Householder Planning Statement

1. Application Proposal

This application seeks full planning permission for the extension and alteration of the existing detached bungalow at **78 Bridle Road, Pinner, HA5 2SH**. The proposal comprises the addition of a first floor above the main house to create a two-storey dwelling, a part 4m and part 5m rear extension to the main house and garage conversion. The development has been carefully designed to respond to the character of the surrounding area and to comply with Hillingdon's householder design policies.

2. Site And Surroundings

The site is currently occupied by a detached bungalow with a side double garage on a generous residential plot. The surrounding properties are both two-storey dwellings, and the prevailing character of the street is therefore defined by two-storey domestic forms rather than single-storey bungalows. In that context, the introduction of a first floor to the host dwelling would not appear incongruous, but would instead reflect the established built form of the area.

The site also benefits from considerable separation to adjacent properties, and the proposed two-storey accommodation is limited to the main house only. The garage is retained as a single-storey element, which preserves a clear hierarchy of built form and prevents unnecessary flank bulk close to the site boundaries.

3. Relevant Policy Framework

The proposal has been prepared with specific regard to the following policies and guidance:

1. **Policy DMHD 1: Alterations and Extensions to Residential Dwellings** of the Hillingdon Local Plan: Part Two, which requires that residential extensions do not adversely affect the character and appearance of the street scene, appear subordinate to the original dwelling, and preserve neighbour amenity, including outlook and privacy.
2. **Hillingdon's adopted Residential Extensions guidance / HDAS**, which confirms that domestic extensions should be designed to be sympathetic to the original dwelling, subordinate in scale, and appropriate to their surrounding context.

3. **The broader development plan objective of high-quality design and residential amenity**, as reflected in Hillingdon's householder decisions and committee reports, which consistently assess proposals against scale, massing, visual appearance, and neighbour impact.

4. Design Principles

The proposal is based on a clear design principle: to create a more functional family home while retaining a proportionate and subordinate built form. The first floor is positioned above the principal house only, avoiding an over-wide or excessively bulky two-storey addition. This is important because Hillingdon's policy approach places significant weight on whether extensions appear subordinate to the original dwelling and whether they integrate satisfactorily with the site.

The 5m rear extension is limited in depth and is proportionate to the large plot. It is intended to improve internal accommodation without resulting in a dominant rearward projection. The side garage extension remains single-storey and is therefore visually recessive, helping maintain a stepped massing arrangement across the site.

5. Character And Appearance

The proposal is considered to be compatible with the character of the area. Bridle Road is characterised by two-storey houses, and the addition of a first floor to the bungalow would bring the property into closer alignment with the established rhythm and height of neighbouring development. The proposal therefore does not introduce an alien form of development, but rather regularises the appearance of the host dwelling within its context.

The retention of the garage as a single-storey element is also significant. It ensures the overall composition reads as a main house with subordinate ancillary accommodation, rather than as an overdeveloped or visually crowded plot. On that basis, the scheme is compliant with the objective of DMHD 1 to protect the character and appearance of the street scene.

6. Residential Amenity

The proposal has been designed to ensure that the amenity of neighbouring occupiers is protected. The new first floor is confined to the main house and is set within a large plot, meaning there is substantial separation from adjacent properties. This reduces the potential for overbearing impact, loss of outlook, and overlooking.

The rear extension is modest in scale relative to the site and is unlikely to generate unacceptable harm to daylight, sunlight, or privacy. The garage extension is single-storey and will therefore have a limited

impact on the amenity of adjoining occupiers. Taken together, the development achieves a satisfactory relationship with neighbouring dwellings.

7. Planning History And Precedent

A particularly important material consideration is the planning history of the site. In 2023, the Council granted permission under reference **77562/APP/2023/908** for the complete demolition of the existing bungalow and the erection of **two semi-detached, two-storey dwellings**. That approval establishes a clear precedent that a more intensive two-storey redevelopment of the site was accepted in principle by the local planning authority.

The current proposal is materially smaller in scale than the approved scheme because it retains the existing dwelling structure, does not involve demolition and replacement, and preserves more of the original character of the property. In planning terms, that is a strong justification in favour of the application: if a complete redevelopment into two two-storey homes was acceptable, then a lesser scheme that converts the existing bungalow into a single two-storey dwelling should also be acceptable.

8. Planning Balance

When the proposal is considered in the planning balance, the benefits are clear. It makes efficient use of a large residential plot, provides improved internal accommodation for a family home, reflects the two-storey character of the street, and avoids the wholesale redevelopment previously approved on the site. It also retains a clear subordinate relationship between the main house and the side garage, which is consistent with Hillingdon's design expectations.

The scheme does not result in unacceptable harm to the character and appearance of the area or to neighbouring amenity. For those reasons, the proposal represents a proportionate and policy-compliant form of residential development.

9. Pre planning advice

Pre planning advice was sought after in order to work collaboratively with the local council. The pre planning advice has been taken on board and the formal planning application has made revised changes to meet pre planning requirements.

1. The garage conversion/annexe accommodation has been set in from the side boundary by 1m.
2. The garage conversion/annexe accommodation is 4m in depth
3. The raised patio has been reduced in depth and width from the neighbour at no. 80.
4. The pitched roof above the garage/annexe does not cross the neigbours 45 degree lines.

10. Conclusion

For the reasons set out above, the proposal complies with **Policy DMHD 1** and the Council's residential extension guidance. The scheme is consistent with the established two-storey character of the street, protects neighbour amenity, and is strongly supported by the planning precedent already established on the site.

Accordingly, planning permission is respectfully sought.