PLANNING STATEMENT

IN RESPECT OF

PLANNING APPLICATION FOR
PROPOSED GROUND FLOOR EXTENSION TO

EYEWISE, 374 Long Lane Hillingdon London UB10 9PG

PREPARED BY

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CONTENTS

		Page
1.0	INTRODUCTION	3
2.0	SITE DESCRIPTION	4
3.0	EVALUATION	5
4.0	CONCLUSION	7
5.0	APPENDIX A : PGOTOGRAPHS	8

1.0 INTRODUCTION

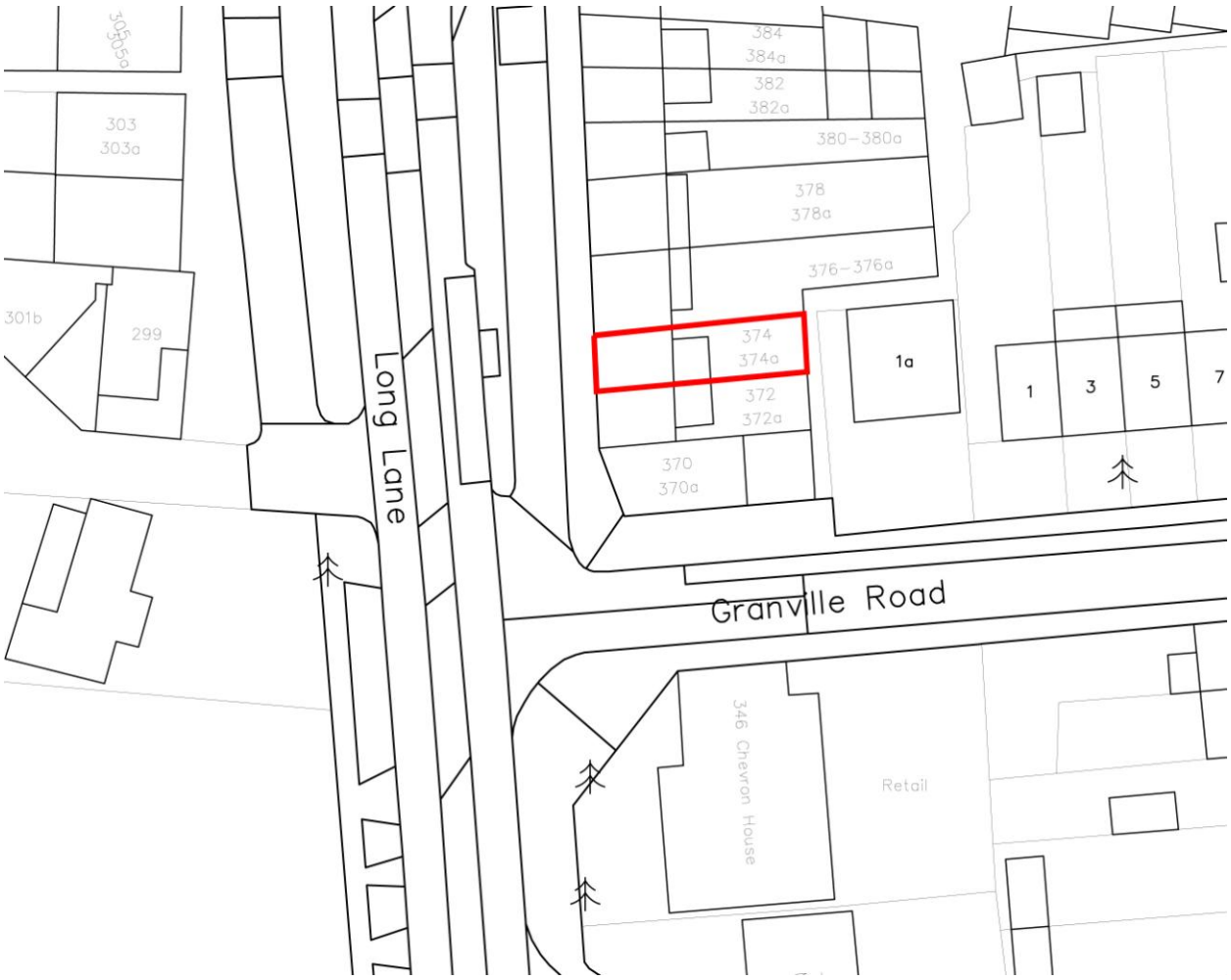
1.1 This Statement has been prepared to support the planning application at EYEWISE, 374 Long Lane Hillingdon London UB10 9PG. The proposal relates to a single storey rear extension to retail unit.

1.2 The existing property is a three storey mid terrace property. Ground floor occupies of retail unit (Opticions) and residential unit at upper floors access via a rear pedestrian pathway.

1.3 The statement provides a description of the site outlines the relevant planning policy and assesses the proposals in relation to impact on surrounding properties.

1.4 The statement concludes that the planning application meets the objectives of the planning policy and that permission should be granted accordingly.

SITE LOCATION PLAN



2.0 SITE DESCRIPTION

Site Context

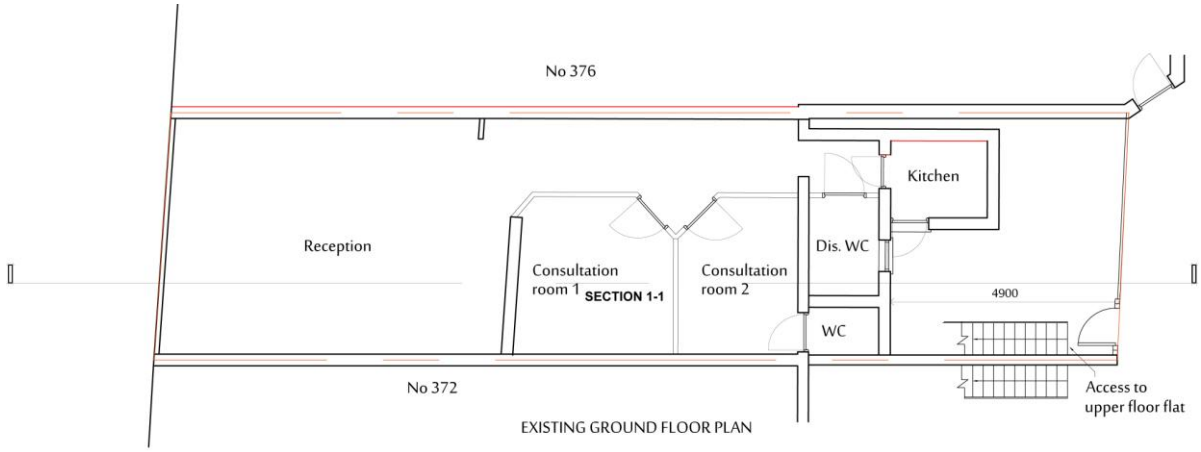
2.1 The property is located on Long Lane near junction with Western Avenue. The property and surroundings form small local shopping parade. Ground floor units provide retail units with residential units at upper floors.

2.2 The property occupied by Eyewise Optician, provides reception area, two consultant rooms, disabled WC and small tea point area.

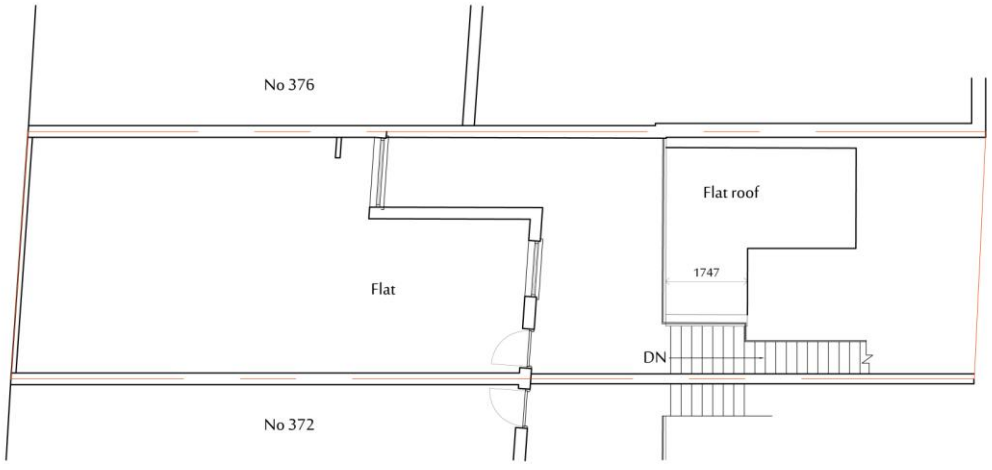
2.3 A rear door access a small external yard area, which also accommodates the commercial "wheelie bin". An external staircase located for upper floor residential unit which is identical to No 372.

2.4 Properties on either side extended at rear up to the rear boundary line.

EXISTING FLOOR PLANS

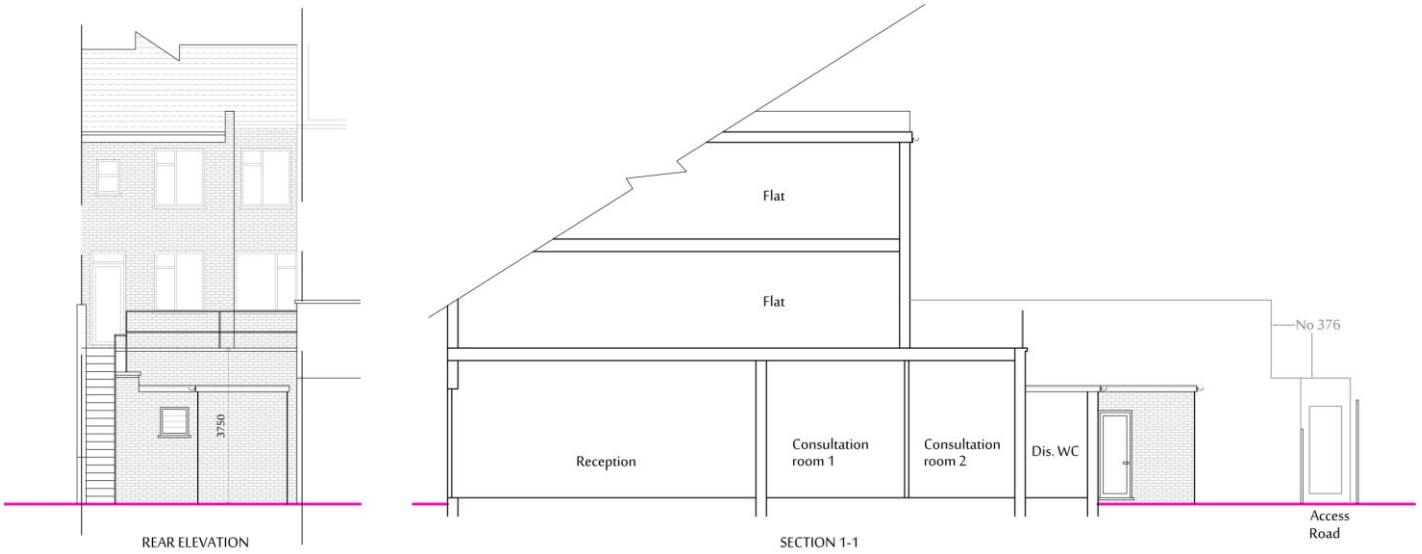


EXISTING GROUND FLOOR PLAN



EXISTING FIRST FLOOR PLAN

EXISTING ELEVATIONS



3.0 EVALUATION

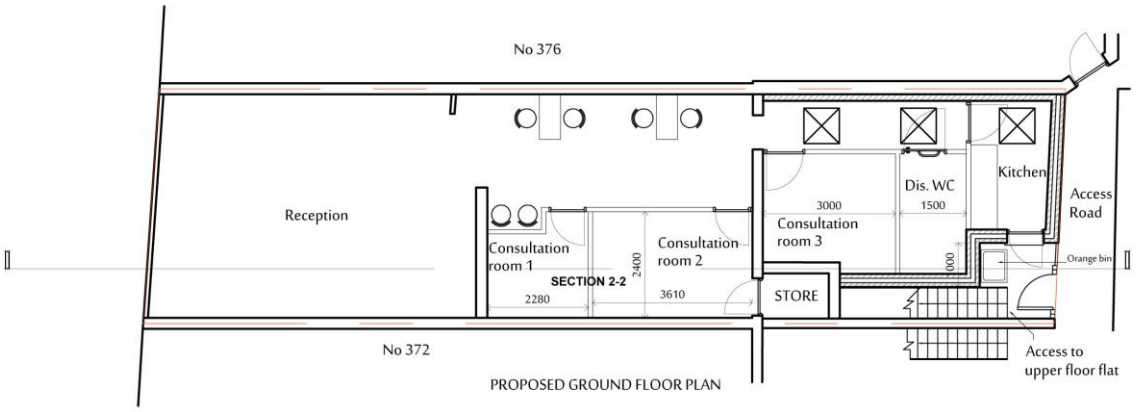
3.1 The proposal relates to single storey rear extension for enlargement of retail floor area. Extension area will provide additional consultation room and modified tea point area whilst still retaining the bin storage area.

3.2 Proposed extension will be built up to rear boundary line. The upper floor staircase will be altered.

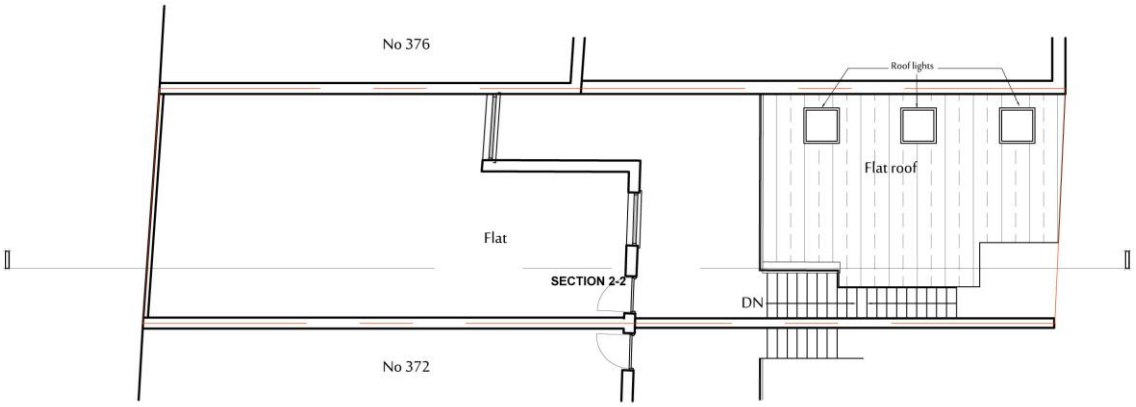
3.3 Proposed small offset near the kitchen door to accommodate orange colour bin externally which will be collected from rear access road as existing.

3.4 The extension height will be 3.75m similar to balcony/landing height of first floor. Adjoining property No 374 extension provides 4.9m height. Therefore the height will not any impact on neighbours.

PROPOSED FLOOR PLANS

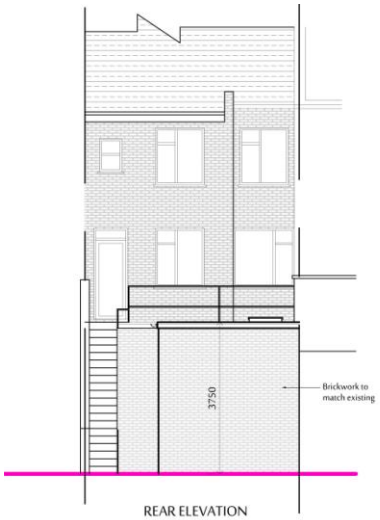


PROPOSED GROUND FLOOR PLAN

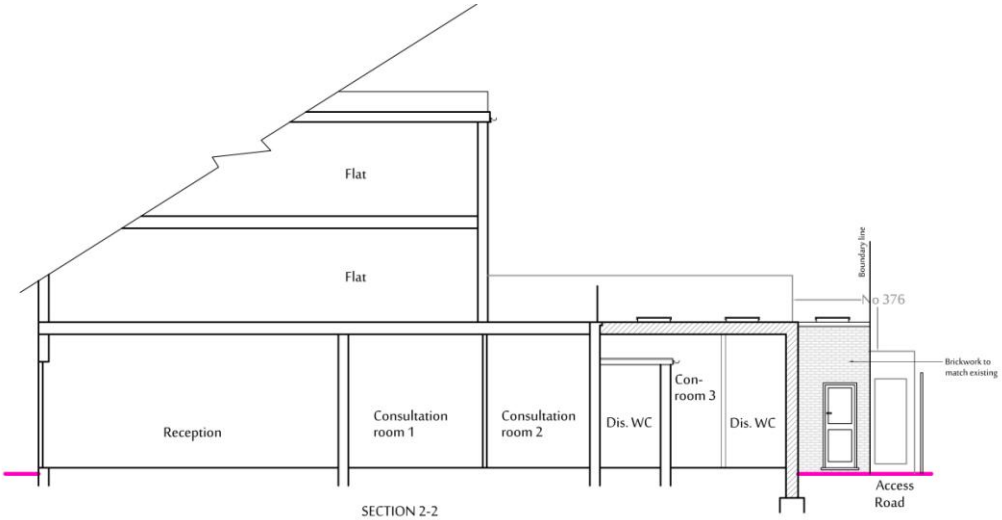


PROPOSED FIRST FLOOR PLAN

PROPOSED ELEVATIONS



REAR ELEVATION



SECTION 2-2

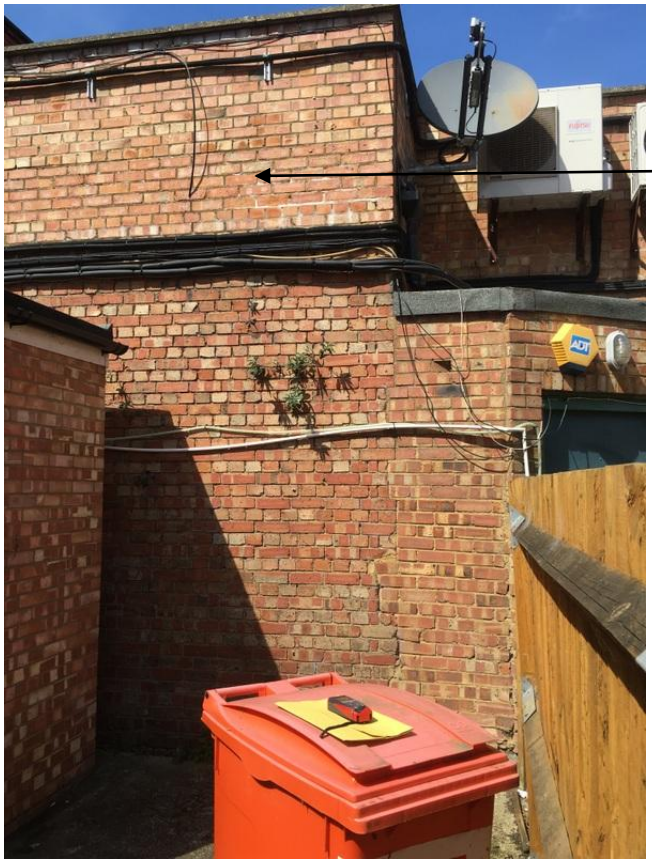
4.0 CONCLUSION:

4.1 The proposals comply with all the relevant policies and will not have any adverse impact on the neighbouring properties to the sides. Proposed extension will have flat roof with three roof lights.

4.2 External brick work finish will be match with existing finish.

4.3 In light of the above the Council are urged to grant planning permission.

APPENDIX A : PHOTOGRAPHS



Extension to Adjoining property No 376 extension

Extension to Adjoining property No 372 extension

