

Statement

Application for a change of use at 17 Orchard Drive, Cowley UB8 3AE



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November 2023

Introduction

Full planning permission is sought for changing the use of the residential property (C3) into a guesthouse (C1).

The existing property is a large, detached five-bedroom house with bedrooms located at first and loft floor. The ground floor comprises a reception room, living and dining space, conservatory, kitchen, and playroom. Additionally, there is an annex to the side accommodating a bedroom, small kitchen, and shower.

The property has been in continuous use as a dwellinghouse since the applicant purchased it in July 2015. Previously, it operated for about 26 years as a guesthouse known as Oakdene Guesthouse, with records indicating its operation before 1988 when the previous owner acquired the property. On 7th October 2003, a Certificate of Lawful Use for existing development as a guesthouse was granted (Reference number: 29596/APP/2003/1744).

The current owner began using the property as a single-family dwelling C3 in June 2015, while retaining the previous layouts of all floors. This planning application seeks a planning permission for reinstating the historical C1 use of the site.

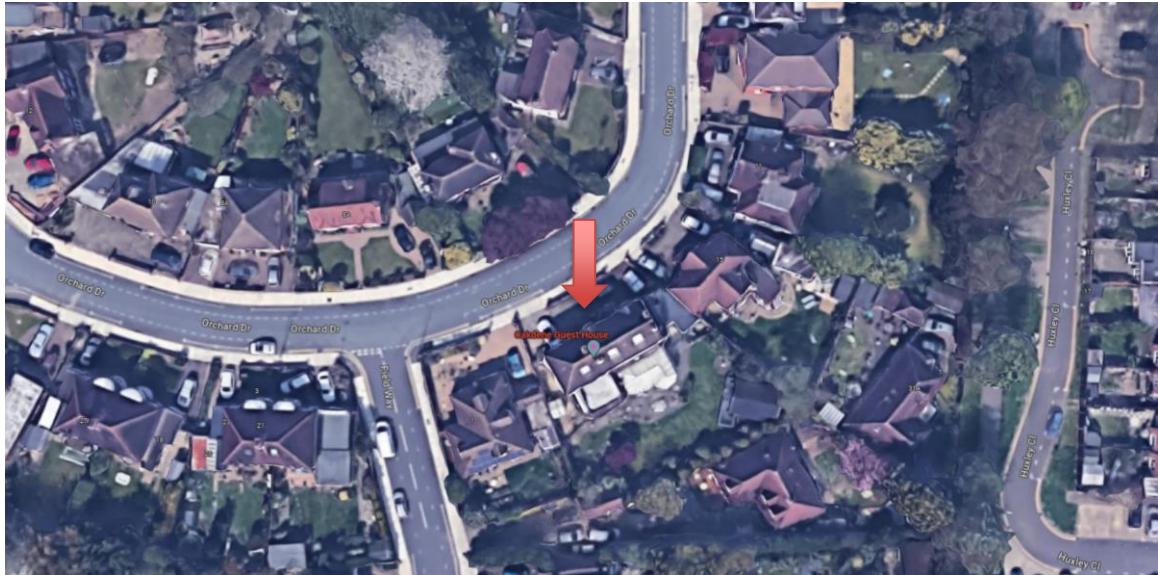
The application is supported with the following documents:

<u>Document</u>	<u>Drawing Nos.</u>
Existing Plans	5095-2A
Existing Elevations	5095-4
Proposed Plans	5095-3A
Proposed Elevations	5095-5

Location

The site is on the North East side of Orchard Drive, Cowley, Uxbridge, featuring a large detached property with a rear garden adjoining 1A Field Way. In relation to immediate neighbours, the house is positioned at an angle and is extended with a rear conservatory. The

street has a residential character, mainly consisting of two-storey large detached properties. The site is within the Orchard Drive, Hamilton Road, Clayton Way Area of Special Local Character (ASLC)."



Proposal

The proposed change of use aims to revert the bedrooms on the first and loft floors, as well as the ground floor reception room, into guest rooms. The annex is intended to serve as accommodation for the Guesthouse caretaker.

Design

The proposal does not entail any alterations to the existing design and appearance of the building.

Parking and access

The site has a PTAL rating of 2, indicating convenient access to public transport and within walking distance of the nearest town centre.

The existing five parking spaces will be retained.