



Mr VK Singh Rayat
Studio One Architecture
42 Hunters Grove
HAYES
UB3 3JE

3P
Temple Quay House
2 The Square Bristol
BS1 6PN

11 June 2018

Dear Sirs

Town and Country Planning Act 1990
Appeal by Mr Mahijit Matharoo
Site Address: 5 Albert Road, Hayes, UB3 4HR

I write this letter to respond to the 2 refusal points made by the Local Authority.

Concerns were made about the previous application in regards to the extension not being set back by 1m from original building line. This has now been addressed, as from the first floor, the extension has been set back and this will look like an extension rather than unbalance the pair of semis (this will be similar to No.9 and No.11 Albert Road, Hayes). In the result of this, the set back automatically brings the hip to gable roof back and creates a more appealing roof structure where you can differentiate the extension from the existing house.

It was also mentioned that the two storey side extensions should be set in a minimum of 1 metre from the side boundary in order to maintain adequate visual separation and views between houses. But as this is a property with no neighbour on the left hand side this would not cause effect in this case and as mentioned earlier No.11 has two storey side up to the boundary and this application was granted in 2016 which contradicts the Local Authorities policy.

After implementing the changes we feel that planning should be granted, there is only 4 houses on this road and 2 of them have double storey side extensions. We also have taken all the points raised in the inspectors report and applied them to the drawings. If you still feel any minor changes are required we are happy to cooperate, but we believe we have addressed all issues with our references.

We urge you to look and consider our design statement and references along with all appropriate drawings.

Yours Sincerely

Mr V S Rayat
Studio One Architecture