

# **PLANNING STATEMENT**

## **6 HEMMEN LANE HAYES UB3 2JG**

This statement is part of a Householder planning application for 6 Hemmen Lane, Hayes, UB3 2JG. The application is submitted by Tricon Design on behalf of the property owner. The proposal is as under

- Change of outer finish of external walls with 5cm insulation and silicon render, replacement of existing roof tiles with like-for-like new clay tiles, match to existing

The application site is an end-terraced property situated in Hemmen Lane in Hayes close to the junction with Kelf Grove. The street scene is residential in character and appearance and the application site lies within the Hayes Village Conservation Area, as identified in the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

### **APPEARANCE:**

The proposed development and alteration to the external finishes of the dwelling house is designed to blend well with the neighbouring properties. There is no impact on primary access which exists at the front and no impact on public access.

The proposal has been conceived to make better and more sustainable use of the existing building without causing harm to neighbours or to the local street scene.

The terrace to which the application site is part of and its immediate neighbouring terrace have varied external finishes, including paint over tiles, pebble dash, exposed yellow, and red bricks. With the introduction of 5cm insulation and silicon render it is our understanding that the proposed development would be in compliance with Policy BE1 of the Council's Local

Plan: Part 1 - Strategic Policies and the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) BE4, BE13, BE15 and BE19.

## **CONCLUSION:**

It is therefore considered that this application is consistent with sustainable planning aims to make full use of existing developed land in urban areas, as promoted by central and regional Government as well as by the local planning authority