



## **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.

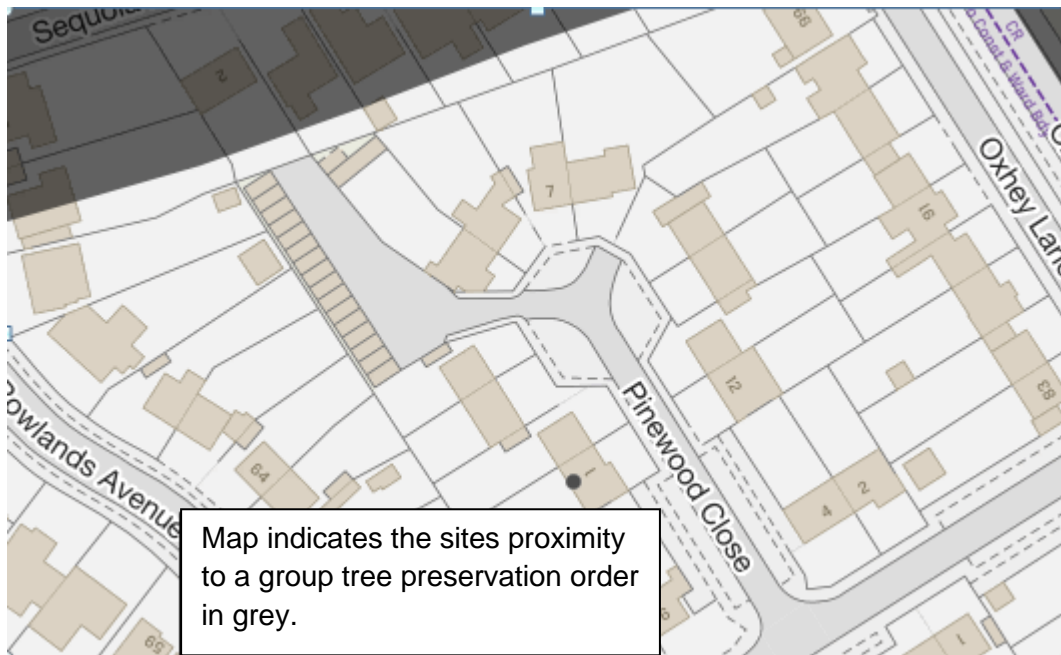
### **The site details**

**Address: Land at Pinewood Close, Pinner, HA5 4BW**

- Site is located on the north western corner of Pinewood Close in Pinner
- The site is bound to the north by a group area preservation area order
- The existing site is L shaped and comprises garages
- The site is located within Public Transport Accessibility Level (PTAL) rating of 2, and therefore public transport accessibility is low

### **Planning Constraints**

- The site is bound to the north by a group area tree preservation order
- The site is located within Core Strategy Pinner and Hatch End Sub Area 9

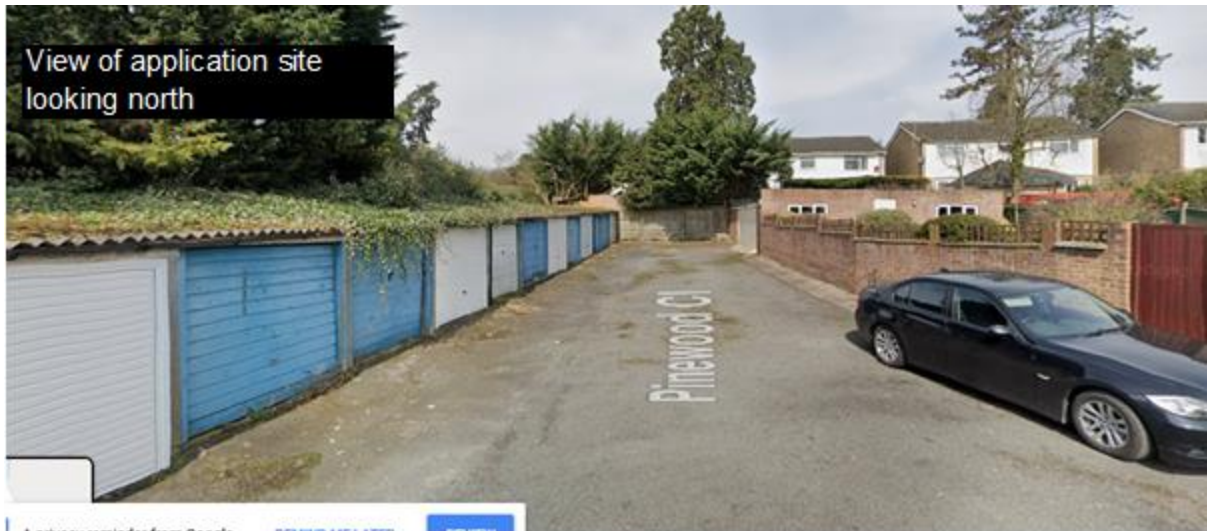


### Development Potentials

- One two storey single family dwelling house or two storey flatted development of no more than two units.
- 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 in keeping with the existing street scene.



View of application site  
looking north



View of application site  
looking north east

