



AVA Home Design Ltd.

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London Borough of Hillingdon

3 North, Civic Centre

High Street, Uxbridge

UB8 1UW

Planning Application Statement

Site: 18 Hillingdon Road, Uxbridge, UB10 0AD

We are applying to construct a driveway with dropped kerb, and we are proposing to remove partly the front garden wall (approx 0.75m to 0.60m) at the address above.

The dwelling is a Grade II listed terraced house.

This has been discussed on 16th January 2020 at 15.00 in a meeting between the client and a conservation officer; and the officer commented that:

- Listed building consent is required for any alteration to the front boundary wall,
- Gravel surfacing for driveway is encouraged,
- Justification would be required for any loss of curtilage listed wall; there is no off-street parking available at the site.

The property has no off-street parking. There is a right of way to No 17 rear parking spaces, and No 18 rear building as shown on the layouts. However parking at this building is not possible because there is no sufficient space for manoeuvring the car due to small distance to No 17 car parking (only approx 3.4m). The rear building cannot be used as a garage as it is not long enough to park in.

The existing resident parking bay will need to be removed (to allow for a dropped kerb), however this is the only property in the row which has no driveway or off-street parking space (No 15, 16, 17, 19).

The front garden wall is leaning to the road and is not in sound condition.

The proposed dropped kerb crossing complies with Hillingdon Domestic Vehicle Footway Crossover Policy:

- 2.4 x 2.4m pedestrian's visibility splay provided.
- Sight lines provided.
- Pea shingle is suggested for driveway, so drainage is provided.
- 2.4 x 4.8m parking space and 1.4m pedestrian walkway provided.
- Min of 1.4m level platform will be provided between adjacent dropped kerbs (better than the 1.2m requirement)
- More than 25% soft landscaping will comply with Hillingdon Residential Guidance.
- There is no tree nearby.
- Matching material will be used for the garden wall.

We trust that this will meet with your approval. If you require any further information please do not hesitate to contact me.

Yours faithfully,

Sevda Kucuk
Senior Architectural Technologist
AVA Home Design Ltd.