

DESIGN STATEMENT

Site: 1 ASHBURY DRIVE, UXBRIDGE UB10 8BN

Date: 27/01/25

THE SITE

The Site, comprises of a detached dwelling house. The property has been extended previously at the rear by way of a rear extension and a two-storey side extension at the side. These extensions are historic probably constructed in the 80's

PROPOSAL JUSTIFICATION.

The proposal involves demolition of the existing rear extension construction of a new full width rear extension and replacement of garage door with windows to convert the garage into habitable room. The proposed extension would extend to a depth of 3.0m and the roof is designed as a flat roof finished with Fibreglass standard finish, with two rooflights.

The existing site has a 2.0m high brick wall which is to be retained, however it should be noted that this does not form the enclosure to the site boundary. The attached PDF "land registry title documents for planning application" and the Location plans indicates the boundary and ownership bounded by the red outline.

The size, position and height of the proposed extension would not be out of character and is a standard form of construction with materials to match the existing.

The proposed extension is positioned more than 3.0m and considerable distance from any adjacent property.

For the Garage this involves the replacement of garage door with windows to convert the garage into habitable room. No other external alterations are involved and access to the room will be within the ground floor hall of the main dwelling house.

The site includes a dropped kerb and hardstanding in front of the garage. The dropped kerb is to be retained and a new permeable block paved hardstanding is proposed of sufficient size to accommodate 2 vehicle as off-street parking.

Based on the above I consider that there are no detrimental material circumstances that would prevent a favorable decision.