

Certificate of Lawful Use or Development
at
93 Harlington Road, Uxbridge, UB8 3HZ
Applicant Access Statement

The applicant site consists of a property that is a 3 bedroom semi-detached house. The property was built circa 1930. It is brick built and has a pitched roof with gable wall. The property has had a loft conversion with rear dormer circa 2007. More recently, it benefited from a large ground floor rear extension. The internal ground -floor layout consists of a large open plan living/dining area with kitchen (towards the rear of the property) and a separate living room to the front. The 1st floor consists of 2 bedrooms and main family bathroom. The 2nd floor consists of a bedroom and separate shower room. The property has a large rear garden with a garage at the very back.

This application is for erection of a new garage/outbuilding to be used for parking and a home gym with a very small WC for convenience. This proposal would include the demolition of the existing garage which has been in situation for about 50 years and is made of pre-fab style concrete slabs with asbestos sheet roofing.

The existing garage has vehicular access already. There is privately owned land to the rear of the applicant site over which the applicant holds a vehicular right-of-way via Nicholls Avenue. The vehicular access is well established going back multiple decades and being formally acknowledged with an agreement and formal title registration with Land Registry. A copy of the deed confirming the right of way is also attached to this application.

The proposal would be in keeping with neighbouring dwellings as a similar size garage/outbuilding was approved (and has been constructed) at the property immediately adjacent to the applicant site on it's easterly side (no. 95 Harlington Road). To see the neighbours approved scheme please refer to Hillingdon Planning Application No.: 5199/APP/2021/504. I have attached the officers report and decision notice for your ease of reference.

The property adjacent to the applicant site to the westerly side (no.91 Harlington Road) also has a very large outbuilding at the back of their garden situated about level with our proposed scheme. That outbuilding has been in situation for a very long time; possibly 7 - 8 decades or more. This is visible on google maps and can be seen on the site-plan submitted with this application.

The application proposes to construct the new garage/outbuilding using the same bricks to match the existing house (and directly match the newly built garage next door at no.95) to the front & rear facing walls. The flank/side walls will be built using fair-faced concrete blocks. The blocks will not be visible at all from the easterly side (no.95 Harlington Road) as the proposed outbuilding will sit directly next to their existing garage. The other westerly facing flank/side wall (adjoining no. 91 Harlington Road) will be 90% covered by the existing boundary fence. The fence panels themselves are 1.85m high but sit on a 0.35m gravel board. Therefore, a total of 2.2m of the proposed 2.5m height will be covered by existing fence. Furthermore, of the remaining "visible" top 0.3m of the flank/side wall, the majority will be covered by fascia board. This will leave very little wall on show and certainly will not be noticeable or stand out.