

London Borough of Hillingdon Council Planning Division  
Civic Centre, High Street  
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22<sup>nd</sup> March 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 hip-to-gable rear loft dormer 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. A number of semi-detached properties have been constructed at close proximity, which share the same appearance and character.

### **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.

**PROPOSAL:**

This proposal is to obtain planning approval for the erection of a hip-to-gable loft construction with rear dormer and internal re-configuration.

The proposal seeks to obtain planning approval to match neighbouring properties that have been granted approval of a similar scheme. The proposed scheme will not affect any neighbouring properties, nor will it take away any character to the existing property. Visually this will not have any major impact to the streetscape.

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

**SUMMARY:**

The proposal would be a significant improvement to the property for a family, which will not visually harm the surroundings, nor does it impact on the character or form of the original dwelling house.

I trust you will find the above planning statement entirely satisfactory, however, should you have any further questions or queries please do not hesitate to contact me. In the meantime, I look forward to hearing from you soon.

Kind regards,



Anish .B. Patel

**ABP Architectural Services Ltd**