

Planning Support Statement

Accompanying an application for a Lawful Development Certificate for
an existing use of the outbuilding ancillary to the host dwelling as a
Tuition Facility
at
43 Woodstock Gardens,
Hayes, UB4 8BA



ABOVE: View of the application site

Applicant: Pankaj Dhir

Get Planning & Architecture
Report Audit

Date	Rev	Author	Check by	Comment
28.01.20	-	CB		
14.02.20	A	CB	BG	Amended following client's comments

14 February 2020



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Registered in England No: 07572104. Registered Office: 21/23 Croydon Road, Caterham, CR3 6PA. Vat No: 113143076

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Applicant's Statement



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1. INTRODUCTION

1.1. This planning statement has been prepared by GPA to support an Application for Lawful Development Certificate for an Existing use of the outbuilding ancillary to the host dwelling as a Tuition Facility at 43 Woodstock Gardens, Hayes, UB4 8BA.



ABOVE: location plan (not to scale)

2. APPLICATION SITE & TUITION ACTIVITY

2.1. The Applicant is a qualified teacher and is established as an effective math tutor, please see Applicant's Statement attached.

2.2. The application site consists of a two-storey, end of terrace house with an outbuilding. Part of the outbuilding has been in use for the purpose of an after-school tuition facility since June 2011.

2.3. The tuition classes are usually held on Friday and Saturday mornings and end at 11:30am. There are approximately 4-5 students registered in each class. These students live locally and therefore would generally walk or cycle to the classes.

2.4. There is a parking area at the front of the property, which is used by the residents of no.43 Woodstock Gardens, it is not a requirement for the tuition facility. Additionally, the outbuilding adjacent to no.43 consists of one good sized classroom/office with toilet facilities provided for the students.

3. APPLICATION SITE PLANNING HISTORY

Application: 19014/APP/2017/1322

Address: 43 Woodstock Gardens, Hayes, UB4 8BA

Status: Prior Approval Not Required **Dated:** June 2017

Proposal: Erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4 metres, for which the maximum height would be 3 metres, and for which the height of the eaves would be 3 metres

4. PROPOSAL

4.1. The Applicant seeks a Lawful Development Certificate for the use of part of the existing outbuilding as a tuition facility, ancillary to the host dwelling. The outbuilding can be accessed via a door located to the side of the host dwelling as shown in the images below.



ABOVE: ACCESS TO OUTBUILDING AND SIDE OF THE OUTBUILDING

4.2. There is a large garden to the rear of the application site and the tuition facility is accessed through this garden. The Applicant currently uses the rear portion of the outbuilding for storage purposes for the dwelling.



ABOVE: REAR GARDEN OF APPLICATION SITE



ABOVE: TUITION CLASSROOM AND TOILET FACILITY

4.3. Tuition has been ongoing as an ancillary activity at the property for many years. During this time, the tuition has been continuously supported by both students and parents from the local community, therefore the current use should be deemed lawful.

4.4. The Applicant and occasionally family members use the classroom/office for business administration and tuition preparations.

4.5. The use of the outbuilding for the purpose of providing tuition classes to local children within the area is therefore a benefit to the local community. Additionally, each class only has approximately 4-5 children at a time on only two days of the week, therefore, the activity is considered to be ancillary.

4.6. The classes are not considered to cause any disruption to the neighbouring properties. Students do not park at the site as the students who attend the classes live locally and therefore walk or cycle to the lessons.

5. CONCLUSION

5.1. The Applicant is a teacher in a school and provides tuition classes for the local children within the community.

5.2. The existing use as a tuition facility is of small scale but of great benefit to the local community. The activity is of limited duration and occurs in only a small portion of the property, it is therefore ancillary to the use of the dwelling as a family home.

5.3. The Applicant respectfully request the council to agree and issue the Lawful Development Certificate for an Existing Use.

Appendix

Applicant's Statement

Tuesday 12th of February 2020
To Whom it may concern

I am working as a maths teacher (in a local secondary school) since June 2010 and running tutoring facility since then. I bought 43 Woodstock gardens in June 2011 and since then I shifted my all tuitions here (please see my registration with General Teaching Council of England)

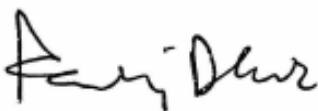
I have been running this tutorial service nearly from 9 years and did never had any problems with the neighbours. I have not had a single complaint from the neighbours. I have been a good neighbour and always taken into consideration the impact on neighbours with respect to noise and parking. I always ensure that I drop students outside to avoid any noise and disturbance. After receiving PCN I did speak to adjoining neighbours and they confirmed that they have no issues at with the noise, parking or privacy rather they are appreciating the good work I am doing for the area.

Most of the parents and students travel to and from the premises on foot, as they live locally. Since opening the tuition facility, I have had no complaints from neighbours. And most residents on my street are aware that I am a Teacher. Some of the children are coming or used to come to for tutoring. I am helping local residents to educate their children and in-turn improving literacy and chances of employment in the area.

Couple of months ago one of our family friends came to us for dinner and parked car outside without blocking anyone's driveway. A neighbour arrived and asked him rudely to move car away and he denied as he said that its his right to park car. I came to know about this incident only when they were about to go after finishing their dinner. People do visit family and friends and it can't be restricted. I think some people might be targeting me because of my ethnicity and race which is not fair. After that I even hesitated to invite family and friends to my own place.

I was thinking to register with OFSTEAD but as I teach only 5 hours in a week and to register with Ofsted it should be 20 or more than that. Till June 2017, I used to work as full-time teacher due to some health and family issues I am working only 4 days and doing some tutoring on Friday and Saturday.

I do hope that this statement helps with allowing me to continue to raise standards and understanding in education in the local area which will in turn raise employability.



Pankaj Dhir
12/02/2020