

SUPPORTING STATEMENT

121 HARLINGTON ROAD UXBRIDGE UB8 3JA

Proposed Loft Conversion with Roof lights, Front Porch Alterations to the New House – Under Construction.

1.0 Overview:

The subject property is located on the eastern side of Harlington Road. The property was detached Bungalow which was demolished following the Planning Permission approved under Ref: 25701/APP/2021/705 for New Two Storey House. The construction of New House was started in March 2024 and it is currently under construction.

2.0 Planning History:

Planning ref:

25701/APP/2024/473: Details pursuant to the discharge of Conditions 3,4 and 8 (External materials, Landscaping and Step free access) of planning permission ref. 25701/APP/2021/705 - Approved

25701/APP/2022/314: Demolition of chalet-style dwelling and erection of 2 x two storey semi-detached dwellings with associated landscaping and parking. - Approved

25701/APP/2021/2628 : Erection of a detached, two storey 5-bed dwelling, including rooms in the roof space and rear dormer, with associated parking and amenity space with crossover to front and demolition of existing bungalow - Refused

Ref: 25701/APP/2021/705: Two Storey , 5 Bed Detached Dwelling involving demolition of existing detached bungalow - Approved

25701/APP/2020/2072: Two Storey , 5 Bed Detached Dwelling involving demolition of existing detached bungalow - Refused

25701/APP/2018/818: Two storey, 4-bed, detached dwelling with habitable roof space involving demolition of existing detached dwelling house – Refused

25701/PRC/2017/119 Proposal: Demolition of existing dwelling and construction of new 4 Bed Dwelling house Application type: Pre-Application

25701/APP/2017/3730 (resubmission) Proposal: Single storey outbuilding to rear for use as a gym, kids playroom, store and shower room Decision: Approved

25701/APP/2017/1083 Proposal: Single storey outbuilding to rear for use as a gym, kids playroom, store and shower room Decision: Refused

25701/A/78/2101 Proposal: Extension to the Garage Decision: Approval

3.0 Location and use of the building:

The subject site has approved two storey dwelling house and it is currently under construction with two floor already built. The property is located on the eastern side of Harlington Road. The Street scene on the Harlington road is set by property of different designs and varied heights. On the left, 119 Harlington road is a 2 Storey Detached Bungalow and on the right 123 Harlington road is 2 Storey Semi-detached house. 121 Harlington Road falls under use class of C3: Single Dwelling family house and after proposed loft conversion and porch, it will retain its current use class i.e. C3. There is a existing outbuilding at the rear of the Garden which will be retained .

4.0 Design and Changes in Comparison to Approved New House

1. Proposed Loft Conversion – New loft room will be in existing approved roof with two front and rear rooflights. There will not be changes in the height or form of the approved house roof. Two rooflights at front are proposed which will enhance the character of the roof as neighbouring properties also have similar rooflights on front roof plane. It will create a symmetrical view towards the front of Harlington Road. The overall height, width and depth of the proposed house doesn't change and have any bearing on the neighbouring properties as the proposed building is set in from both boundaries. we believe the proposed loft rooflights will enhance the street scene.
2. Proposed Porch : New Porch has been designed to enhance the front look with pitched roof . There are other properties in the area benefit from front porch. The depth of the porch is 1.5m
3. Window and Door Fenestration: Front Windows have no change from approved house. The rear bifolding doors are changed to incorporate on set of bifold doors and one kitchen window. Same with Side elevations windows, which are slightly changed and obscured at higher level to protect neighbours privacy.
4. Extension of Existing Drop Kerb – There is existing drop kerb 3m wide at extreme right corner of the property boundary, and the proposal is to extend the existing drop kerb to 5m and bring it towards the left so that cars can access the parking space easily from both directions of the road . There will be no changes to car parking spaces or the provision however to safely and easy entry and exit to the car parking towards both direction of the road It would be good to have a liitle wider and centralised drop kerb. Other part of existing drop kerb can be re-instated.

4.2 Internal Layout

Internal layout of the house is influenced from Life Time Home standards and provides ample opportunities to accommodate future accessibility requirements. Entrance door of the proposed porch will have level threshold and all ground floor internal doors will be wheel chair accessible. Windows, doors and Electricals will be easily accessible by a wheel chair user. The ground floor guest W/c can easily be adapted to accommodate future needs to accessible toilet. The ground floor living room and kitchen has been designed to provide turning radius for wheel chair user. There are side windows proposed at first floor level - they will be obscured to protect neighbouring amenity. There are no side bedroom windows to No 119 and No 123. There is more than 1.1m space left from both side boundaries to have no impact to the neighbouring properties.

4.5 Energy Efficient Development

The proposed development will follow all the energy and water saving measures to save the rain water via rain water butts etc. The pitched roof of the loft will have no dormer and can have solar panels for energy savings etc.

5.0 Conclusion:

The design has been carefully created in order to minimize the impact on any of the neighbouring properties and in our view will improve the street scene. There are no changes to the approved house in terms of height, depth or width. The symmetry and elevations are exactly same as approved. The proposed design is also influenced by Life time home standards and will be an improvement to the street scene as well as a much higher living standard with a good size family house. In the light of above, the owner of the site seek consent for the proposal to build Loft Room and Front Porch.