

MICHAEL OAKES ARCHITECTS LTD.

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To the Planning Department,
London Borough of Hillingdon ,
Civic Centre, High Street, Uxbridge
Middlesex,
UB8 1UW

4th July 2023

Dear Sir/Madam,

re a proposed part ground and first floor extension, plus associated part-raised ridge at 44 Sweetcroft Lane, Hillingdon, UB10 9LE

Please find enclosed our forms and drawings to enable this application to be considered. We will pay the due fee of £206 + £64.00 planning portal admin fee electronically.

No trees are affected.

All materials will match the existing materials present here.

We note that various near neighbours have built larger extensions in this road.

We trust that these proposals will not affect the amenities of the adjacent neighbours (and in this regard we have been careful in ensuring that new windows closest to number 46 Sweetcroft lane are obscured glass, fixed below 1.7m above the ffl).

Please also note that piled foundations were installed c 1957 for a 1957 planning approval for a two-storey side extension (so theoretically, that planning approval is still 'live' as it was meaningfully commenced, but more importantly, there will be no risks to the T1 listed tree, 14.2m distant, and please note previously installed, suitably detailed hardstanding is in place within this tree's tree-root protection area

We hope that this application can receive your approval in due course, but if you have any concerns or questions please do not hesitate to contact us immediately. We would really appreciate this courtesy.

Yours faithfully,

Michael Oakes

enclosed; sets of drawings and forms, dwgs
cc client