
Planning Statement

Proposed Development: Single Storey Rear Extension and Garage Conversion

Site Address: 30 Reid Close, Pinner, HA5 2QD

1. Introduction & Context

This Planning Statement is submitted in support of a householder planning application for the construction of a single-storey rear extension and a garage conversion at 30 Reid Close, Pinner.

As the subject property does not retain or benefit from permitted development (PD) rights, a formal planning application is required to secure consent for the proposed alterations. The layout changes, aim to modernize the property's current configuration to meet the contemporary living standards of the growing household.

2. Site Description

The application site comprises a residential dwelling located within a well-established urban residential cul-de-sac at Reid Close, Pinner. The surrounding character is defined by similar suburban properties, many of which have been subject to subsequent extensions and alterations over time. The site does not fall within a Conservation Area nor does it impact any listed structures.

3. Proposed Scheme

The proposed development involves two key elements:

- **Single Storey Rear Extension:** The scheme proposes the demolition of an underutilized, thermally inefficient existing rear conservatory. It will be replaced by a modern, high-quality single-storey rear extension measuring 3.0 meters in depth. This addition expands the internal living area to provide an integrated, highly functional open-plan dining and lounge environment.
- **Garage Conversion:** The conversion of the existing integrated garage space into a habitable bedroom. This conversion provides optimized space utilization within the footprint of the main building, ensuring the addition of meaningful living quarters without sacrificing open garden space.

4. Established Precedents & Vicinity Character

The design principles of the proposed extension and garage conversion strictly match the existing pattern of development within the immediate vicinity. Substantial physical precedent for both typologies exists directly on Reid Close, confirming the neighbourhood can visually integrate such adaptations:



- **Rear Extensions Precedent:** Numbers **24** and **27 Reid Close** already benefit from similar single-storey rear extensions. The proposed 3.0m deep replacement extension mirrors these established configurations in terms of scale, massing, and footprint.
- **Garage Conversions Precedent:** Numbers **3** and **27 Reid Close** already benefit from garage conversions of an identical nature. Converting the garage space at No. 30 maintains visual consistency along the street scene, as similar front elevations are already part of the street's architectural character.

5. Compliance with Planning Policy & Supplementary Planning Documents (SPD)

London Borough of Harrow Residential Design Guide SPD (2014)

The scheme has been carefully designed to conform with the standards set out in the local **Harrow Residential Design Guide SPD**:

- **Character and Appearance:** The external materials, including brickwork and painted render/blocks, are specified to match or sensitively complement the character of the host dwelling and wider streetscape. The proposed single-storey rear extension utilizes a complementary flat roof profile, ensuring it remains visually subordinate to the main house.
- **Privacy:** Windows and structural openings have been positioned to look directly down the private rear garden or out to the front driveway/garden, avoiding any overlooking or loss of privacy toward adjacent boundaries.
- **Garden Space:** Replacing the conservatory with the extension preserves the existing layout and ensures ample high-quality private amenity space is retained at the rear and side of the property.

London Plan (Policy D12a - Fire Safety)

As indicated within the technical layouts (Drawing Ref: ART/2026/RE30RC/FE), the proposed works comply fully with **Policy D12a of the London Plan**. The internal layout introduces a protected escape route compliant with Building Regulations Part B, complete with interlinked heat and smoke detectors alongside 30-minute fire-compliant partition walls to ensure optimal fire safety standards for a residential dwelling.

6. Conclusion

The proposed garage conversion and single-storey rear extension represent an appropriate form of development that optimizes space efficiency. Given the well-established precedents at numbers 3, 24, and 27 Reid Close, the development conforms directly to the context of the street scene.

The application adheres to the design criteria outlined within the Harrow Residential Design Guide SPD and Policy D12a of the London Plan. We respectfully request that planning permission be granted.