



Planning Statement - Residential Development Opportunity

Introduction and background

The Greater London Authority's Small Sites, Small Builders programme aims to bring forward small publicly owned plots of land for residential development by small-sized housebuilders, housing associations, community-led housing groups and other small-scale developing organisations.

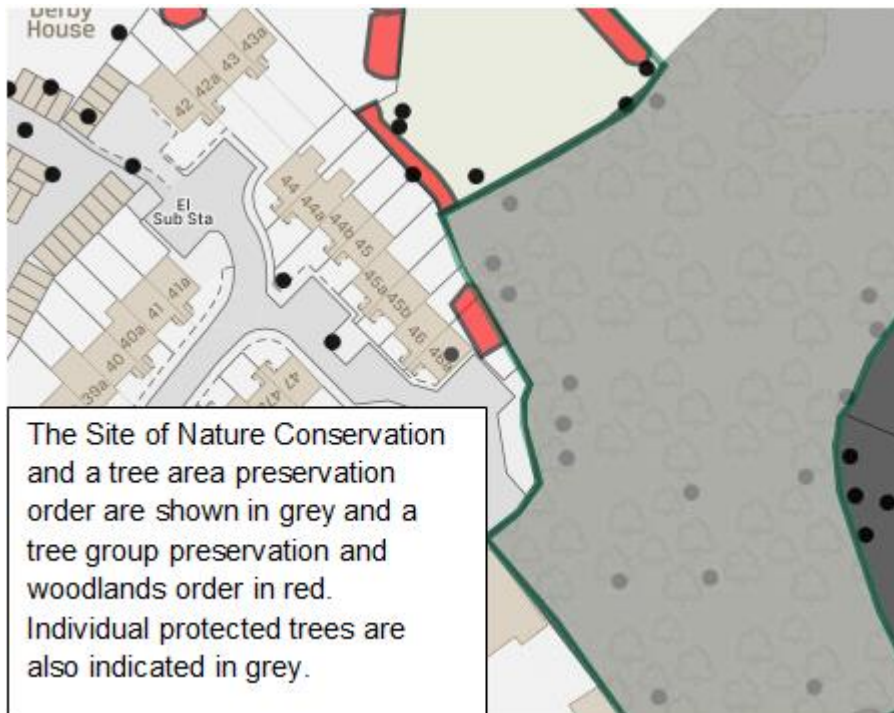
The site details

Address: Land adjacent to 46a Antoneys Close, Pinner, HA5 3LP

- Site is located on the eastern edge of Antoneys Close in Pinner
- The site is bound to the east by a Site of Importance for Nature Conservation (SINC)
- The site is in close proximity to a group of protected trees and is bound to the east by protected woodland
- The site is not within a conservation area and does not sit within the curtilage of a listed building
- The site is located within Public Transport Accessibility Level (PTAL) rating 1B, and therefore public transport accessibility is very low

Planning Constraints

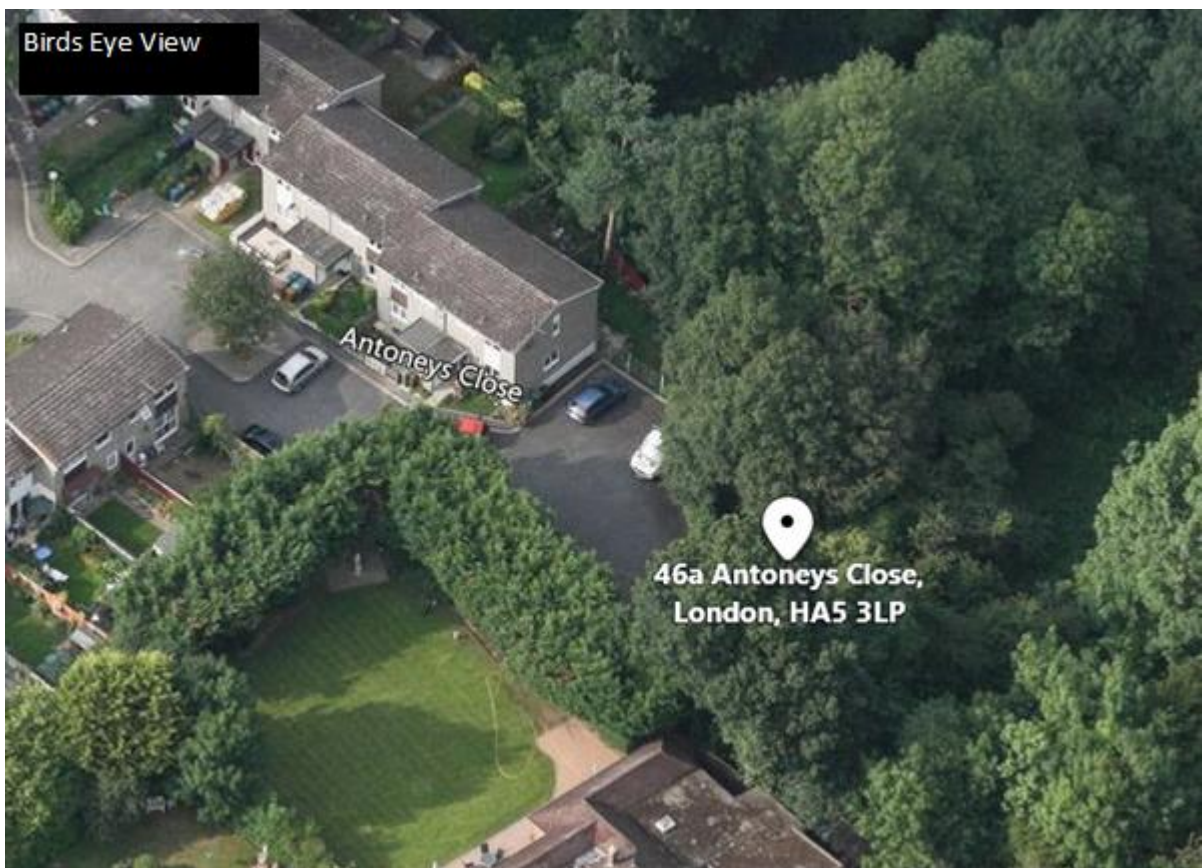
- The site is located within close proximity to individual protected trees and a protected grouping of trees which would need to be carefully considered in terms of the potential impacts of development to their root protection areas and their long-term viability.
- Site is adjacent to a Site of Important Nature Conservation (SINC). It will be important that any development minimises or avoids impacts on the ecological value of the SINC, mitigating and compensating for any direct or indirect impacts where they occur.
- Critical Drainage Area
- Pinner and Hatch End Core Strategy (2012) Sub Area 9



Development Potential

- The surrounding area is characterised by single storey bungalows within The Dell and Haywood Close, and two storey buildings immediately adjacent to the site. Any new development would need to reflect the verdant and open character of existing front boundary treatments and be no more than two storeys in height.
- This site is suitable for 2 x two storey semi-detached family dwelling houses
- The proposal needs to ensure that adequate off-street car parking and sheltered and secure cycle parking is achieved taking account of the number of bed spaces, gross internal floor area and PTAL. The development must maintain an active and landscaped frontage.

Birds Eye View



View of application site from Antoneys Close

