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18<sup>th</sup> August 2025

via Planning Portal

## **PLANNING STATEMENT**

### **RE: 63 Church Road, West Drayton, UB7 7PX**

#### **INTRODUCTION:**

This planning statement is submitted on behalf of Mrs Mayura Patel the owner of 63 Church Road, West Drayton, UB7 7PX. The proposal involves a 3metre rear extension and internal re-configuration, under Certificate of Lawfulness planning application. This is a semi-detached property located within the Kent region with neighbouring properties of similar age and construction. Properties on this road have extended largely to the rear that vary greatly in style and bulky scale. Ostentatious properties neighbour unimposing, considerate properties.

#### **SITE DESCRIPTION:**

The well-presented three-bedroom end of terrace property has plenty of potential and located within 0.5 mile of West Drayton Train Station along with local shops at close proximity. This property is a family dwelling (Class C3).



The application site is a rectangular shape with direct access onto Church Road, with a front garden & driveway, at the front of the property. The property sits along a highly residential area, surrounded by properties that share similar character and appearance. The property is not listed nor is it in a conservation area.

The property is finished with London stock brickwork & white framed PVC double glazed windows throughout.

**PROPOSAL:**

This proposal is to obtain planning approval for a 3metre single storey rear extension & internal re-configuration, to accommodate a room from the disabled owner.

The proposal seeks to obtain planning approval to match local properties that have been granted approval for a similar scheme. The proposed scheme will not affect any neighbouring properties, nor will it take away any character to the existing property. Visually this will not have any major impact to the streetscape.

All proposed materials and style of brick, windows, roof tiles, doors, etc... are to match the existing. The proposal also deems to improve the landscape / garden areas of the site, which will enhance the surrounding nature.

**SUMMARY:**

The proposal would be an improvement to the property, for an elderly couple of one being disabled, which will not visually harm the surroundings, nor does it impact on the character or form of the original dwelling house.

I trust you will find the above planning statement entirely satisfactory, however, should you have any further questions or queries please do not hesitate to contact me. In the meantime, I look forward to hearing from you soon.

Kind regards,



Anish .B. Patel

**ABP Architectural Services Ltd**