

Planning Statement in support of a planning application for:

**41 Raisin Hill,
Pinner,
HA5 2BU**

USL Architects
Design Planning Delivery

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Context:

41 Raisins Hill is a two-storey semi-detached house, the ground floor comprises of a living/lounge room to the front of the property, a kitchen/ dining room to the rear and a bedroom and unity space to the side. Three bedrooms and a bathroom situated upstairs.

Proposed:

Three applications have been submitted previously, one for a 4-meter rear extension under prior approval (Approved REF: 64909/APP/2022/1754), and one for a loft conversion and a dormer under permitted development (Approval REF: 64909/APP/2022/2092).

The third application (Refusal REF: 64909/APP/2022/3185) was for a ground and first-floor side extension and an additional meter to the ground-floor rear extension.

The current proposal has been significantly reduced, following the previous application refusal and associated neighbour's objections. The new design is now only a ground floor side/rear infill, this will allow the applicant to renovate the existing utility room and to maximise the available space for their kitchen. The proposed infill will copy the height of the approved rear extension, reducing any impact onto the neighbour property.

PROPOSED MATERIALS:

WINDOWS: White framed windows to match the existing windows.

EXTERNAL FINISHES: Brick external finish to match the existing properties.

We believe this proposal will be improve the visual aesthetic of the rear of the property and be more in keeping with the vernacular character of the area.