

Planning Statement

Address: 81 St Peter's Road, Cowley, Uxbridge UB8 3SB, UK

Proposal: 3m single-storey side extension with pitched roof

Introduction:

This planning statement has been prepared in support of the proposed 3m single-storey side extension with a pitched roof at 81 St Peter's Road, Cowley, Uxbridge. The proposal seeks to enhance the functionality and aesthetic appeal of the property while remaining consistent with local planning policies and guidelines.

Site and Context:

The property is a residential dwelling situated on St Peter's Road in a predominantly residential area within Cowley, Uxbridge. The surrounding properties exhibit a variety of architectural styles, with numerous homes having undertaken similar alterations and extensions.

Proposal Details:

The proposed development involves the construction of a 3m single-storey side extension with a pitched roof. Key features of the proposal include:

- A front-facing window matching the existing window on the left-hand side (LHS) of the property.
- Two Velux windows over the proposed living area to provide natural light and ventilation.
- A pitched roof designed to harmonize with the existing roof structure, ensuring aesthetic continuity.

The extension has been thoughtfully designed to integrate seamlessly with the architectural character of the existing property, utilizing matching materials and rooflines.

Precedent and Local Context:

Within a proximity area of less than 0.1 mile, the property at 22, St Christopher Road, Uxbridge UB8 3SG has undertaken a 4m single-storey side extension. This demonstrates a clear precedent for similar developments in the local area, particularly with respect to size, scale, and design.

Compliance with Planning Policies:

The proposal has been designed to comply with relevant planning policies, as outlined below:

1. Impact on Neighbours:

The proposed extension has been carefully planned to ensure it does not adversely affect the amenity of neighbouring properties. The design has no risk of overshadowing, overlooking, or loss of privacy in relation to neighbours.

2. Design and Character:

The single-storey extension, complete with a pitched roof, complements the architectural character of the existing property and the surrounding area. The inclusion of a matching front window and Velux windows ensures an aesthetically pleasing and functional design.

3. Sustainability:

Wherever possible, sustainable building materials and methods will be employed to ensure the project aligns with local and national sustainability objectives.

Conclusion:

This proposal represents a modest and well-considered enhancement to 81 St Peter's Road. The 3m single-storey side extension with a pitched roof, matching front window, and Velux windows improves the property's functionality and aesthetic appeal while respecting the character of the surrounding area. The precedent set by the 3m side extension at 22 St Christopher Road further supports the suitability of this proposal.

We trust that the council will view this application favourably, recognizing the proposal's compliance with local planning policies and its positive contribution to the property and its surroundings.

