

PLANNING, DESIGN & ACCESS STATEMENT

Site Address: 45 Alandale Drive, Pinner, HA5 3UX

Proposal: Single-storey side and rear wraparound extension, demolition of existing conservatory, relocation of principal entrance and addition of entrance canopy

Local Authority: London Borough of Hillingdon

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1. Introduction

This Planning, Design & Access Statement has been prepared in support of a householder application for extensions and alterations at 45 Alandale Drive, Pinner.

The application seeks consent for:

- Demolition of the existing 4m conservatory.
- Erection of a brick-built single-storey rear extension of the same depth.
- Construction of a single-storey side extension, retaining 900mm access corridor to boundary.
- Relocation of main entrance door from side to front elevation.
- Addition of a modest flat roof entrance canopy to match local precedents.

These proposals represent a proportionate and sympathetic enhancement to the property, in keeping with the established character of Alandale Drive.

2. Site Context

45 Alandale Drive is a semi-detached bungalow situated within a planned suburban residential estate. Properties in the street share a consistent design style, though many have been extended over time.

Similar alterations have been carried out at:

- **28 Alandale Drive** (front entrance relocation)
- **38 Alandale Drive** (front entrance relocation and canopy addition)

Such precedents demonstrate that the proposed alterations are in context with the street character.

3. Planning Policy Context

The proposal has been assessed against the **London Borough of Hillingdon Local Plan: Part 2 – Development Management Policies (2020)**, the **Residential Extensions SPD (2019)** and the **National Planning Policy Framework (NPPF, 2021)**.

Key local policies:

- **Policy DMHD 1 – Alterations and Extensions to Residential Dwellings**
- **Policy DMHB 11 – Design of New Development**
- **Policy DMHB 12 – Streets & Public Realm**
- **Policy DMHB 16 – Residential Density & Amenity Space**
- **Policy DMT 6 – Vehicle Parking**

4. Proposed Development

- **Rear extension:** Replacement of existing 4m conservatory with brick-built extension of identical depth. No additional projection.
- **Side extension:** Single-storey wraparound form maintaining 900mm separation to boundary, ensuring access path retained.
- **Entrance alterations:** Relocation of door to principal elevation and addition of canopy, following precedent examples at Nos. 28 and 38.

5. Design & Character Assessment

- The extension is single-storey, modest in form, and subordinate to the host dwelling (**Policy DMHD 1**).
- Materials will match existing brick and tiled finishes, ensuring continuity (**Policy DMHB 11**).
- Relocated entrance improves the visual legibility of the frontage and introduces architectural interest (**Policy DMHB 12**).

- The canopy reflects other properties nearby, contributing positively to the rhythm of the street.
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6. Impact on Neighbours

- **Rear:** New extension replaces existing conservatory footprint. No additional depth or mass; no extra overshadowing or loss of daylight.
- **Side:** 900mm side gap maintained, preventing a terracing effect and ensuring access to rear remains possible.
- **Privacy:** Single-storey works do not create any overlooking opportunities.

The proposals safeguard neighbouring amenity in accordance with **Policy DMHD 1**.

7. Parking & Access

- The property benefits from ample frontage parking which will be unaffected. The proposal therefore complies with **Policy DMT 6**.
 - Relocating the entrance to the front improves clarity, accessibility, and natural surveillance of the street, in line with **Policy DMHB 12**.
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8. Amenity Space

Private garden space remains generous in depth and width, ensuring sufficient amenity is retained for occupants. The extension replicates the footprint of the existing conservatory and does not materially reduce garden provision, complying with **Policy DMHB 16**.

9. Conclusion

The proposed extensions and alterations are **modest, policy-compliant, and in keeping with the character** of Alandale Drive. They:

- Respect established building lines, massing and materials.
- Protect neighbour amenity and outlook.
- Retain adequate garden space and on-site parking.
- Reflect local precedents, in particular Nos. 28 and 38 Alandale Drive.

For these reasons, the proposal accords with the **Hillingdon Local Plan**, the **Residential Extensions SPD**, and the **NPPF**. Permission is therefore respectfully sought for approval.