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Ref: 3106

Planning Statement

For a

Proposed change of use from single dwelling
Into 2No. Flats- one two bedroom flat and one, one
bedroom flat

At

2 Gordon Road

West Drayton

UB7 8AH

Introduction

This planning statement has been prepared to accompany a planning application for change of use from single dwelling to 2no. flats one two bedroom flat and one, one bedroom flat.

Planning History

- 24894/APP/2017/2094 First floor side extension.
Approved 14/09/2017
- 24894/APP/2010/1192 Single storey side extension, involving demolition of existing detached garage.
Approved 19/07/2010
- 24894/APP/2010/2032 Single storey side extension.
Approved 26/10/2010
- 24894/APP/2011/2277 Approval of details reserved by condition No.7 (Landscaping Details) of planning permission Ref:24894/APP/2010/2032 dated 26/10/2010 (Single storey side extension).
Approved 14/11/2011
- 24894/APP/2012/172 Installation of vehicular crossover, alterations to existing vehicular crossover and alterations to hard standing to front.
Approved 02/04/2012
- 24894/APP/2014/1358 Single storey side extension.
Approved 02/09/2014

Proposed Development

Is to convert the existing single family dwelling into a two bedroom flat utilising the original building with the benefit of a single combined entrance. This will have the benefit of an internal gross floor area of 87sqm and a rear garden of 29sqm in front of the property there will be 2 parking spaces and a bin store area. All leaving overall 25% planting area.

Plus with the benefit of a first floor extension to the existing single storey side extension , A single bedroom flat this will have an internal gross floor area of 50sqm and a rear garden of 20sqm in front there will be a single space allocated to this flat and bin store, planting as above.

The flats would provide much needed accommodation in an area well served estate thus giving sustainable housing. The small flat will be suitable for a single person which are in high demand.

Car Parking

There is current off road parking in front of the property which will have the proposed benefit of landscaping layout to add greenery to the area which can easily accommodate 3 parking spaces. It is also worth noting there is a public pay and display carpark for visitors within 100m.

The existing substandard porch will be removed. Improving the look of the building and matching the attached semi.

Cycle Stores

We have provided a low level cycle storage and bin stores in the rear gardens.

Amenity Space

The rear garden is 50sqm this will be split into 30sqm for the larger flat and 20sqm for the smaller flat. This complies with the minimum required standard. To compliment this there is yeiwsley recreation ground within 100m.

Local Amenities

There is a good town and shopping area within 200m, giving a full range of shops, restaurants and a fitness center in the town. There is also a library within 250m of the property.

Schools

Ramsey Primary School is within 100m and Stockley Academy (Senior School) is within 950m booth within walking distance of the property.

Transport

PTAL rating is attached with a good range of busses within 250m. West Drayton station is within walking distance at 750m, which will soon have cross rail.

Conclusion

The proposed splitting of the property into 2 flats is tight but it has a great range of amenities close by and will give the residents a good quality lifestyle.

In light of the severe shortage of London Housing this work to create an additional housing unit can be completed quickly as it is a simple build and does not increase the build footprint.

We respectfully request that this application is carefully considered in light of the overall proposal.