

London Borough of Hillingdon Council Planning Division
Civic Centre, High Street
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24th February 2025

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, first floor side 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. 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:

There is no record on the council's data base for this property in terms of planning history. Nevertheless, given the proposed application we seek to develop and make good of the existing property for a young growing family, while ensuring it is in-keeping with the surrounding properties.

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.
- First floor side extension to allow for additional & comfortable space for bedroom 3, along a larger communal bathroom & en-suite for the growing family.

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 first floor side extension will be set back to avoid giving the appearance of a terrace look. 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 first floor side extension will be off set by 1m from the existing boundary line. 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:**



**First Floor Side
Extension Roof is
Subservient to the
main Roof**

**First Floor Side Extension
with Front facing Window.
Used as a bedroom.**

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



**Rear Conservatory
Extension**

**First Floor Side
Extension Roof has Flat
Portion to Balance out
Roof Hips**

**Rear Extension Part
Wrap around**

- **20 Boldmere Road, Pinner:**



**First Floor Side
Extension with Front
facing Window**

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

**First Floor Side Extension
Roof is Subservient to the
main Roof**



Rear Extension

- **17 Boldmere Road, Pinner:**



First Floor Side Extension with Front facing Window

First Floor Side Extension Roof is Subservient to the main Roof



First Floor Side Extension flushed to Rear of property

- **19 Boldmere Road, Pinner:**



**First Floor Side Extension
Roof is Subservient to the
main Roof**

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

**First Floor Side Extension
with Front facing Window**



**Double Storey Rear
Extension**

- **21 Boldmere Road, Pinner:**



**First Floor Side Extension
Roof is Subservient to the
main Roof**

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

**First Floor Side Extension
with Front facing Window**



**Ground Floor Side Extension
& First Floor Side Extension
with 1m off set from the
boundary line**

- **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.

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.