PLANNING STATEMENT

To support householder planning application

for

Second storey side and rear extension to the house

at

58 Royal Lane, West Drayton, UB7 8DN

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1.0 INTRODUCTION

1.1 This document comprises the applicants Planning Statement for householder planning application with London Borough of Hillingdon ("Council") for Second Storey Side and Rear Extension to the House ("Proposal") at 58 Royal Lane, West Drayton, UB7 8DN ("Site").

1.2 The Site is not within a conservation area or any other statutory protected landscape. The building is not listed, nor in the setting of a listed building or structure.

1.3 Site compromises of one semi-detached pair, and the street is mostly consists of having hipped roof designs along the same side of the street, and pitched roof design on the opposite side of the street.

2.0 SUMMARY OF PROPOSED DEVELOPMENT

2.1 Proposal seeks to create a second storey side and rear extension within the external perimeter of the existing wrap-around ground floor extension.

2.2 Proposal will be set back from front elevation by 1 metre, as well as set in from side boundary by 1.5 metre, with proposed roof ridge set down by 0.5 metres, and 1.3 metres set down to ridge of rear roof element.

2.3 Proposed roof design and materials to match existing.

2.4 Proposed second storey rear element to be set in by 3.5 metres from party wall boundary.

2.5 All proposed elements are within the 45 degree rule, horizontally and vertically, as illustrated on drawing number 05.

2.6 Window on side elevation to be of obscured glazing and non-openable.

3.0 PROPOSAL

3.1 In keeping of existing pitched roof design of host and roof design neighbouring dwelling house, as well as roof design of properties directly across the road.

3.2 Breaks down the large unsightly flank wall, the sharp cliff like structure.

3.3 In compliance with Local Plan Part 2 policy DMHD1 section C "Side Extensions".

3.4 Improves the appearance of the dwelling house and design is in keeping with architectural design of the estate.

3.5 Proposal creates an office to accommodate the current 'working from home' prolonged situation.

4.0 OTHER MATTERS

4.1 Vehicle parking spaces are unaltered by the Proposal, and remain as two.

4.2 Private amenity space to the rear is also unaltered and remains at over 100 square metres, suitable for the size of the house.

4.3 Evergreen shrub to the front to remain as barrier between public highway and front elevation of the dwelling house.

4.4 Proposal could be modified by reducing the width of the side extension element to 1.1 metres wide, which in turn will increase the side boundary set in to 1.8 metres.

5.0 SUMMARY AND CONCLUSION

5.1 No detrimental factors for neither of the neighbouring properties, being sufficiently set in and set back.

5.2 Minor amendment to the application is proposed in section 4.4, before final considerations are made by the Planning Officer.

5.2 Creates the required uninterrupted additional space to work from home.

5.3 Increases the visual appearance of the side elevation, which is highly visible from the street.

6.0 APPENDIX

6.1 Appendix 1



Current unsightly flank wall



Current view of rear elevation