

Design and Access Statement



68 Raisins Hill. Pinner.HA5 2BT.

Site Description and Surroundings

The application site is occupied by a 1950s two storey four bedroom semi detached house.

The existing 1950s property features front facing canted Bay Window. The proposed Hip to Gable Loft Extension design has been approached with sensitivity to the area and developments that have been carried out. The adjoining semi number 66 has benefitted from a Hip to Gable Extension under permitted development rights.

As the plots are exceptionally generous many of the houses have been modernised and extended to provide additional accommodation. The Family like the area and have four young children and would like each child to have their own bedroom.

Design Statement:

This planning application is lodged to obtain planning permission for 3 forward facing skylights one rear facing skylight and a small rear facing dormer. The existing hipped roof design will be retained and the rear dormer will not be visible from the street. The new rear facing dormer will be no more than two-thirds of the width of the original house in accord with Policy DMHD1 of the Hillingdon Local plan; Part Two Development Management Policies (2020) and as such the rear dormer will be subservient to scale of the existing roof. The new extension will incorporate 1 additional bedroom with en suite facilities.

Planning History

Approval: Application number Ref 62664/APP/2016/831. DATED 24/06/2016.
Two Storey side extension and single storey rear extension involving demolition of garage to side.

Refusal: Application number Ref 62664/APP/2023/83.
Conversion of roof space to habitable use to include a rear facing rear dormer hip to gable roof with 2 front roof lights and 1 rear facing roof light.
DATED 11/01/23.

Approval: 62664/APP/2023/52.
Conversion of roof space to habitable use to include one front roof light and two rear rooflights(Application for a certificate of Lawful Development)
DATED 09/01/23.

Design Considerations:

We have given consideration to the following Design Principals when formulating the scheme.

The style and scale of the new extension has been designed to be subordinate to the host building following the Hillingdon Planning Guidelines. Policy DMHD 1 of the Local Hillingdon Plan: Part Two Development Management Policies (2020).

The proposed materials will match the adjoining semi house. Plain tiles to the roof.

There is currently space for 3 cars on the paved drive.

In conclusion, our aims are to be sympathetic to the existing structure, using materials that relate to the existing area and surrounding buildings. Our proposals have tried to meet the needs of all those concerned, providing improved accommodation whilst retaining the appearance to the street scene and local amenity.

Photo showing existing Hip to Gable of number 66 Raisins Hill.

