

PLANNING STATEMENT

Proposed Single Storey Rear Extension (4.5m) and Replacement Garage (Gym/Office) 80 Pinner Road, Northwood

1. Introduction

This statement has been prepared in support of a householder planning application for:

- The erection of a single storey rear extension extending 4.5 metres beyond the rear wall of the original dwelling; and
 - The demolition of the existing detached garage and its replacement with a single storey gym/office building ancillary to the main dwelling. The application relates to 80 Pinner Road, Northwood, a semi-detached residential property.
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2. Site Context and Planning History

The site comprises a two-storey semi-detached dwelling with a rear garden and existing garage.

The site is not located within a Conservation Area and does not contain any Listed Buildings.

The site benefits from the relevant planning permission history:

- **Ref: 51867/APP/2026/192**

Approved for a single storey rear extension (4.0m depth, approx. 2.7m height). The officer confirmed that the extension would not cause harm to neighbouring amenity and that the proposal was acceptable despite slightly exceeding policy guidance.

- **Ref: 51867/APP/2020/1423**

Approved for a side/rear extension with an eaves height of approximately 3.0 metres

These permissions establish the following.

In relation to the proposed rear extension:

- A rear extension of similar scale and form is acceptable in principle.
- The previously approved 4.0m deep extension establishes a clear fallback position in terms of depth and impact.

- The officer has already concluded that an extension of this character would not cause harm to neighbouring amenity.
- The officer also accepted that the previous scheme was acceptable despite slightly exceeding policy guidance.

In relation to the proposed Office/Gym:

- A greater height of approximately **3.0m** has previously been accepted under Ref: 51867/APP/2020/1423
 - The current proposal with a height of approximately **2.7m** represents a reduction in scale and a less visually intrusive form of development.
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3. Proposed Development

The current proposal seeks:

- A **modest increase in depth** from 4.0m (approved) to **4.5m**
- Retention of:
 - Flat roof design
 - Height of approximately 2.7m
 - Full-width extension

In addition:

- the existing detached garage is to be demolished;
 - it will be replaced with a single storey gym/office building;
 - the replacement structure will have a maximum height of approximately 2.7m;
 - it will remain ancillary to the main dwelling.
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4. Planning Policy Context

The proposal has been assessed against:

- **Policy DMHD1** – Alterations and Extensions to Residential Dwellings
- **Policy DMHB11** – Design of New Development
- **Policy BE1 (Part 1)** – Built Environment
- **National Planning Policy Framework (NPPF 2024)**

Policy DMHD1 provides guidance on extension depth and impact but allows flexibility where development is well-designed and does not harm neighbouring amenity.

5. Assessment

5.1 Principle of Development

The principle of a single storey rear extension has already been established through the extant planning permission.

The principle of a rear extension has already been established through the extant planning permission for a 4.0m deep rear extension. The current proposal represents a **minor and logical evolution** of an approved scheme and is therefore acceptable in principle.

The replacement of the existing garage with an ancillary gym/office building is also acceptable in principle as built form is already established in this location.

5.2 Design and Character

The proposal:

- Retains the same **form, scale and design approach** as the approved scheme
- Maintains a **subordinate relationship** with the host dwelling
- Uses materials to match the existing building

The previously approved rear extension was found to be acceptable in terms of character and appearance even though it slightly exceeded policy guidance which is a material consideration in assessing the current proposal.

Importantly the proposed height of **2.7m** is lower than the previously approved extension height of approximately **3.0m** resulting in a more modest and less visually intrusive form of development.

5.3 Residential Amenity

Relationship with No.82 Pinner Road

The relationship with the adjoining property at No.82 Pinner Road has already been assessed under Ref: 51867/APP/2026/192. The officer concluded that the 4.0m extension would:

- Not result in a loss of light
- Not be overbearing
- Not harm outlook or privacy
- The current proposal increases the depth by only **0.5 metres** while retaining the same low height of approximately **2.7m**. As such, the proposal does not materially alter the previously accepted relationship and would not result in materially greater impact.

45-Degree Rule Assessment

In accordance with Policy DMHD1, the Council applies the 45-degree guideline when assessing impact on neighbouring outlook and daylight.

The extension is considered to be broadly compliant with this guideline, or at most to result in only a **minor and non-material transgression**. When considered against the approved fallback position, the additional 0.5m does not materially worsen the relationship with No.82.

This conclusion is reinforced by the officer's earlier finding that the previous extension was acceptable despite slightly exceeding policy guidance and despite neighbour concerns having been raised.

Boundary Conditions

Existing boundary treatment and structures already provide a degree of mitigation. The proposal also maintains a low height and simple flat-roofed form, which limits visual impact and sense of enclosure.

Conclusion on Amenity

The proposed 4.5m extension:

- Would not materially alter the previously accepted relationship
- Would not result in unacceptable loss of light/outlook or enclosure
- Remains compliant with **Policies DMHD1 and DMHB11**

5.4 Relationship with NHS Surgery and Level Difference

The site adjoins **Northwood and Pinner Hospital**, a non-residential use, on one side. In addition, the adjoining NHS land sits at a higher ground level than the application site. As a result, the existing boundary treatment appears significantly taller when viewed from the application property.

Accordingly:

- a notable degree of enclosure is already established;
- the proposed replacement structure, at approximately **2.7m height**, would not exceed this established condition; and
- no additional overbearing impact would arise.

This context materially reduces amenity sensitivity on that side of the site.

5.5 Replacement Garage (Gym/Office)

The proposal involves the **demolition of an existing detached garage and its replacement with a gym/office building.**

This is important because:

- built form in this location is already established;
- the proposal does not introduce built development into an otherwise open or undeveloped part of the site.

The replacement structure:

- maintains a similar footprint and siting;
- is of modest height, approximately **2.7m**; and
- adopts a simple flat roof design.

Given that:

- the existing garage already contributes to enclosure;
- the adjoining boundary is non-residential; and
- the proposed height reflects the existing visual enclosure from the application site,

the proposal would not result in unacceptable loss of light, overbearing impact, or harm to neighbouring amenity.

Furthermore, the replacement building would represent an improvement in design and appearance compared to the existing detached garage.

5.6 Construction Impact and Design Efficiency

The proposed design reduces the need for significant structural alterations to the existing dwelling. This minimises construction disruption and responds positively to concerns previously raised by neighbours regarding disturbance during works. While construction impacts are not the primary planning test, this design efficiency supports the reasonableness of the proposal.

6. Comparable Development

A relevant nearby approval exists at:

- **102 Pinner Road, Northwood**
- Ref: **23768/APP/2014/2137**

This scheme allowed:

- **A single storey rear extension of 6 metres**

- Maximum height of **3.7 metres**

This demonstrates that:

- Greater depths have been accepted locally
 - The proposed **4.5m extension is modest in comparison**
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7. Planning Balance

The proposal for **proposed rear extension**:

- Builds upon an **extant approved scheme (fallback position)**
- Represents only a **minor increase in depth (0.5m)**
- retains a low overall height;
- Does not result in any **material additional harm**
- Retains acceptable design and scale
- Responds to neighbour concerns
- Is supported by local precedent

Crucially, the earlier officer assessment already established that a similar extension would **not harm neighbouring amenity** and that a policy exceedance could be accepted where impacts remained acceptable.

The proposal for **proposed rear extension**:

- Is **lower than previously approved development on the site**;
 - Replaces an existing garage with a similar and improved structure;
 - does not result in any material additional harm; and
 - benefits from the context of a non-residential adjoining boundary and existing enclosure.
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8. Conclusion

The proposed development complies with:

- **Policy DMHD1**
- **Policy DMHB11**
- **Policy BE1**

- **NPPF (2024)**

It represents a modest and well-considered evolution of an approved scheme and does not give rise to unacceptable impacts.

Accordingly it is respectfully requested that planning permission be granted.