

**PLANNING
STATEMENT**

Project:

**17 Tayfield Close
Ickenham
UB10 8XA**

Project No.: **11241**

Issue Date: **December 2022**

PLANNING STATEMENT

For

Erection of single storey rear extension, removal of pier between garage doors & new front door to enclose entrance porch.

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1.0 INTRODUCTION

The proposal relates to the erection of a single storey rear extension, removal of pier between garage doors and relocation of front door to enclose entrance porch.

2.0 PROPOSALS

Single Storey Rear Extension.

The relevant Policy is DMHD 1 which advises in relation to rear extensions: Single storey rear extensions to detached houses with a plot width of 5m or more should not exceed 4.0 metres in depth.

The site width in this instance is in excess of 14m, therefore the proposed depth which not in excess of 4m is compliant. In relation to the overall height which is 3.3m, is also compliant with DMHD 1.

The remaining amenity area will be 256 Sq.m which is considerably in excess of the the min 100 sq.m required.

There will be no adverse impact on the amenities of adjacent properties

Removal of Pier:

There is a central pier to the existing garage with garage doors either side. The proposal is to remove the pier and replace doors with a single garage door which will allow easier access to the garage. It is also intended to include an EV charging point within the garage.

Relocation of Front Door:

The existing front door is set in with a mono pitched roof over. The proposal is to install a new door brought forward under the mono pitched roof to provide a draught free lobby and improve the thermal performance.

3.0 CONCLUSION:

In relation to the proposals set out above, it is considered that the rear extension complies with policy. The proposed alterations to the front of the property are minor in nature, and will not impact on the street scene. The garage is set back from the main building line whilst the front door is screened from the pavement by mature hedging.