



4 Sutton Close, Design statement.

4 Sutton Close, Pinner (79383/APP/2025/882) is located on a residential close amongst other bungalows and semi-detached properties on adjacent roads.

As is commonly seen in the borough of Hillingdon, we have proposed to do a single storey side extension and a rear extension, extending 4m to the rear of the dwelling. The side extension is set back from the main front elevation and set in from the side boundary.

This type of development is seen already within the close and is widespread across the borough. 4m extensions to the rear are commonly approved under prior approval even if adjoining neighbours have not extended to the rear of their properties, I have highlighted some yellow extensions nearby that are of similar scale, extending to the rear and side.





The bungalow itself has a south west facing garden which means the back of the garden and the gardens of the nearby residents on the same side of the road will receive plenty of sunlight. A 4m extension to the rear will not cause any overshadowing as the sun will be high in the sky during the day and will set to the right of the extension, not causing any shadowing.



Proposed design.

The proposed design has been made to harmonise with the original bungalow design using two basic principles:

- It is designed in keeping with the property's existing propositions and maintains the original ceiling height and internal floor level within the home. This achieves a cohesive open plan interior space and respects the proportions of the original house design.
- It is designed to meet modern construction, including flat roof design buildups that comply with building regulations. No construction element is designed excessively.

The proposed side extension is to replace an already covered area and to replace this with an extension.

The proposal is significantly set back from the main front elevation face to not interfere with original façade. The front side roof has a small pitch to blend in with the main roof shape and to conceal the flat roof behind it and the eaves match the existing eaves. Access to the garden along the side is maintained as the side extension is set in from the boundary.



**Other examples that are relevant:**

Our proposal will not differ in impact on neighbouring properties any more than the current accepted relationship between #7 Sutton close and #6 where #7 have a rear extension and #6 do not.

Our situation would be slightly more improved because as the sun sets, it would be lower in the sky past our extension.

23 West Hatch Manor in Ruislip, is a bungalow where a wrap around extension has been approved.

The height of the roof to the rear in relation to the natural sloping ground level was approved at 3.9m height under householder application. This was adjacent to an attached neighbour who didn't have an extension.

Summary:

The design for this scheme has considered the original house proportions, the sun movement over the site, the adjacent properties, and commonly approved designs seen widespread in the borough.

It is not believed this scheme represents overdevelopment or would cause any harm to any nearby properties. The relationships, proportions and heights represent what is seen within the borough and nearby areas.