

Supporting Statement for Permitted Development Application

Site Address: 11 Burlington Close, Pinner

Local Authority: London Borough of Hillingdon

Proposal: Conversion of existing garage into a habitable room, including removal of front garage door and construction of new matching exposed brick cavity wall and matching window

1. Existing Use and Context

The property at **11 Burlington Close, Pinner** is currently used as a **single-family dwelling**. The garage proposed for conversion is integral to the existing dwelling and forms part of the original structure. The works will involve:

- **Removal of the existing garage door**
- **Construction of a new exposed brick cavity wall to match the existing dwelling**
- **Installation of a matching window in keeping with the property's design**

No external enlargement beyond the existing footprint is proposed.

2. Permitted Development Rights under GPDO

The proposal falls under **Class A of Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)**, which permits:

- Alterations to the dwellinghouse that do not constitute an enlargement of the building.
- Works that maintain the external appearance consistent with the existing property.

The proposed garage conversion, including the replacement of the garage door with a matching wall and window, is considered an **alteration**, not an extension, and therefore qualifies as permitted development under the GPDO.

3. Previous Planning Condition

Condition 1 attached to planning permission **Ref: 48006B/94/1199** states:

“Notwithstanding the provisions of the Town and Country Planning General Development Order 1958 (as amended), no extensions to any dwellinghouses or garages shall be erected and nor shall any shed or other outbuildings be erected

without the prior written permission of the Local Planning Authority via the submission of a planning application.”

This condition **only restricts extensions to the dwelling or garage** and the erection of outbuildings. It does **not remove the right to convert an existing garage into a habitable room**, as confirmed by the Council in a previous decision for **12 Burlington Close** under **Application Ref: 64709/APP/2008/2041** (See Appendix-1). Therefore, the proposed works remain within the scope of permitted development rights.

4. Impact Assessment

- **No external enlargement:** The footprint remains unchanged.
 - **Matching materials:** The new wall and window will match the existing dwelling in design and materials, ensuring visual continuity.
 - **No adverse impact on street scene:** The appearance will remain in keeping with the property and surrounding area.
 - **Parking provision:** Adequate off-street parking remains available within the curtilage of the property.
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5. Conclusion

The proposed garage conversion at **11 Burlington Close** qualifies as permitted development under the GPDO. The previous planning condition does not restrict garage conversions, and this has been confirmed in a separate application decision for a neighbouring property. The development will enhance the usability of the dwelling without any detrimental impact on the surrounding area.

L.P.A. Ref: 64709/APP/2008/2041

NOTIFICATION OF NO FURTHER ACTION IN RESPECT OF A PLANNING APPLICATION

LOCATION:

12 BURLINGTON CLOSE PINNER



PROPOSED DEVELOPMENT:

Conversion of garage for habitable use.

DATE OF NO FURTHER ACTION:

16 July 2008

REASON FOR NO FURTHER ACTION:

NO FURTHER ACTION AS THE "PERMITTED DEVELOPMENT" CONDITION UNDER REF. 48006B/94/1199 ONLY REMOVED THE RIGHT TO EXTEND THE GARAGE AND DOES NOT RELATE TO CONVERSION.

Distribution:

- 1) Local Land Charges
- 2) Statutory Register
- 3) File Copy

PDECNEA