens, a residential street in Pinner. The house sits in a garden plot with a front driveway and an established rear garden.

2.2 The house has been extended in the past. It has a garage and a long single-storey side and rear projection that runs deep into the garden, with a small raised terrace at the rear. Part of the outbuilding structure sits along the boundary with the neighbouring property.

2.3 The surrounding area is made up of two-storey family houses, many of which have been extended to the side and rear.

2.4 The site lies within Flood Zone 1, the area at lowest risk of flooding. It also falls within an area covered by a Tree Preservation Order. All trees on the site will be retained.

3. PRE-APPLICATION ADVICE

3.1 A pre-application meeting (ref. 43609/PRC/2026/185) was held on Microsoft Teams on 29 October 2026 with the case officer, Sharan Singh MRTPI. The officer had reviewed the drawings, 3D models and street views before the meeting. Her advice on each matter is summarised below, followed by how the application responds.

Overall view

3.2 The officer confirmed that, had the scheme been assigned to her for determination, it would be approved. She noted that the screening already shown on the drawings was a key reason for this, and confirmed she was happy for the application to be submitted.

Design of the extensions

3.3 The officer found the extensions themselves acceptable. She advised that the 3D models and street views were particularly helpful in assessing the scheme.

3.4 She welcomed the set-in first floor. The application is submitted as presented, with the first floor set in and 3D views included (drawings 8DA-P-200 to P-204).

Reduction in scale

3.5 The officer noted that the scheme removes a large part of the existing long rear extension. Given this reduction in the overall scale of built form, she considered the proposal acceptable. The demolition is included in the description of development.

Retained outbuilding wall

3.6 The officer confirmed that retaining the existing outbuilding wall is acceptable, and that it addresses privacy for the neighbour on that side. She advised that the retention of the wall should be stated in the description of development. The description includes it, and the wall is shown on the plans and rear elevation.

The terrace and screening

3.7 The officer noted that, as a raised terrace already exists, the proposal would not be materially different in its effect. She asked that the existing terrace be shown on the existing drawings, which it is.

3.8 She advised that privacy screening should be measured from the level of the terrace. She confirmed that the side boundary with existing fencing is acceptable, and that the screening shown on the rear of the terrace addresses privacy to the rear.

3.9 The applicants explained that the terrace steps down beside the left-hand neighbour, giving that neighbour greater privacy. The officer agreed this was a positive approach. The screening presented at the meeting is carried through unchanged into the application drawings.

Trees

3.10 The officer advised that the application should demonstrate that tree roots are protected, and that the statement should state clearly that there is no impact on the roots. Section 6 does so.

Flood risk

3.11 The officer noted that the site is in Flood Zone 1. She advised that the statement should confirm minor resilience measures, such as electrical sockets being set 0.3m above floor level. This is confirmed in Section 6.

Photographs

3.12 During the meeting the officer identified the site photographs showing the existing structure and the position of the terrace as useful. These photographs are submitted with the application.

4. THE PROPOSAL

4.1 The works reorganise and modernise the family house. They replace a piecemeal arrangement of older additions with a single, coherent extension.

4.2 The proposal comprises:

- **Partial demolition** of the existing garage and side/rear extension, cutting back the long single-storey projection into the garden.
- **Two storey side and rear extension.** The first floor element is set in from the side, keeping it subordinate to the main house. The eaves and ridge stay in line with the existing roof.
- **New roof** over the extended house, matching the existing eaves and ridge lines.
- **New side/rear terrace** with balustrades and steps down to the garden. The terrace sits flush with the internal floor level, at broadly the height of the existing raised terrace. Next to the left-hand boundary it drops to natural ground level.
- **Retention of the existing outbuilding side wall** along the boundary, kept as a privacy screen.

- **New porch and a front-facing bay window.**
- **New fenestration and roof lights** throughout.

4.3 The extended house provides an open-plan kitchen, living and dining space, a lounge, a study and a pantry on the ground floor. The first floor provides four bedrooms, two with en-suites, a dressing room and a family bathroom.

4.4 External materials will match the existing house.

5. PLANNING POLICY

5.1 Under section 38(6) of the Planning and Compulsory Purchase Act 2004, the application must be decided in accordance with the development plan unless material considerations indicate otherwise. The development plan comprises the London Plan (2021) and the Hillingdon Local Plan.

Document	Relevant policies
Hillingdon Local Plan Part 1: Strategic Policies (2012)	BE1 Built Environment
Hillingdon Local Plan Part 2: Development Management Policies (2020)	DMHD 1 Alterations and Extensions to Residential Dwellings; DMHB 11 Design of New Development; DMHB 14 Trees and Landscaping; DMHB 18 Private Outdoor Amenity Space; DMEI 9 Management of Flood Risk; DMT 6 Vehicle Parking
London Plan (2021)	D3 Optimising site capacity through the design-led approach; G7 Trees and woodlands; SI 12 Flood risk management
National Planning Policy Framework	Good design, effective use of land, and decisions approached in a positive and creative way

5.2 Policy DMHD 1 is the main policy for householder extensions. It seeks extensions that are subordinate to the main house, respect the character of the area, and protect neighbours' light, outlook and privacy. It also requires adequate garden space to be retained.

6. ASSESSMENT

Design and character

6.1 The two storey side and rear extension reads as a natural part of the house. The first floor is set in from the side, which keeps it subordinate and maintains a visual break,

as DMHD 1 seeks. The officer specifically welcomed this set-in. The eaves and ridge stay in line with the existing roof, so the extension does not rise above the host building.

6.2 The porch and bay window are modest front additions, typical of houses on Daymer Gardens. Matching materials, new fenestration and roof lights tie the old and new parts together. The scheme complies with DMHD 1, DMHB 11 and London Plan Policy D3.

Reduction in built form

6.3 The existing single-storey projection runs well into the garden. The scheme cuts it back as part of the demolition. As the officer noted, this reduces the overall scale of building on the site, which weighs in favour of the proposal.

Neighbouring amenity

6.4 The extensions are designed to avoid any harmful loss of light or outlook to neighbours. The first floor is set in and kept in line with the existing roof. Removing part of the long rear projection opens up the boundary relationship compared with today.

The terrace and privacy

6.5 The house already has a raised rear terrace. The proposed terrace keeps broadly the same height, flush with the internal floor, and extends further into the garden because part of it now sits over the extension footprint.

6.6 Privacy is protected on all sides:

- **Side boundary with the retained outbuilding wall.** The existing outbuilding wall is kept in place. Neighbours will see nothing different from what they see now. The officer confirmed this was acceptable.
- **Left-hand neighbour.** Next to this boundary the terrace steps down to natural ground level. This gives the neighbour more privacy than they have today.
- **Other side boundary.** Existing fencing and the position of the neighbour's rear wall mean there is no overlooking. The officer agreed this side was acceptable.
- **Rear.** Privacy screening is provided along the rear portion of the terrace, measured from terrace level, as the officer advised. The land immediately behind is an unused part of the rear neighbour's garden, as their house faces the other way.

6.7 The applicant would accept a condition requiring the screening to be installed before the terrace is first used and retained thereafter. The terrace therefore complies with DMHD 1 and DMHB 11.

Garden space

6.8 A generous rear garden is retained, and the partial demolition returns part of the existing building footprint to usable outdoor space. The scheme complies with DMHB 18.

Trees

6.9 The site lies within a Tree Preservation Order area. All trees are retained and none is affected by the proposal.

6.10 No excavation, foundations or changes in level are proposed within the crown spread of any tree, which indicates the extent of its roots. **There will be no impact on the roots of any protected tree.**

6.11 During construction, trees will be protected with fencing to BS 5837:2012, and no materials or machinery will be stored beneath their canopies. The applicant would accept a tree protection condition. The proposal complies with DMHB 14 and London Plan Policy G7.

Flood risk

6.12 The site lies within Flood Zone 1 and is at low risk of flooding from rivers. A site-specific flood risk assessment is not required for householder development in Flood Zone 1.

6.13 Even so, the scheme includes simple resilience measures. Finished floor levels will be no lower than the existing ground floor. Electrical sockets and services will be set at least 0.3m above finished floor level. The terrace and hard surfaces will drain to the garden or to permeable surfaces, so surface water run-off will not increase. The proposal complies with DMEI 9 and London Plan Policy SI 12.

Parking and access

6.14 The vehicular access is unchanged and the front driveway continues to provide off-street parking for the house. The proposal complies with DMT 6.

Biodiversity net gain

6.15 The application is for householder development and is exempt from the statutory biodiversity net gain requirement.

7. CONCLUSION

7.1 The proposal turns a dated, piecemeal house into a well-designed family home. It also reduces the bulk of the existing long rear projection.

7.2 The scheme follows the officer's advice from the 29 October 2026 pre-application meeting, where the officer confirmed it would be approved. The first floor is set in. The outbuilding wall is retained as screening. The terrace steps down beside the left-hand neighbour and is screened at the rear. All trees are retained with no impact on their roots.

7.3 The proposal complies with Policy DMHD 1 and the wider development plan. We respectfully request that planning permission is granted.

8. DRAWING SCHEDULE

Drawing no.	Title
—	Site Location Plan
8DA-P-001	Existing and Proposed Block Plan
8DA-P-100	Existing and Proposed Ground Floor Plan
8DA-P-101	Existing and Proposed First Floor Plan
8DA-P-102	Existing and Proposed Roof Plan
8DA-P-103	Existing and Proposed Front Elevation
8DA-P-104	Existing and Proposed Rear Elevation
8DA-P-105	Existing and Proposed Side Elevation
8DA-P-106	Existing and Proposed Side Elevation
8DA-P-107	Existing and Proposed Section AA
8DA-P-200	Existing and Proposed 3D Front View
8DA-P-201	Existing and Proposed 3D Rear View
8DA-P-202	Existing and Proposed 3D Rear View 2
8DA-P-203	3D Interior Ground Floor
8DA-P-204	3D Interior First Floor