

# ARTHUR J. FERRYMAN & ASSOCIATES

**SURVEYORS & ARCHITECTURAL CONSULTANTS**

128 HIGH STREET, BUSHEY, HERTS, WD23 3DE

**TELEPHONE: 020 8950 0508**

**EMAIL: [office@ajferryman.co.uk](mailto:office@ajferryman.co.uk)**

**WEB: [www.ajferryman.co.uk](http://www.ajferryman.co.uk)**

Proposed new dwelling at 49 Apple Tree Avenue, Yiewsley, West Drayton, UB7 8BY



Street scene

**Existing:** The existing property is a three bedroom end of terrace family house set within a large triangular plot due to its location on the corner of the road at the junction with Birch Avenue. The plot consequently has a wide front boundary, as shown in the photo above, which is bounded by a long timber fence. The house has been extended previously with a single storey side extension which would be replaced by the new dwelling, and with a first floor rear extension as approved under application ref: 38364/APP/2022/2407.

**Proposal:** The proposed scheme is to add a new dwelling to the side of the existing which was approved previously at appeal under application ref: 38364/APP/2021/3545. Unfortunately the owner/applicants have not yet been able to start the works and therefore this application is for a renewal of the previous permission following the same design as the original as that permission is due to expire soon.

Rather than resubmit the previous architect's drawings we have used the drawings produced as a basis of the construction drawings to submit to Building Control and for use in construction as these have a greater level of detail/accuracy. The scheme remains however a redrafting of the original scheme allowed at appeal and we would therefore refer you to previous appeal documents for justification of the scheme and the appeal decision notice.

The house has a gross internal floor area of 72.7m<sup>2</sup>, with bedrooms of 11.6m<sup>2</sup> and 8.6m<sup>2</sup> and so, as before, meets the minimum requirements for a two storey, two bedroom house for three persons. The front garden to the new house would provide parking via the existing cross over for two cars, with permeable block paving as set out on the application drawing. The remainder of the front garden and the rear/side garden would be lawn (with a permeable paved patio and side path), and with flower beds to the perimeter. The rear garden to the existing house would be 65m<sup>2</sup> approx and the rear garden to the new house would be of a

similar size measured behind the new house although this private amenity space would spread around the side of the house also.

The house will be set out to exceed basic requirements of Part M of the Building Regulations for access, with level access across the ground floor and garden areas and wide doorways etc. as shown in the drawings.