

# **PLANNING STATEMENT**

38-40 LANCASTER ROAD, UXBRIDGE, UB8 1AR

OCTOBER 2023

## INTRODUCTION

This Statement has been made in response to the London Borough of Hillingdon council enforcement investigation at 38-40 Lancaster Road Uxbridge UB8 1AR. This brief statement has been produced in support of the retrospective application to vary conditions Two (2) and Five (5) of planning permission reference 19030/APP/2021/3857 of planning granted for '*Demolition of the existing sheds and erection of two semi-detached 3-bedroom houses with private gardens and car parking area*'. In this proposal, both applications referenced 19030/APP/2021/3857 &19030/APP/2022/2194 should be carefully considered.

We at The White House Design have attended site and checked as well as measured the property at Lancaster Road. Though, it is unfortunate that it is common to find ourselves assisting developers in managing contractors whom are incapable of adhering to approved drawings. We believe in this instance that the variations on site, are not as consequential as the alleged allegations. The alterations on site may not be compliant to relevant planning policy. Hence this planning application has been prepared.

All of the applications on site have been illustrated in drawings numbered KKC/LR/2023/Z1 & KKC/LR/2023/Z2. The originally approved elevations and plans have been presented in these drawings, all of the variations from previously approved plans and elevations can be seen in the 'as built' drawings.

When compared to the levels condition approved under 19030/APP/2022/2194 the internal floor to ceiling heights is all as per approved documents for both of these new build proposals. The previously approved plans ground floor to ceiling level was to be 2450mm, the construction has been built compliant of these drawings. The proposed floor to floor height should be 2700mm. First floor to ceiling level is 2450mm as per the approved drawings, with the proposed floor to floor height as prescribed at 2700mm. The loft floor to internal ridge height is 2175mm as per approved drawings. All of the internal floor levels being correct internally, but the front and rear wall to eave level has been slightly raised, by approximately 1 brick courses which is 75 mm. This should be considered within some level of tolerance this discrepancy is marginal, when assessed against the overall aesthetic, bulk, scale and proportion of the properties within the street scene of Lancaster Road. It is also important to note the landscaping is yet to be implemented on site, this will ensure the levels are as per approved drawings. **All internal floor to ceiling heights have been constructed as per the below approved drawings reference. Levels as per conditions approval Application Ref: 19030/APP/2022/2194.**

The have been some visible changes to fenestration. However, none of these alterations have an overbearing or significant impact on neighbouring properties. The major changes to fenestration are to the GF rear elevation of the property. The additional small bathroom window at loft floor level is obscurely glazed, this should not result in any issues in terms of privacy, this window is also non openable below 1.7m above FFL. All changes can be clearly seen when compared on drawings KKC/LR/2023/Z1& KKC/LR/2023/Z2.

The footprint area and scale of both examples is identical and as per approved plans. However, there have been some minor alterations on site. Finally, the internal alterations have still provided a 3-bedroom property with adequate amenity space, it is not in exact compliance with previous approvals, but no additional bedrooms/amenity space has been provided. The most significant alteration is that the kitchen and living space have been re-allocated.

## **CONCLUSION**

We ask London Borough of Hillingdon to review the new proposal with a sympathetic view to the developer in question. Unfortunately, the applicant has been misinformed, misled and misguided by the relevant contracting teams on site to proceed with alterations not having planning permission. We have now applied for these changes retrospectively in the hopes that these new build properties compliant with relevant planning policy. Should any further amendments on site be required in order to achieve compliance we are happy to facilitate these minor alterations. Though we ask the local authority to review this proposal wholistically in relation to what has been build on site and the relevant planning policy.