

THE MARKET DESIGN & BUILD



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Planning statement for 36 Alandale Drive, Pinner, HA5 3UY

This statement should be read in conjunction with the following:

- Site location plan at a scale of 1:1250;
- Existing and proposed drawings by The Market Design & Build, Ltd.;

Context

Alandale Drive in Pinner, HA5, is a residential street located in the London Borough of Harrow. The architectural character of the area is predominantly reflective of mid-20th-century suburban development, with a mix of housing styles typical of the interwar and post-war periods

Proposal

Single storey side return extension with changes to front elevation to provide a new central entrance.

Property Description

36 Alandale Drive is a semidetached bungalow with pitched tiled roof and chimney. The property is attached to No. 38 Alandale Drive. No36 has side access to the garden which is fenced from No.34.

The site has ample garden space with an existing verandaed raised patio. There are no large trees or hedges in the garden space.



No.36 Site photo: Front drive



No.36 Site photo: Front drive and side access



No.36 Site photo: Side access



No.36 Site photo: Rear elevation/Garden view



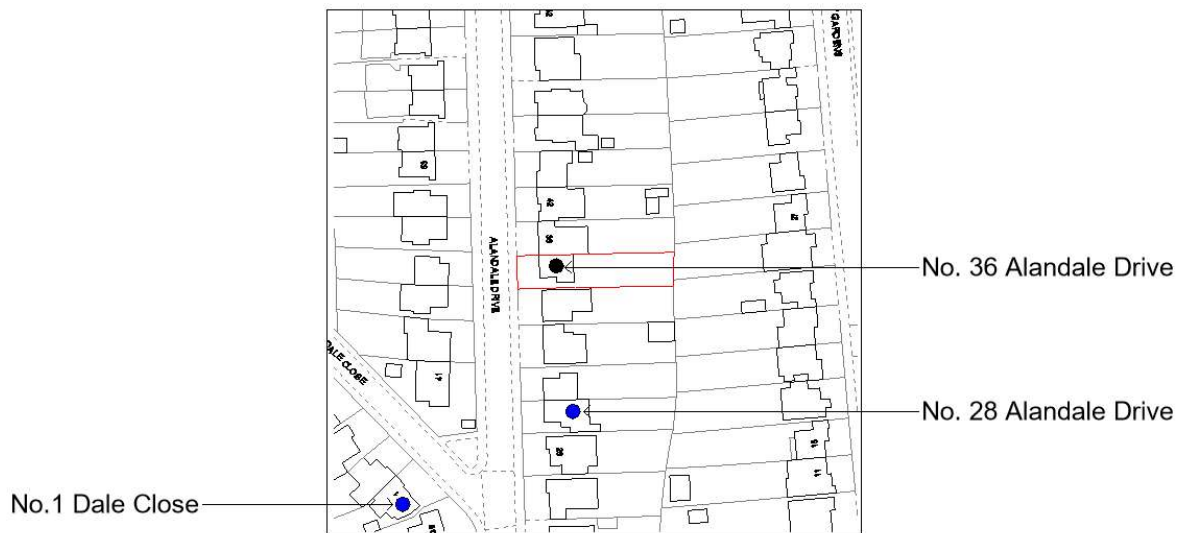
No.36 Site photo: Garden looking at No.38 extension



No.36 Site photo: Garden looking towards No.34

Precedent projects/ similar planning approved projects

This section will present No.1 Dale Close and No.28 Alandale Drive, which we believe to be in similar scale description as our proposed project. Below is a location plan that illustrates the proximity of these projects to our site.



Address: 1 Dale Close

This project is very similar to the proposed side return that we are applying for including the centralized front entrance. No.1 Dale Close 'side and rear' extension was also recently granted by Hillingdon council in 2022.



No.1 Dale Close Satellite images of rear/garden

Application ref: 3601/APP/2022/324

Description: Demolition of existing garage. Erection of a single storey side and rear extension. Erection of an outbuilding at the rear end of the garden

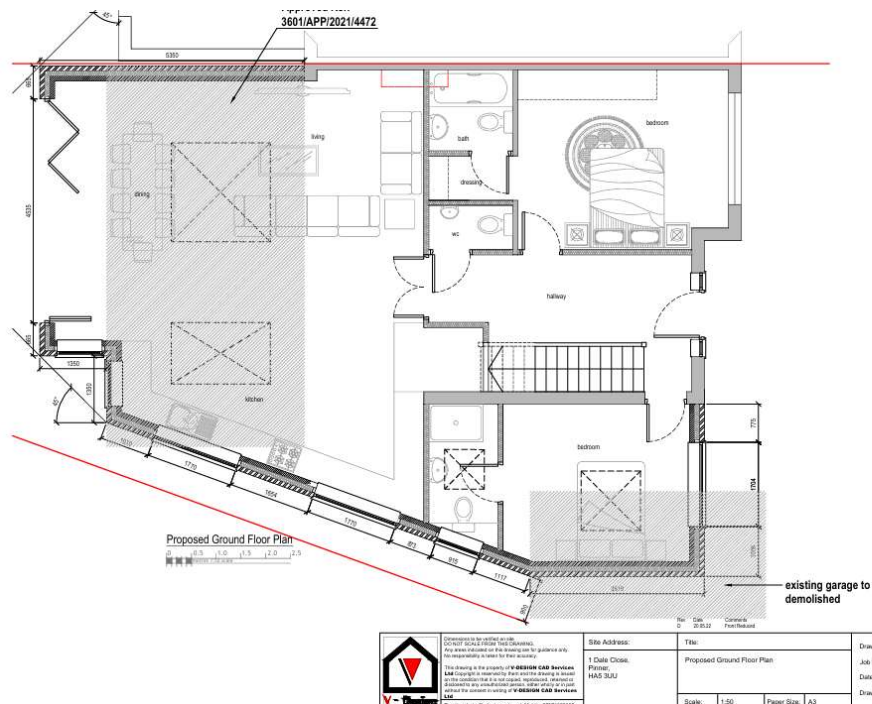
Application type: Householder

Outcome: Approval

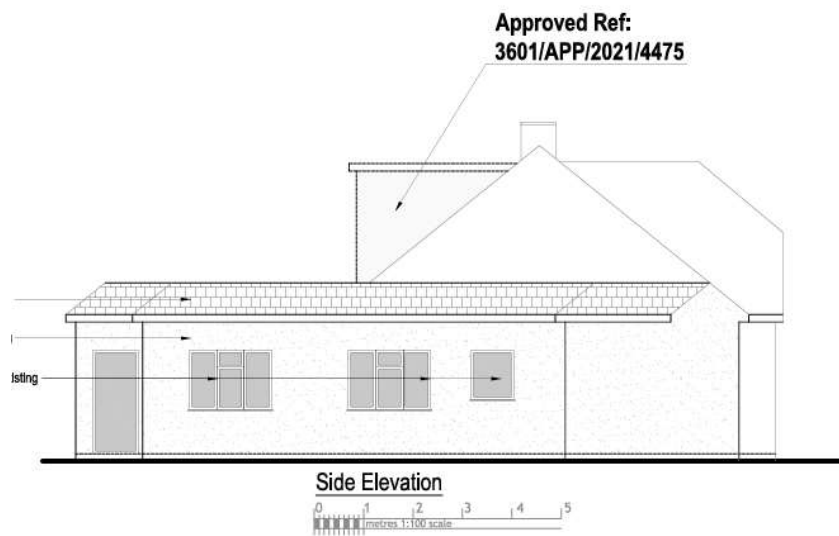
Date decided: 04/02/2022



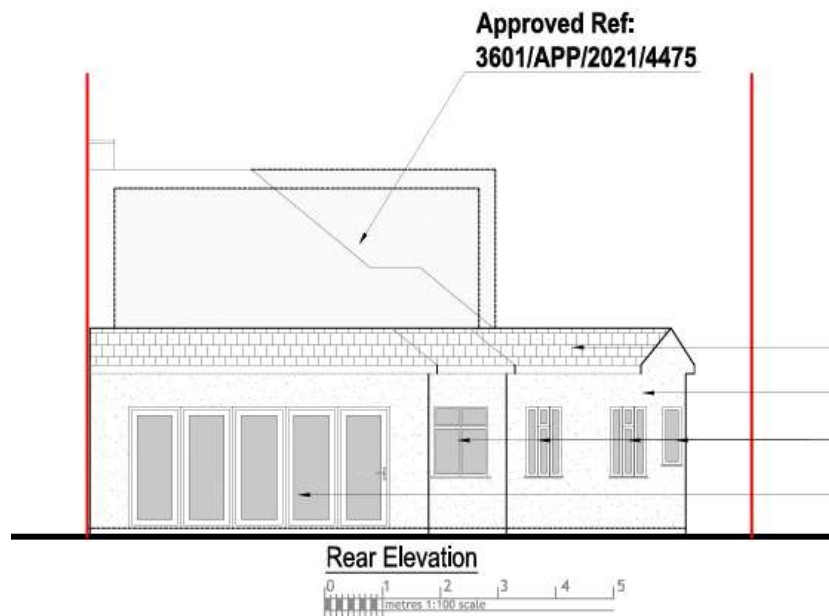
No.1 Dale Close Proposed block plan



No.1 Dale Close Proposed Ground floor plan



No.1 Dale Close Proposed Side elevation



No.1 Dale Close Proposed rear elevation



No.1 Dale Close Proposed front elevation

Other applications for No.1 Dale Close

Application ref: 3601/APP/2021/4475

Description: Conversion of roof space to habitable use to include a rear dormer with Juliet balcony, 2 front roof lights, conversion of roof from hip to gable end with new gable end window and the removal of a flue (Application for a Certificate of Lawful Development for a Proposed Development)

Application type: CLD

Outcome: Approval

Date decided: 09/12/2021

Application ref: 3601/APP/2021/4472

Description: Erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4 metres, for which the maximum height would be 3.20 metres, and for which the height of the eaves would be 2.90 metres

Application type: CLD

Outcome: Approval

Date decided: 09/12/2021

Address: 28 Alandale Drive. Pinner

Application ref: 18754/APP/2021/3533

Description: Construction of an outbuilding within the rear garden

Application type: Householder

Outcome: Approval

Date decided: 20/09/2021

Application ref: 18754/APP/2021/3391

Description: Conversion of roof space to habitable use to include a rear dormer with Juliette balcony, 3 front roof lights and conversion of roof from hip to gable end with new gable end window (Application for a Certificate of Lawful Development for a Proposed Development)

Application type: CLD

Outcome: Approval

Date decided: 07/09/2021

Application ref: 18754/APP/2021/3400

Description: Erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4 meters, for which the maximum height would be 3.4 metres, and for which the height of the eaves would be 2.6 meters

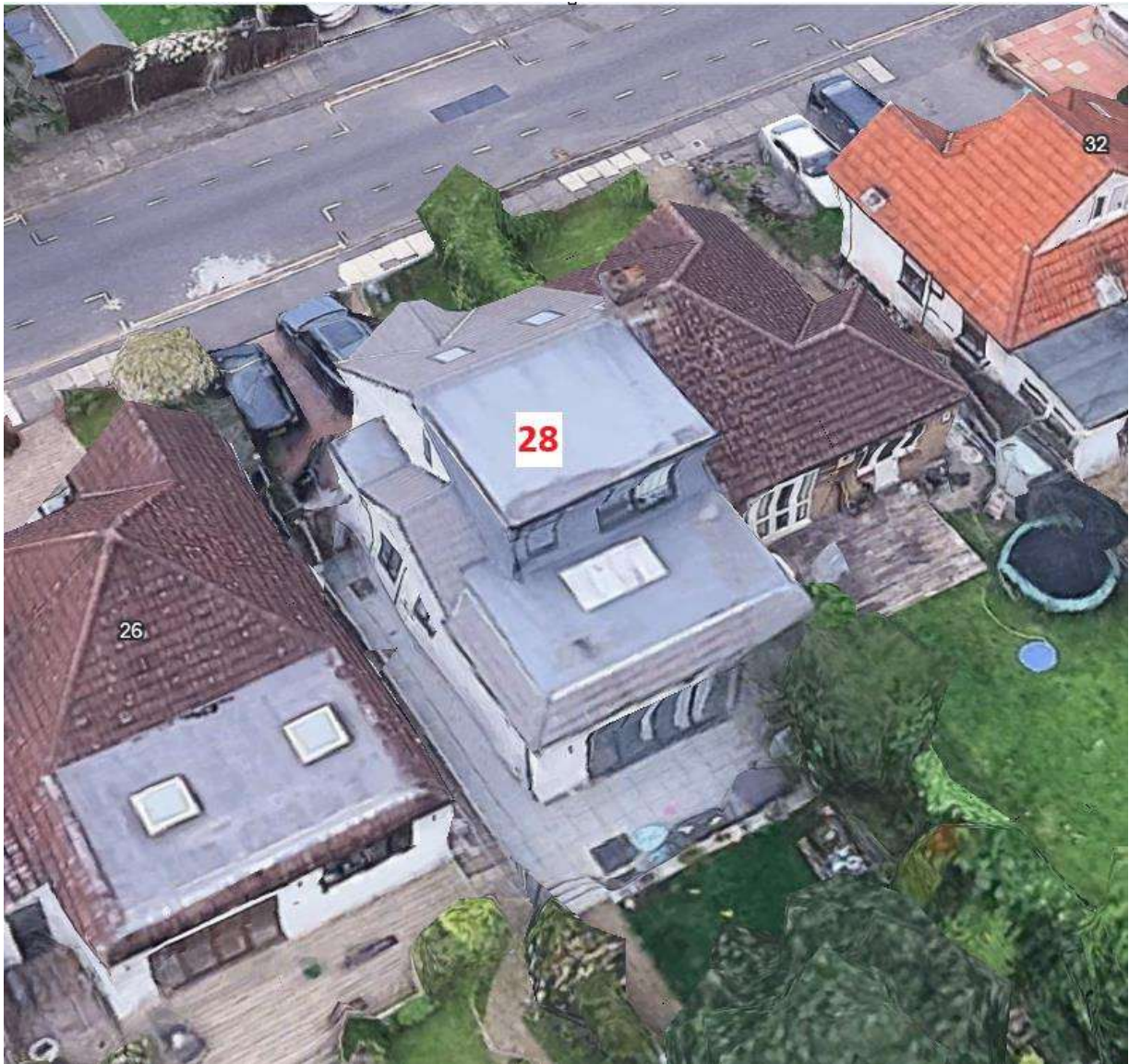
Application type: Prior Approval

Outcome: Prior approval not required

Date decided: 20/09/2021



No.28 Satellite images of rear/garden



No.28 Satellite images of rear/garden

Design Notes – The proposed Development

The proposed extension will be built with materials that closely match the existing at the property and seeks to make the property of higher quality and internally will allow for a better use of space for the applicant's family.

-Access to the site would remain as existing from the front and the back.

-The proposal has been assessed in relation to the adopted London Plan and Hillingdon's Local Development plan. In our opinion, the development fits within the local plan and the nearby extensions

Conclusion

The proposed works are considered to not have a negative impact on the character of the conservation area or adverse effect on neighboring amenity so therefore we consider the works to be acceptable.

The proposal satisfies the relevant policies contained within the adopted local plan and in our judgement no other material considerations weigh against it. Accordingly, we trust that London Borough of Hillingdon will determine that the application can be approved.