



10.066 EVIDENCE TO VERIFY LAWFULL DEVELOPMENT APPLICATION

**USE AS BUSINESS PREMISES AS GARAGE at 53 PINKWELL AVENUE, HAYES,
UB3 1NQ**

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1.0 OVERVIEW

This design & access statement has been prepared to accompany for Certificate of Lawfull Development: 10 years use

2.0 PLANNING HISTORY

Historically, the dwelling has had one previous planning application, as present on the Hillingdon Council online planning register:

Conversion of Roof space with rear dormer in habitable space

Ref No: 16389/APP/2016/985

Date received: 09 March 2016

Status: Approved

Erection of an extension to garage Reconfiguration

Ref No: 16389/APP/2002/2960

Date received: 16 December 2002

Status: Approved

Erection of an extension to garage

Ref No: 16389/APP/2002/1811

Date received: 29 July 2002

Status: Approved

Erection of rear extension and garage in rear

Ref No: 16389/B/88/0617

Date received: 23 August 1988

Status: Approved

3.0 SITE LOCATION & CONTEXT

3.1 Location

The house is located on 53 Pinkwell Avenue and the garage is located directly with access Pinkwell Lane opposite to Harlinton School.

The existing property is 320 metres squared approximately in area and is denoted by the red line (application boundary) on the Ordnance survey plan.

The site is not in a conservation area and is clear of any flood zones, therefore no flood mitigation is required.

3.2 Site Context

Typically, all dwellings fronting the close characterise a decent set-back from the road. Properties are generally single stories all semi- detached houses in the adjoining neighbourhood area.

The existing property lies in quiet neighbourhood with 3 no's parking space within the curtailment of the property. There is numerous parking on Pinkwell Avenue. The scheme proposes to change of use of Garage to Business premises. .

4.0 DESIGN



There is no change in the footprint of the property. There will be no loss to amenity space in the property.

5.0 Access

Existing access arrangements to the front of Pinkwell Avenue and rear access through Pinkwell Lane remain unchanged as shown in Site Plan

6.0 Conclusion

The garage has been used as Business Premises for more than 10 years and should be allowed.