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via Planning Portal

PLANNING STATEMENT

RE: 15 Boldmere Road, Pinner, HA5 1PJ

INTRODUCTION:

This planning statement is submitted on behalf of Mr. Hinesh Pindoria the owner of 15 Boldmere Road, Pinner, HA5 1PJ. The proposal involves a single storey wrap around extension, part front extension & internal re-configuration. This is a semi-detached property located within the North West region of London with neighbouring properties of similar age and construction.

This planning statement is submitted in support of a revised application for the property at 15 Boldmere Road, Pinner, HA5 1PJ. The proposal comprises a single-storey wrap-around extension, a part front extension, and internal reconfiguration works. The property is a semi-detached dwelling located in the North West London suburb of Pinner, characterised by neighbouring properties of similar age, style, and construction.

The site has previously been granted planning approval under the following references:

- **Certificate of Lawfulness:** 79306/APP/2025/750
- **Householder Planning Permission:** 79306/APP/2025/492

The current proposal reflects a consolidation and amendment of the above approved schemes. The key differences from the most recent householder approval (79306/APP/2025/492) include the omission of the previously proposed first-floor side extension and minor amendments to the ground floor rear fenestration.

Due to unforeseen financial constraints, the applicant was unable to fully implement the approved two-storey scheme. As a result, only the single-storey ground floor elements of the extension have been constructed to date. This application therefore seeks to formalise the revised scheme by consolidating both prior approvals into a single planning application and regularising the changes now proposed.

Works will continue in accordance with the revised proposal once planning permission is granted.

Properties on this road have extended largely to the rear that vary greatly in style and bulky scale. Ostentatious properties neighbour unimposing, considerate properties.

SITE DESCRIPTION:

The well-presented three-bedroom semi-detached house has plenty of potential and located within 0.3 miles of Eascote Underground Train Station along with local shops at close proximity. This property is a family dwelling (Class C3).



**Birds eye
view of 15
Boldmere
Road**

The application site is a rectangular shape with an angled point to the rear corner and direct access to Boldmere road at the front of the property. The property sits along a curved road, surrounded by properties vary in character and appearance. The property is not listed nor is it in a conservation area.

The property is finished with white render, brickwork & white framed PVC double glazed windows throughout.

PLANNING HISTORY:

This property has been granted approval recently (early this year) with the below reference:

- **79306/APP/2025/492** – Erection of a single storey extensor to the rear, erection of part single, part two storey extension to the side/front following the partial demolition of attached garage and demolition conservatory. (*APPROVED*) – **This application is part built and under construction.**
- **79306/APP/2025/750** – Conversion of roof space to habitable use to include a rear dormer with Juliette balcony, 1 front roof light and conversion of roof from hip-to-gable end. Removal of existing rear chimney. [Application for a Certificate of Lawful Development for Proposed Development]. (*APPROVED*) – **This application was built.**

Given the above applications the proposal we seek is to develop and make good of the existing dwelling.

DESIGN PROPOSAL:

The applicant's young growing family is experiencing a large strain on the existing layout and space available in the house. Consequently, ABP Architectural Services Ltd was appointed to help look at

ways to most effectively alter the house to create a comfortable, fresh and inviting living space to accommodate the family's changing lifestyle.

The applicant's key requirements were to maintain and respect the character of the original house whilst incorporating:

- An open-plan living, kitchen & dining at the rear portion of the property. This arrangement allows for this family to spend more quality time together.
- Ground floor alterations help with the circulation flow from one room to another.
- The additional ground floor bedroom & en-suite for the elderly father to stay.

The front elevation will be altered & extended forward to line up with the existing porch at ground floor only. The garage will be converted into a habitable room for the elderly father to use. The proposed alterations to the front elevation would make the property more appealing off the street scape, which again will appear more in-keeping with neighbouring properties that have been granted approval for a similar scheme. The proposed design, style and look would not impact the existing character of the property. The scheme proposed will be more in keeping with other properties along Boldmere road and to ensure the consistency is kept along the streetscape.

The proposed scheme improves the visual rear appearance, of the dwelling, by keeping the external materials and style consistent throughout on all three elevations. The proposed k-render and upgrade to the windows will enhance and improve the outdated existing building design.

The proposal seeks to obtain planning approval to match neighbouring properties within the borough that have been granted approval for a similar scheme. The proposed scheme will not affect any neighbouring properties, nor will it take away any character to the existing property. In some ways this improves the appearance of the property with proposed alterations to the rear, front and flank façade. Visually this will not have any major impact to the streetscape.

All proposed materials and style of brick, windows, roof tiles, doors, etc... are to match the existing were applicable. The proposal also deems to improve the landscape/garden areas of the site, which will enhance the surrounding nature.

ACCESS:

The existing access for vehicles and pedestrians will be maintained. Two cars can easily access the existing front drive and park comfortably without interrupting the traffic flow or footpath. Pedestrians can also use the driveway to access the main house. Entrance via the main front door will have a one-step access to ensure all occupants can enter safely into the dwelling.

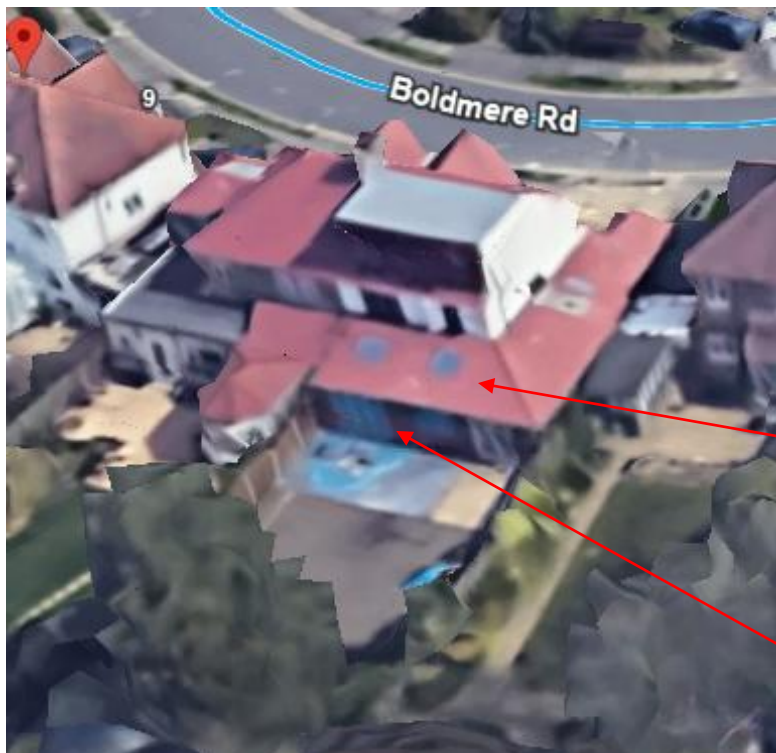
SET PRECEDENT STUDY:

- **9 Boldmere Road, Pinner:**



Single Storey Wrap around Extension

**Front Garage Extension
lined up with
neighbours Garage**



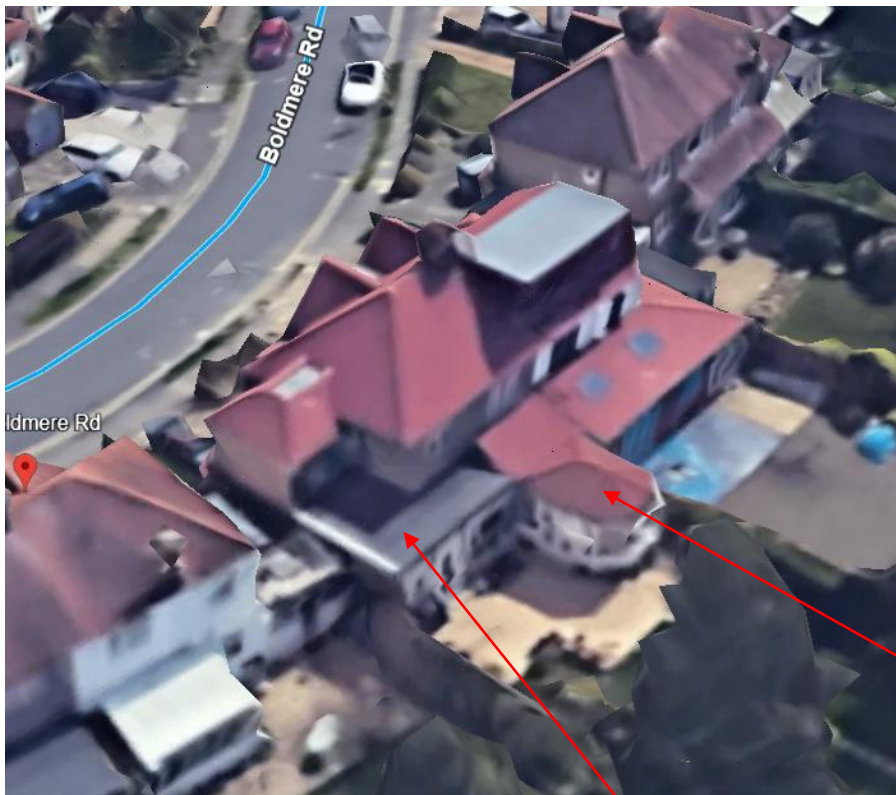
**Wrap around
Extension to the Rear**

Bi-foldable doors

- **11 Boldmere Road, Pinner:**



**Front Extension lined up
with Porch & Front
facing Window**



**Rear Conservatory
Extension**

**Rear Extension Part
Wrap around**

- **20 Boldmere Road, Pinner:**



**Front Garage Extension
to line up with Existing
Porch**



Rear Extension

- **19 Boldmere Road, Pinner:**



**Front Extension lined up with
Existing House & Front facing
Window**

- **21 Boldmere Road, Pinner:**



**Front Extension lined up with
Porch & Front facing Window**

- **57 Boldmere Road, Pinner:**



Front Extension lined up with Porch



Ground Floor Wrap around Extension, with full width Rear Extension

SUSTAINABILITY AND RENEWABLE ENERGY:

The proposal will be designed to reduce the required energy requirements through the use of:

- Sustainable and local building materials.
- Increasing the thermal efficiency of the development.
- Employing a local work force to reduce journey times.
- Water efficient taps.
- Flow restrictions on taps.
- Gas & Electric usage monitors, if required.
- Low energy fixtures and fittings.
- A high efficiency boiler and radiators if required.

SUMMARY:

The proposal would be an improvement to the property for a growing family, which will not visually harm the surroundings, nor does it impact on the character or form of the original dwelling house. The applicant felt it was important to preserve the local vernacular as neighbouring properties have extensively been extended with minimal regard on the negative impact this will have on their immediate neighbours.

Following valuable information provided on the council database, the scheme proposed has been designed to appear more in keeping with the streetscape. Further revisions were made for the mass and key dimensions to provide a considerate design that respects the immediate neighbours right to enjoy their homes.

Under the referenced approved planning application: **(79306/APP/2025/492)**, construction work commenced as per the original design. However, due to unforeseen financial constraints, the applicant is now unable to proceed with the full scope of works. As a result, the first-floor element of the approved scheme has been omitted. The development has been limited to the single-storey ground floor wrap-around extension only, which has now been retained as the on-going construction.

The existing configuration and space available does not meet the needs of a growing family. Considering the existing housing market in a state of constant flux, unfortunately it is not affordable or feasible to uproot the family, sell the house and find a more suitable home. As a result, the Architectural Design / Technician and applicant have designed a sympathetic scheme to make a comfortable home for the family to enjoy for years to come.