



DESIGN & ACCESS STATEMENT, INCORPORATING PLANNING SUPPORT STATEMENT

Supporting a full planning application for proposed single storey 6m rear extension at 17 Corwell Lane Uxbridge



Figure 1- View of application site

Client: Mr R. Puni

Status: Issue

Issue: 1

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Report Audit

<u>Date</u>	<u>Rev</u>	<u>Author</u>	<u>Check by</u>	<u>Comment</u>
25.05.17	-	TC		

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1. Introduction

- 1.1. This statement accompanies a full planning application submission to the council in respect of proposed development of a 6 metre single storey rear extension at 17 Corwell Lane, Uxbridge
- 1.2. The format of the statement complies with National Planning Policy Framework and Hillingdon Council's Guidelines.



Figure 2- left: Location Plan (not to scale)



Figure 3: Aerial view

2. Site Context and Planning History

- 2.1. The application site is located along Corwell Lane in Uxbridge. The rear garden fronts Trinity Drive to the East. Properties along this east side of Corwell Lane are typically

detached and semi detached dwellings in modest parcels of land. Extensions to the rear



Figure 4: photo in rear garden facing Trinity Drive

2.2. 29857/APP/2012/1328 was approved in 2012. This application received approval for the demolition of a fire damaged bungalow on the site (number 17) and the construction of two dwelling houses (nos 17 & 17A). Subsequently these dwellings have been constructed the division of the land into two titles has been completed. There is no other relevant permissions for the application site.

3. The Proposal

- 3.1. The full planning application seeks approval for a 6m single storey rear extension. The extension is proposed to comprise a low level brick wall with UPVC glazing above together with a glazed roof.
- 3.2. It is accepted that the site is located within Article 4 land, and therefore does not enjoy permitted development rights for extensions or alterations that would otherwise be permitted in the General Permitted Development Order 2015. It is understood however that any submission contained within a householder full planning application which would constitute compliance with criteria as set out in the General Permitted Development Order, will be assessed as material and not unreasonable where no material harm is proposed to the character of the host dwelling and surroundings, nor impact on the amenity of the host and neighbours.
- 3.3. The proposal exhibits compliance with the General Permitted Development Order (2015), Part 1 Class A, para A.4. This guidance is attached in Appendix A.

4. Impact of development

- 4.1. The impact of the development should be considered against the neighbours to the adjacent side and rear of the property, together with the effect on the character of the street scene and area.
- 4.2. The proposal demonstrates a low height glazed addition to the rear elevation which does not



Figure 5: photo of rear elevation along Trinity Drive

5. Conclusion

- 5.1. The proposal represents sustainable and efficient use of the site, has due regard to the characteristics of the existing and surrounding buildings, and makes an important contribution to housing provision within the Sutton Council by providing 1 new, high quality family dwelling.
- 5.2. The application is not considered to cause unreasonable impact on the neighbouring properties and has no negative impact on upon the local surrounds.
- 5.3. This Planning, Design and Access statement in conjunction with the drawings, documents and evidence supplied in the full planning application constitutes a well-considered application and the LPA are respectfully requested to grant approval.