

**TOWN AND COUNTRY PLANNING ACT 1990
(AS AMENDED)**

**LAND AT
132A PINNER ROAD
NORTHWOOD HA6 1BP**

**In support of an application for the conversion
of the roof space to provide a self-contained
1 Bedroom flat and dormers.**

**DESIGN, ACCESS AND APPLICANT'S
STATEMENT**



PPMS

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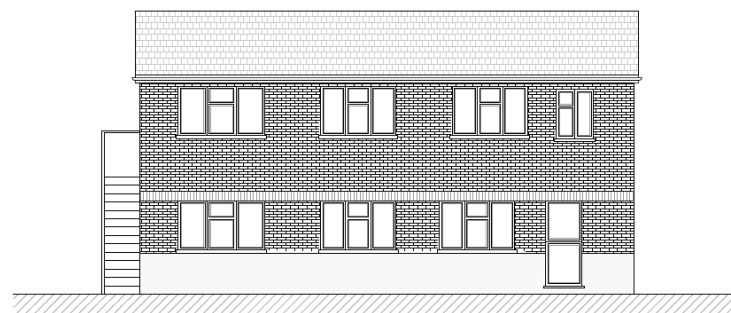
DESIGN AND ACCESS STATEMENT

1.0 DESCRIPTION OF SITE AND SURROUNDING AREA

- 1.1 Pinner Road is part of the A404 which runs on an approximate North West South West axis from its junction with Rickmansworth Road to its junction with Pinner Green (Uxbridge Road) some 1.75km.

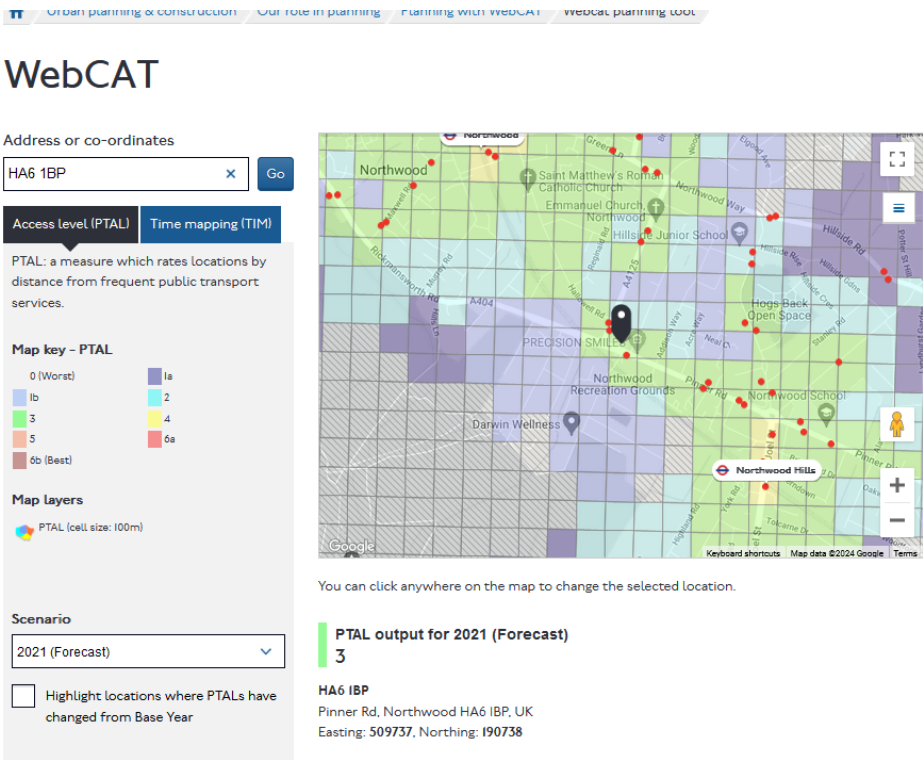


- 1.2 The existing building is a two storey building having been converted from offices to 4 (No) self-contained units.



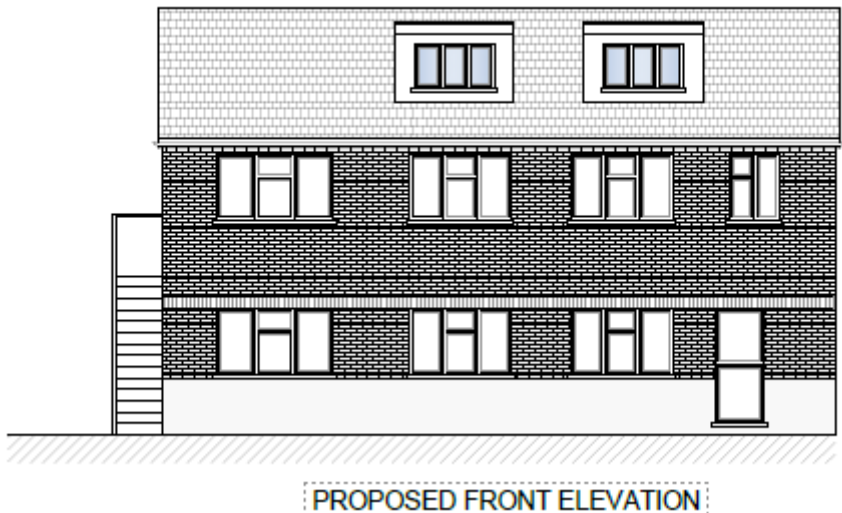
EXISTING FRONT ELEVATION

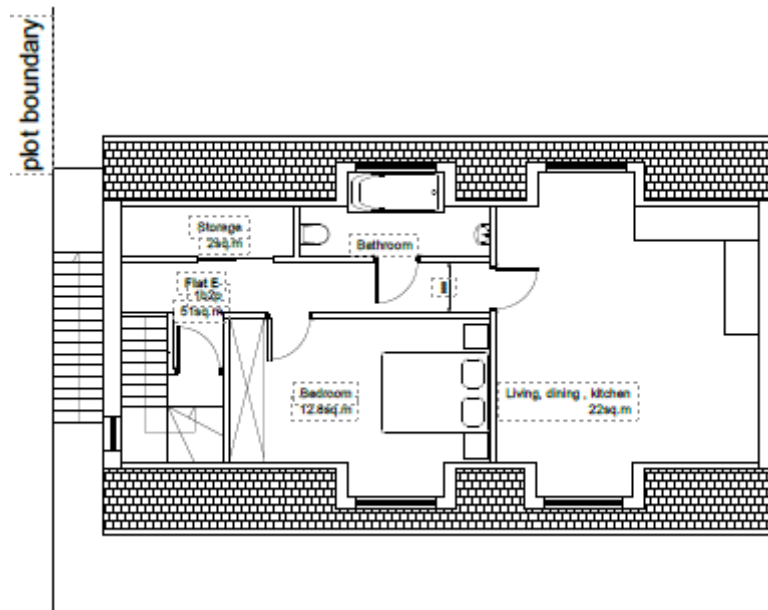
- 1.3 The site is neither in a Conservation Area nor Listed. It has a Public Transport Accessibility Level of 3.



2.0 PROPOSAL

- 2.1 Conversion of the roof space to provide a self-contained 1 bedroom flat with dormer windows.





3.0 RELEVANT PLANNING HISTORY

- 3.1 2018/2909** Proposed conversion of the existing roof to mansard roof form, providing 1x1 bed self-contained residential unit with external staircase, including the increase of the ridge height by 550mm and proposed dormers to the front and rear. Application Received 07/08/2018 Approved
- 3.2 2018/1689** Conversion of roofspace to habitable use to create 1 x 1-bed flat, to include 2 front dormers, 2 rear dormers, raising of ridge height and new gable end window. Application Received 04/05/2018 Withdrawn
- 3.3 2017/4137** Conversion of office into 4 x studio self-contained flats (Prior Approval Application) Application Received 15/11/2017 Approved

4.0 POLICIES

4.1 NATIONAL POLICIES

National Planning Policy Framework 2023

4.2 STRATEGIC PLANNING POLICY

London Plan 2021

Policy H5 (Housing in Town Centres):

Policy H6 (Small Sites)

Policy SD4 (Designing Out Crime and Secure by Design):

4.3 LOCAL PLANNING AUTHORITY

4.3.1 Hillingdon Local Plan:

Policy S1 (Sustainable Development):

Policy HS1 (Residential Development):

5.0 EVALUATION

5.0 USE

- 5.1 The residential use of the building has already commenced. A previous application for the conversion of the roof space to residential (now expired) 2018/2909 was approved.

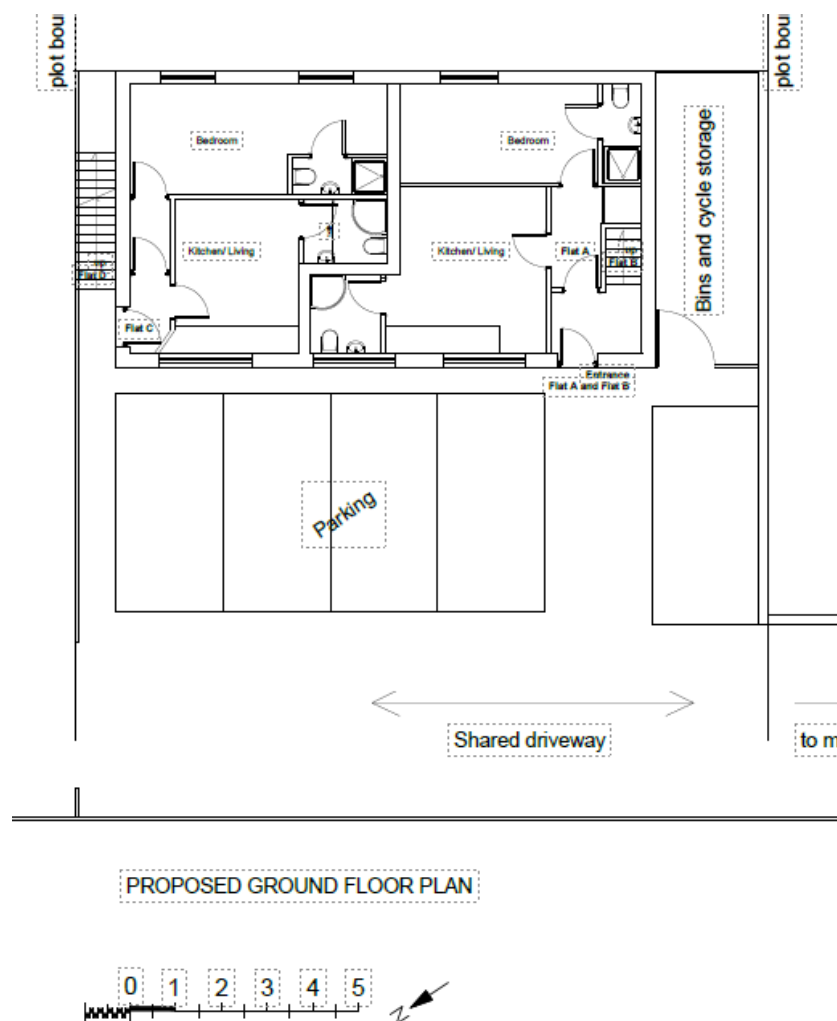
5.2 SCALE

5.2.1 The only external alteration is the provision of roof dormers. Given the changes in unit sizes since the last consent the proposal has now been revised to provide 1(No) 1 Bedroom unit.

5.3. DESIGN

As mentioned above the external appearance has been limited to the provision of small dormer windows.

5.4 PARKING



5.5 REFUSE

A designated area as shown in the foregoing figure is proposed which will provide for the new unit.

Alvin Ormonde

PLANNING AND PROJECT MANAGEMENT SERVICES