

Notes.

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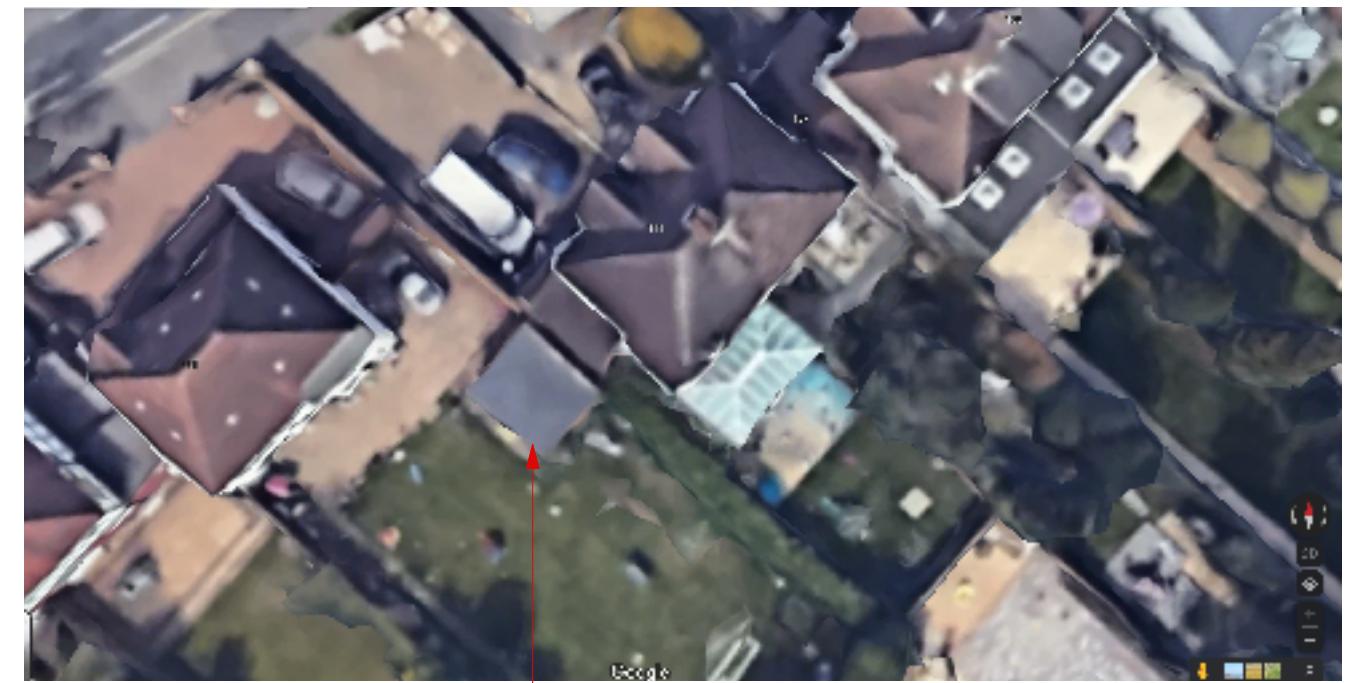
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There is a substantial separation distance between the adjacent first floor window at No.113 and the proposed scheme.



There is an existing outbuilding limiting the impact on No.113. There is no habitable room or window within immediate vicinity of the scheme to raise any concern regarding the sense of enclosure, privacy, overlooking or outlook. The existing rear garden of No.113 can still help the sense of the openness.

1. Due to the present GF side garage, the front section of the ground floor has been already extended near the side boundary. The property is also substantially set back from the main road. This means that the proposed extension will not be perceived by the public.

2. There is already an existing outbuilding on the neighbour's site at No.113 and adjacent to the boundary which can outweigh any impact.

3. There is also heavy vegetation and boundary treatment.

4. The application site is at the end of the row of semi-detached houses and there is no property immediately adjacent to the extension side to cause a potential terracing effect.

5. The application site has a considerable separation distance from the habitable rooms/windows of the neighbouring property which helps the extension appear less visible.

6. The application site is not located in a corner plot or a prominent location to make it readily viewed by the public.

7. Above all, the impact of a ground-floor extension is very limited. In real life, the ground floor extension can be hardly viewed from the neighbour's windows or any other public realm in this context.

8. There are examples of planning permissions granted to similar semi-detached houses with similar settings to have a -side extension to the side boundary.



BLOCK PLAN 1:500

Revision.	Description

You Architecture Ltd.

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Project:
111 Long Lane UB10 8QS

Drawing Title:
Existing Location Plan

Dwg no: 0131-PR-00 Revision: E Date: 04.04.2023

Scale: 1:1250, 1:500 Drawn by: @a3p Checked by:

The following similar examples can indicate that the precedent is already set and the proposed development is not out of the character of area:

- 91 Long Lane Ickenham
- 93 Long Lane Ickenham
- 95 Long Lane Ickenham
- 101 Long Lane Ickenham
- 105 Long Lane Ickenham

Issue:

PLANNING APPLICATION
Not for construction

Notes:

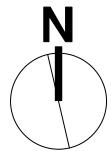
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Project:

111 Long Lane UB10 8QS

Drawing Title:

Precedents

Dwg no:	Revision:	Date:
0131-PR-01	E	04.04.2021
Scale:	Drawn by:	Checked by:

The following similar examples can indicate that the precedent is already set and the proposed development is not out of the character of area:

- 91 Long Lane Ickenham
- 93 Long Lane Ickenham
- 95 Long Lane Ickenham
- 101 Long Lane Ickenham
- 105 Long Lane Ickenham



PLANNING APPLICATION DETAILS

[View Documents](#) [Enter Comment](#) [Back to Search page](#)

Reference	18821/APP/2017/643
Status	Approval
Proposal	Part two storey, part single storey side/rear extension and conversion of roof space to habitable use to include a rear and a side dormer
Location	93 LONG LANE ICKENHAM
Ward	ICKENHAM
Case Officer	Liz Arnold
Received	22-02-17
Validated	22-02-17
Decision By	19-04-17
Neighbours	Consultation Started : 24-02-17, Comments Due : 17-03-17
Site Notice	Posted : 28-02-17, Displayed Until : 28-03-17
Advertised	In Press : 08-03-17, Press Expiry : 29-03-17
Decided	19-04-17
Agent	Mr graham powell 1734 la cannerie morainville jouveaux normandie 27260



PLANNING APPLICATION DETAILS

[View Documents](#) [Enter Comment](#) [Back to Search page](#)

Reference	45352/APP/2009/2734
Status	Approval
Proposal	Single storey side/rear extension, following demolition of attached garage (Retrospective application).
Location	95 LONG LANE ICKENHAM
Ward	ICKENHAM
Case Officer	Sonia Bowen
Received	21-12-09
Validated	12-01-10
Decision By	09-03-10
Neighbours	Consultation Started : 25-01-10, Comments Due : 15-02-10
Site Notice	Posted : 25-01-10, Displayed Until : 22-02-10
Advertised	In Press : 02-02-10, Press Expiry : 23-02-10
Decided	09-03-10
Agent	Mr A Modhwadia Multicreation 239 Western Road Southall Middlesex UB2 5HS



PLANNING APPLICATION DETAILS

[View Documents](#) [Enter Comment](#) [Back to Search page](#)

Reference	45352/APP/2008/3176
Status	Approval
Proposal	Part single storey and part two storey side extension to include 3 rooflights, first floor rear extension and conversion of garage to habitable use.
Location	95 LONG LANE ICKENHAM
Ward	ICKENHAM
Case Officer	Sonia Bowen
Received	05-11-08
Validated	07-11-08
Decision By	02-01-09
Neighbours	Consultation Started : 14-11-08, Comments Due : 05-12-08
Site Notice	Posted : 14-11-08, Displayed Until : 12-12-08
Decided	02-01-09
Agent	Mr A Modhwadia Multi-Creation Ltd. 239 Western Road Southall Middlesex UB2 5HS

Issue:

PLANNING APPLICATION
Not for construction

Notes.

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PLANNING APPLICATION DETAILS

[View Documents](#) [Enter Comment](#) [Back to Search page](#)

Reference	50536/A/96/0198
Status	Approval
Proposal	Erection of single storey side and rear extensions
Location	101 LONG LANE ICKENHAM
Ward	ICKENHAM
Case Officer	Heather Morgan
Received	07-02-96
Validated	07-02-96
Decision By	03-04-96
Neighbours	Consultation Started : , Comments Due :
Decided	19-11-96
Agent	David Scammell Viaduct Construction Services 40 Manor Court Road Hanwell.

PLANNING APPLICATION DETAILS

[View Documents](#) [Enter Comment](#) [Back to Search page](#)

Reference	20891/B/89/1197
Status	Approval
Proposal	Erection of single-storey side and rear extension.
Location	105 LONG LANE HILLINGDON
Ward	HILLINGDON WEST
Case Officer	Chris Sawden
Received	23-05-89
Validated	23-05-89
Decision By	18-07-89
Neighbours	Consultation Started : , Comments Due :
Decided	12-09-89

Revision.	Description
A	60 Pinkwell Lane, UB3 1PH
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Project:
111 Long Lane UB10 8QS

Drawing Title:

Precedents

Dwg no:	Revision:	Date:
0131-PR-02	E	04.04.2021
Scale:	Drawn by:	Checked by:

NOTE: ALL PROPOSED MATERIALS TO MATCH EXISTING

Issue.

Planning Application

Not for building control or construction

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General Notes:

Contractors must verify all dimensions/levels and carry out all necessary exploratory works on site and confirm existing structure, temporary support or setting out before commencing any works. Do not scale off the drawings. If in doubt or any missing info please ask, do not assume. Any discrepancies to be reported to us.

No construction work before all Local Authority consents, Planning Permission, Building Control approval and structural engineer confirmation.

You Architecture Ltd is not liable for any work undertaken without Planning Consent or Building Regulations Approval before or after our involvement. Any unauthorised works without all necessary approvals from Local Authority are entirely at the risk of the owner/builder.

If any variation is made to design without our permission, we accept no liability for the entire design.

All structural elements inc. loadbearing walls, joists, beams and columns to be confirmed by structural engineer. All drawings are to be read in conjunction with all relevant drawings and specifications.

All work is to be carried out in accordance with the manufacturer's guidelines, the latest British standards Codes of Practice, regulation 7 of Building Regs and recognised working practices. All work and materials should comply with Health and Safety legislation.

Local Water Authority consent to be obtained when building over or near to public sewers.

Highways Authority Consent to be obtained when building over or near to highways.

CDM REGULATIONS 2015

The client must abide by the CDM Regulations 2015 and you may have a requirement under the CDM Regulations 2015 to notify the Health & Safety Executive.

The Health and Safety Executive is to be notified as soon as possible before construction work starts if the works:

(a) Last longer than 30 working days and has more than 20 workers working simultaneously at any point in the project. (b) Exceeds 500 person days.

If the contract exceeds the above then it is the client's duty to appoint a Principal Designer & Principal Contractor. In accordance with the guidelines of CDM2015 we confirm we are not the principal designer and this role will be carried out by others, unless otherwise is agreed with us in writing. You should be aware of the responsibilities of the client and principal designer in accordance with CDM2015. If you are not please let us know and we can provide you guidelines.

PARTY WALL ACT

The owner, should they need to do so under the requirements of the Party Wall Act 1996, has a duty to serve a Party Notice on any adjoining owner if building work on, to or near an existing Party Wall involves any of the following:

(a) Various work that is going to be carried out directly to an existing party wall or party structure

(B) New building at or astride the boundary line between properties

(C) Excavation within 3 or 6 metres of a neighboring building(s) or structure(s), depending on the depth of the hole or proposed foundations.

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Revision.	Description
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Project:

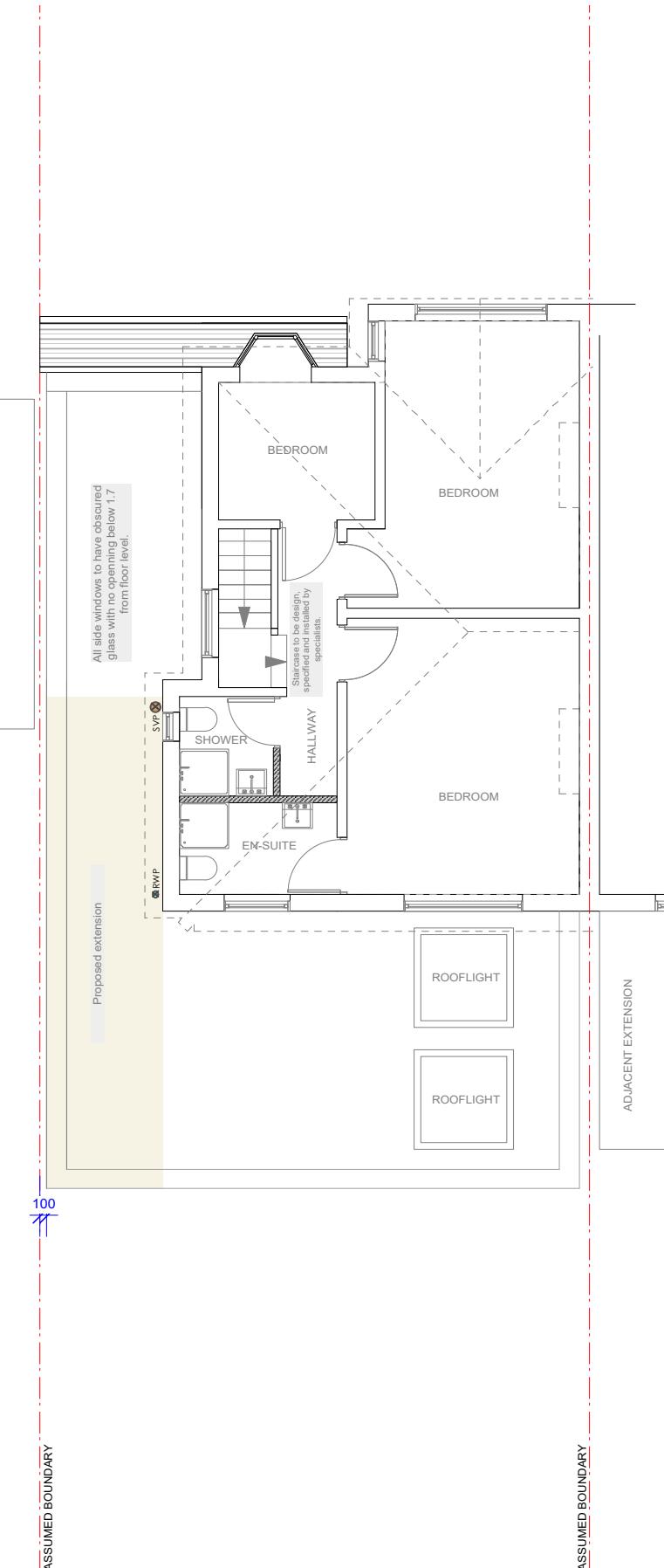
111 Long Lane UB10 8QS

Drawing Title:

Proposed Floor Plans

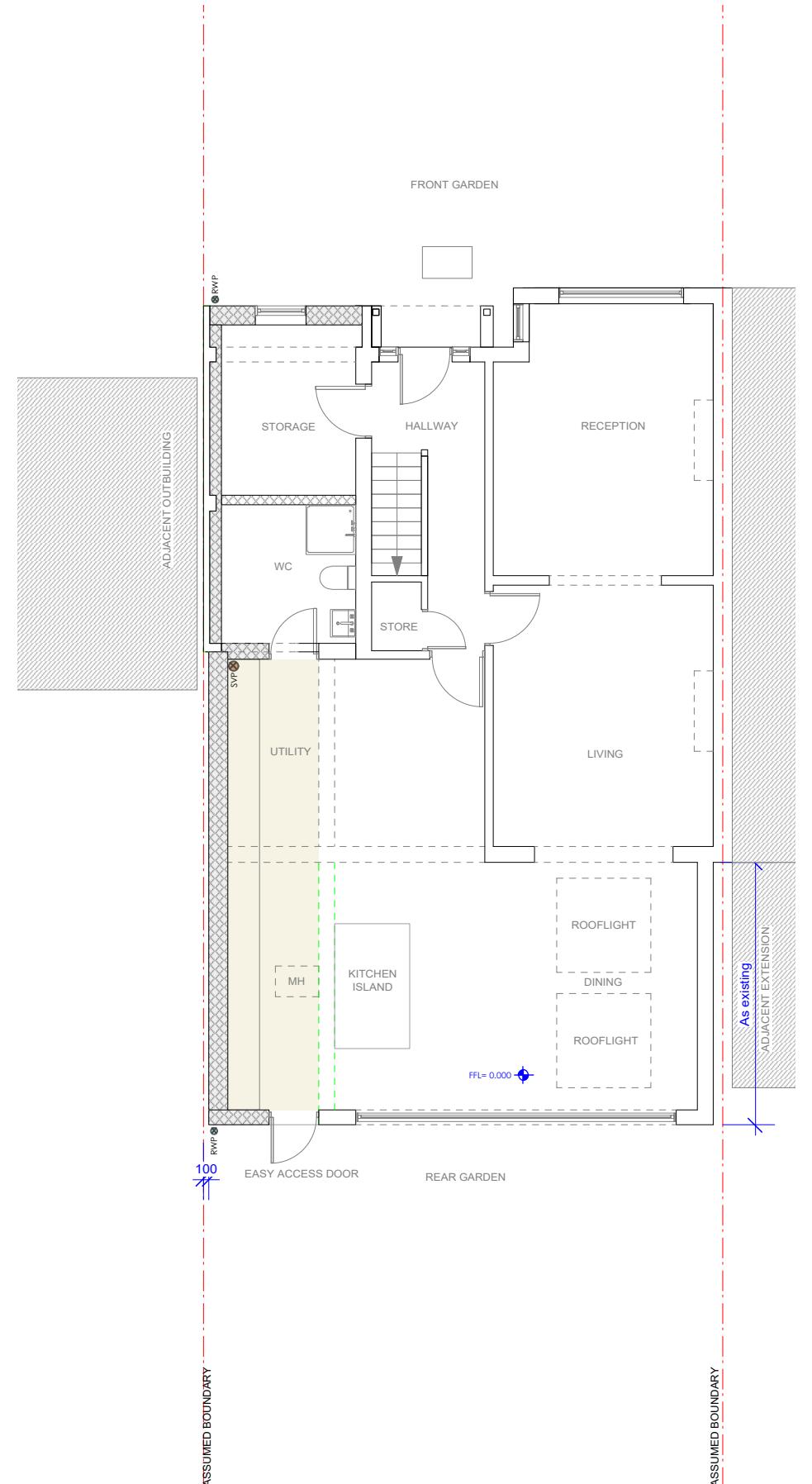
Dwg no: 0131-PR-10 Revision: E Date: 04.03.2021

Scale: 1:100@a3p Drawn by: Checked by:



FIRST FLOOR PLAN
Scale: 1/100

0 1 2 3 4 5M



GROUND FLOOR PLAN
Scale: 1/100

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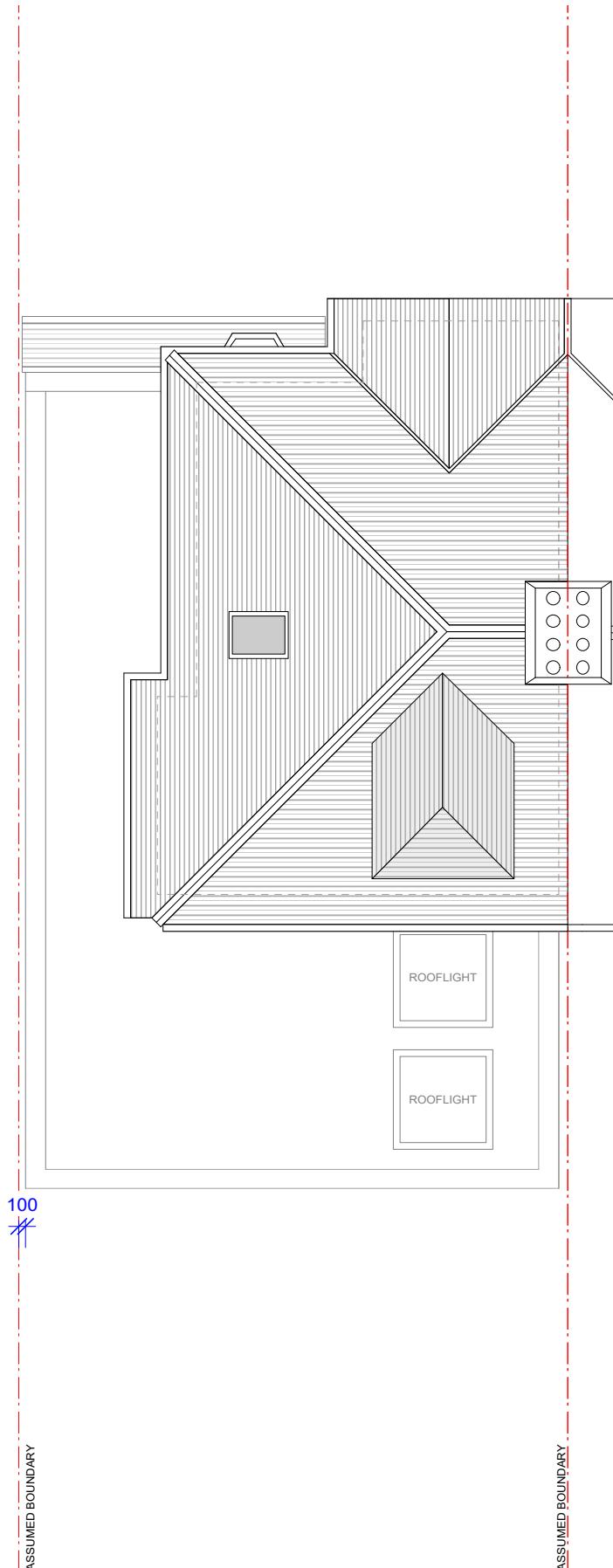
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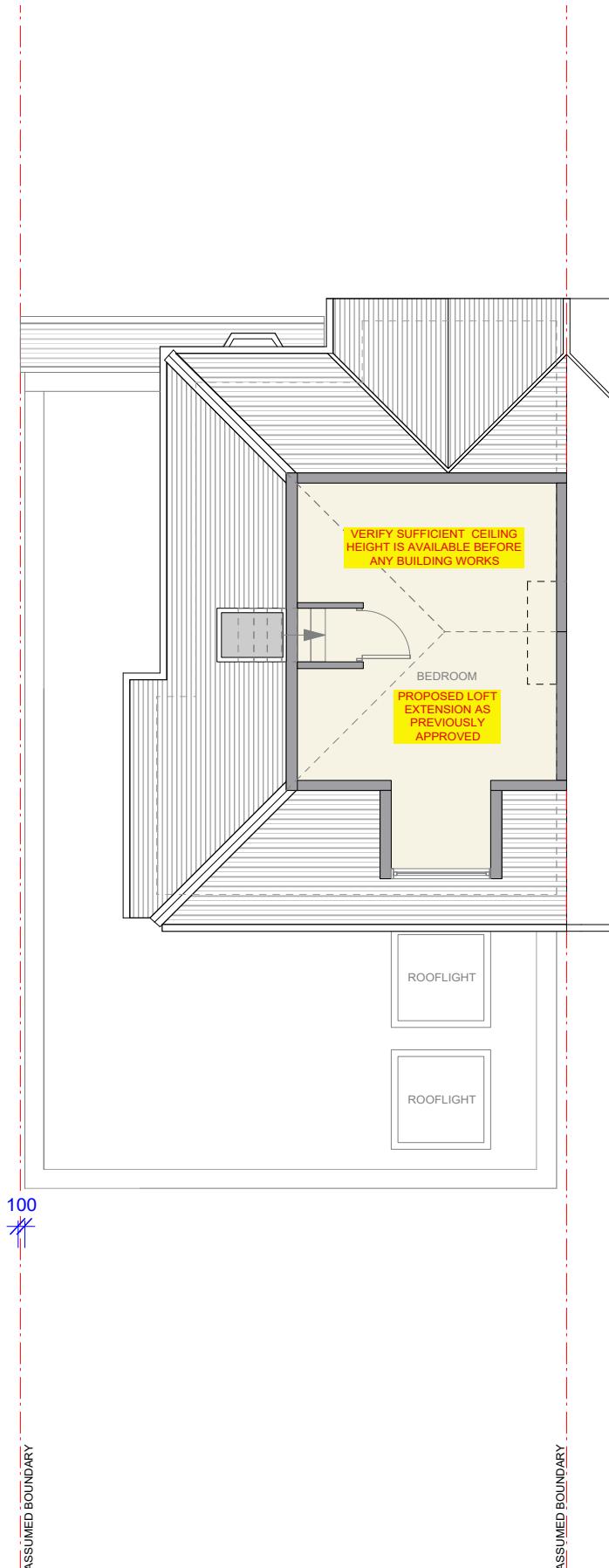
Dwg no:	Revision.	Date:
0131-PR-10	E	04.03.2021

Scale:	Drawn by:	Checked by:
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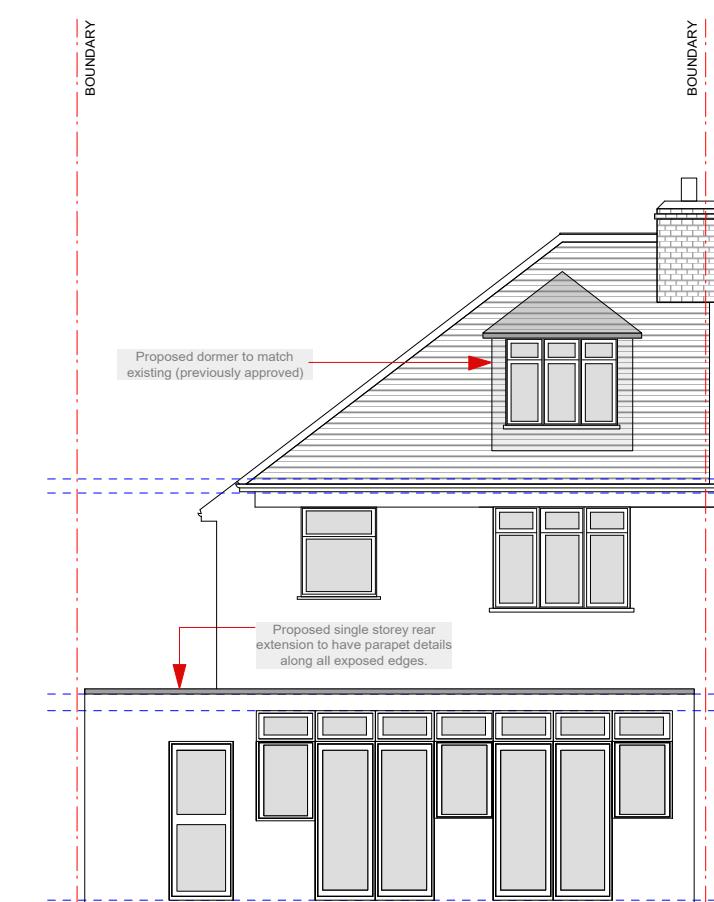
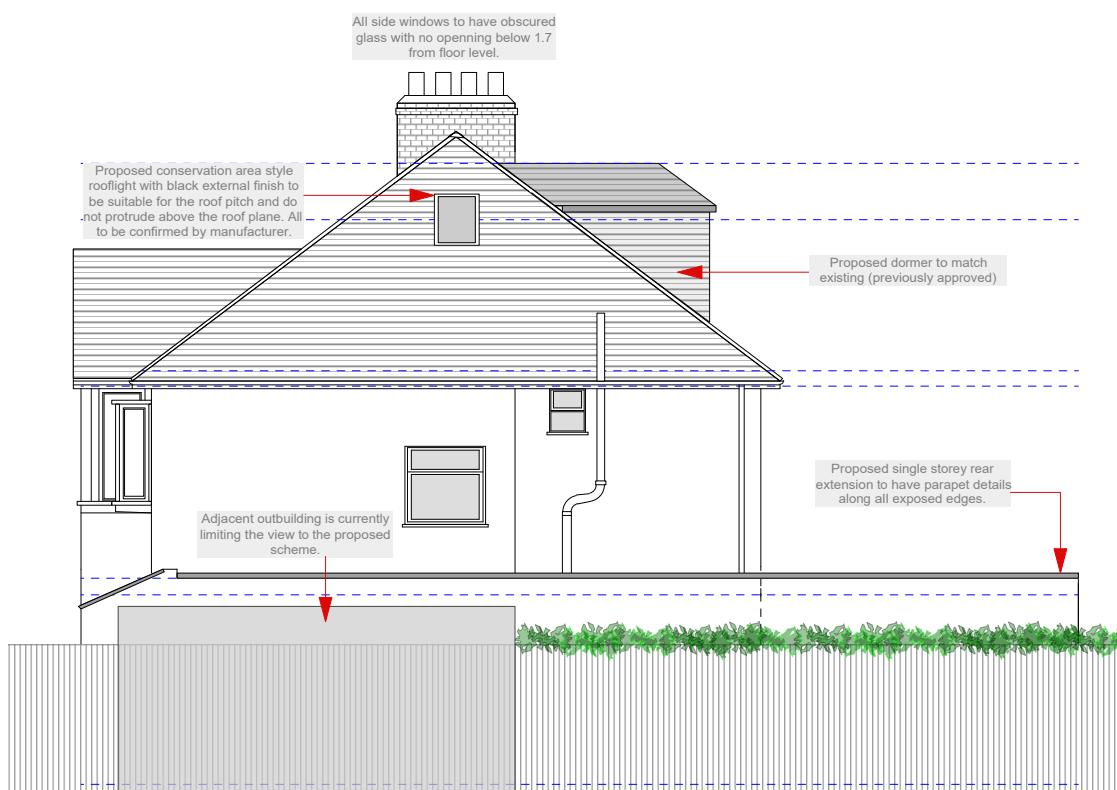
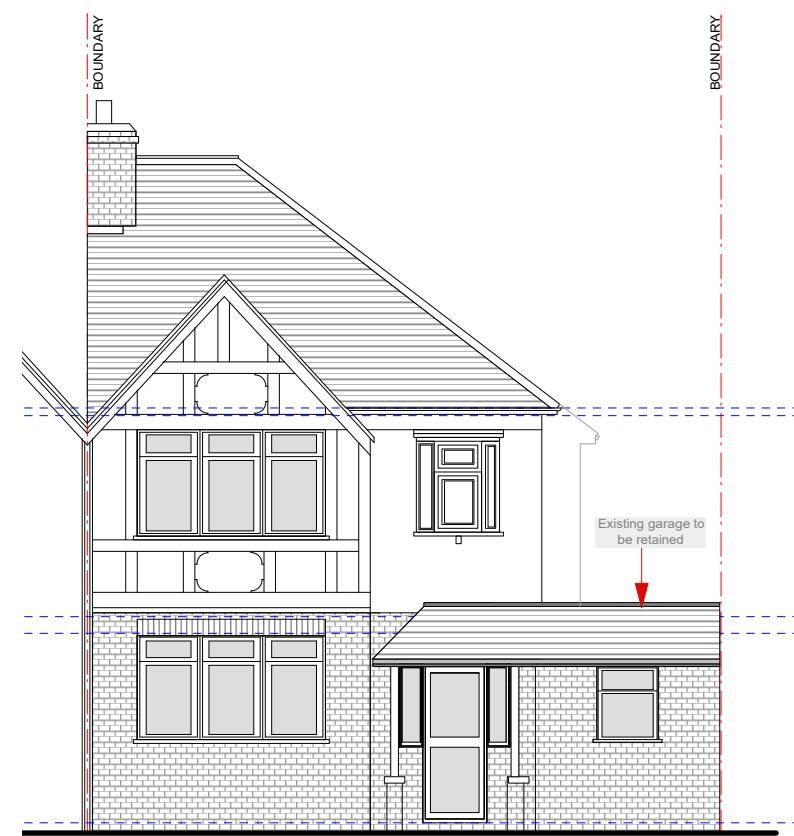
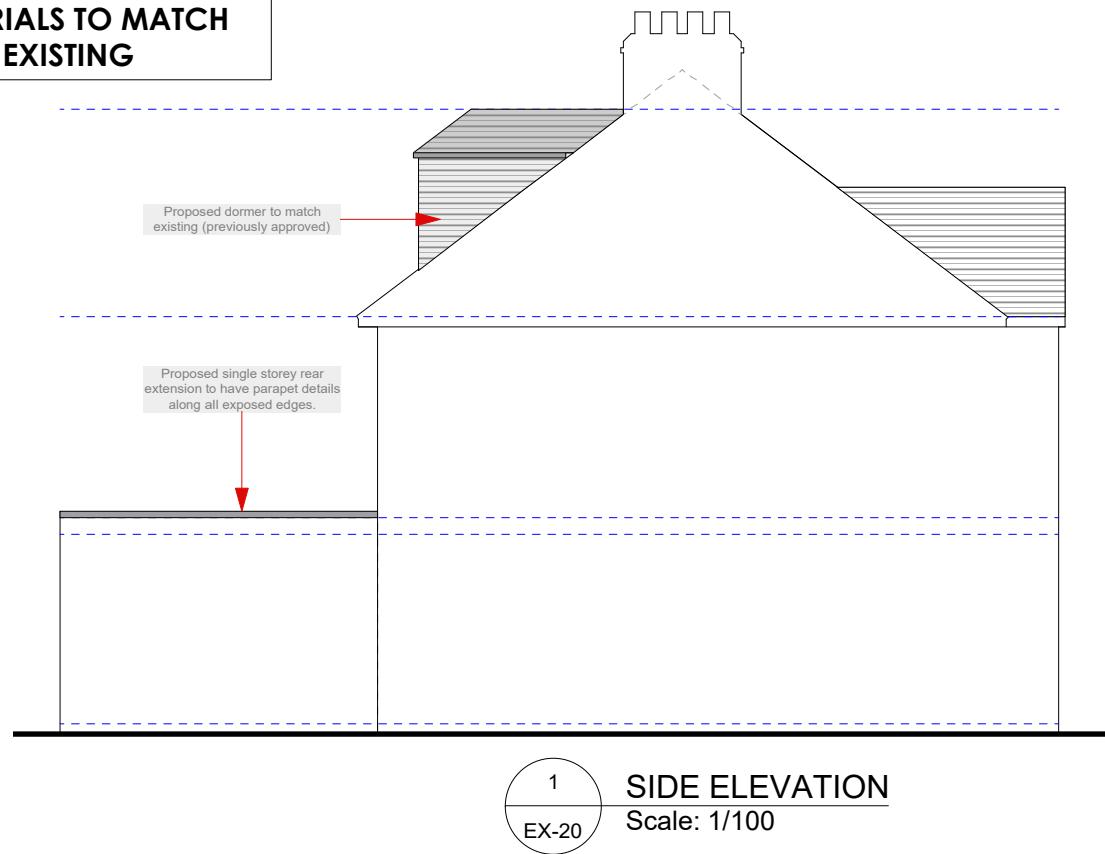
ROOF PLAN
Scale: 1/100

0 1 2 3 4 5M



LOFT FLOOR PLAN
Scale: 1/100

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Issue.
Planning Application
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Project:
111 Long Lane UB10 8QS

Drawing Title:
Proposed Elevations

Dwg no: 0131-PR-20 **Revision:** E **Date:** 04.03.2021

Scale: 1:100@a3p **Drawn by:** Checked by