

PLANNING STATEMENT

SITE ADDRESS:

3 Bagley Close, West Drayton. UB7 7PZ

PROPOSAL DESCRIPTION:

Loft conversion with skylights.

PLANNING & DESIGN STATEMENT:

The application relates to small single storey, detached dwelling located on the west side of Bagley Close, a small residential cul-de-sac comprising single storey detached dwellings of various designs. St Martins Church, Grade II* Listed Building, is immediately to the west.

The proposal is for loft conversion with skylights. Skylights are conservation and flush with the roof plan. The proposal will provide a much-needed space to the occupants and additional bed room. It is our understanding that the loft conversion will not affect the amenities of the neighbouring properties.

The area is characterised by detached residential properties. The site is within West Drayton Conservation area. The property is situated within easy reach of many local amenities including schools, shops, super markets, places of worship, open spaces for social venues and transport options.

The proposal is sustainable and appropriate in the overall context of the area. It will contribute positively towards the overall betterment of the area in general and the site in particular.

As loft conversion is now an on-going pattern of construction. It is pertinent to mention here that due to its unique location, proposed development will not spread any obtrusive effect and will form sympathetic to the design and character of the existing building.

IMPACT UPON NEIGHBOURING AMENITY:

The proposal has been drawn considering the effects/elements on neighboring residential properties in terms of natural light, overshadowing, overlooking or overbearing to and found moderate.

QUALITY OF ACCOMMODATION:

The proposal will provide an additional space to residential in terms of extra bedrooms. A high quality of design and standard of accommodation would be achieved.

ASSESSMENT AND EVALUATION:

The proposed development respects and enhances the character and appearance of the original building as well as the adjacent properties in terms of scale, massing and materials.