

1. Project Description:

- 31 Regent Avenue, Uxbridge UB10 9AL. Is a semi-detached 3-bed house, currently used by a 5 persons family. The proposal is for a ground floor 5.2-meter single story rear extension.

2. Site Context:

- Uxbridge is a historic town located in the London Borough of Hillingdon, west of London. It's well-known for its strong transport links, including the London Underground, its diverse economy with several corporate offices, and its range of cultural attractions, including the Battle of Britain Bunker. The town offers a mix of housing options and has a vibrant local community with various amenities and green spaces for residents and visitors to enjoy.

3. Design Rationale:

- There have been several developments of similar if not larger size and nature in the surrounding area's as listed here :
- Reference 71351/APP/2018/3877  
38 Sedgwick Ave, Uxbridge UB10 9DF
- Reference 9111/APP/2008/1342  
32 Sedgwick Ave, Uxbridge UB10 9DF
- Reference 54603/APP/1999/2647  
30 Sedgwick Ave, Uxbridge UB10 9DF
- Reference 10008/APP/2019/296  
73 Grosvenor Crescent
- Reference 21620/APP/2021/1881  
71 Grosvenor Crescent
- Reference 50161/APP/2014/806  
14 Grosvenor Crescent

4. Sustainability and Environmental Considerations:

- The owner of 31 Regent Avenue, is committed to using a local sustainable builder, to minimize travel to and from the site, to use local builders merchants, to use energy efficient lighting, and that is able to use, reclaimed wood and passive ventilation to lower energy usage.

5. Transport and Mobility:

- **PTAL output for Base Year : 1b**

**UB10 9AL**

Regent Ave, Uxbridge UB10 9AL, UK

6. Design Principles and Guidelines:

- The proposed single story rear extension for 31 Regent Avenue does not appear over dominant when viewed from the street, or rear garden by virtue of its siting and proportionate design, the footprint in relation to the 29 Regent Avenue house and the buffer created by the side garage of 33 Regent Avenue, are more than sufficient to prevent any loss of daylight, view lines and overdominance.
- The rear garden amenity space, and sun path further support the proposal for a 5.2m Rear extension.
- Uxbridge design guidance notes clearly implies that housing a larger family is more sustainable than moving out, the family needs the space to support their needs.
- There would be a minimal loss of privacy to the neighbouring properties, there are no habitable room windows proposed in the side flank elevation of the extension. Furthermore, the proposed extension would not breach a 45° line taken from the neighbouring dwelling in relation to 31 Regent Avenue.

7. Impact: Trees, Amenity Space and Parking

- There are no trees on the site subject to a Tree Preservation Order and the proposal would not impact any trees of any significant merit.
- A rear amenity space would be retained. Therefore, the proposal would comply with design principle 5.13 of the Council's Residential guidance notes.
- In terms of parking provision, there would be adequate provision for parking spaces in the front driveway. It is considered that this level of parking would be sufficient to comply with the Council's parking standards, which require a maximum of two spaces.

8. Conclusion:

- As such, it is considered that the proposed scheme would comply with the Council's objectives and planning policies and planning permission should be granted for the proposal.
- Other examples of similar extensions in Hayes and Hillingdon have been attached as Appendix A. Although, these exemplars are just a small quantity of many, any further information can be submitted if it is

required.

9. Appendices:

- Include any additional documents, drawings, or reports that support the information presented in the statement.
- Reference 71351/APP/2018/3877  
38 Sedgwick Ave, Uxbridge UB10 9DF
- Reference 9111/APP/2008/1342  
32 Sedgwick Ave, Uxbridge UB10 9DF
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