

MICHAEL OAKES ARCHITECTS LTD.

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To the Planning Department,
Hillingdon Council,
Civic Centre, High Street,
Uxbridge, UB8 1UW

24th October 2023

PLANNING STATEMENT

Dear Sir/Madam,

re 79 Field Close, Ickenham, UB10 8JQ; proposed side gable and rear dormer as lawful development (under 50m³ further volume); single storey rear extension onto the original c1930s rear-most kitchen wing

Please find enclosed our forms and other information to enable this application to be considered.

IMPORTANT- please note that volume allowances have been made in our loft calculations, to account for the previously built c 1980s front-facing small dormer; but also please note that no allowance was needed regarding the tiled kitchen roof (which might look like an extension, but is in fact original to the house, as can be further ascertained by looking at the rear plan and roof-plan of the other pairs of semi-detached properties in this Close).

For this reason, we have been able to show and propose a single storey rear lawful development kitchen extension off the extent of the rear-most wall of the 1930s kitchen room (proposed at 3m deep).

We have matched the eaves and fascia here to that of the existing house.

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 drawings / photos diagrams