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To the Planning Department,
London Borough of Hillingdon, Civic Centre,
Uxbridge, Middx UB8 1UW

23rd Nov 17

Dear Sir/Madam,

re; a full planning application re the property at 38 Frays Avenue, West Drayton, UB7 7AG- a retrospective planning application to retain the existing flat-roofed canopy to the front door here, for Mr Reza.

Please find enclosed our forms and drawings to enable this full planning application to be considered. We have paid the due £172 fee electronically.

The client, Mr Reza, is trying to regularise the existing planning situation at the earliest opportunity. The canopy that has been built here was erroneously stated by the client's contractor as 'lawful development'- Mr Reza regrets that he did not consult with the council's planning department at that time.

Work on-site was immediately stopped when the enforcement officer first visited, and explained the situation to Mr Reza. Mr Reza has subsequently had further meetings with the enforcement officer, and Mr Buxton (council duty planning officer), before progressing this retrospective planning application.

The canopy here is largely complete and shows the size and appearance of this structure.

We hope the enclosed drawings and photographs can be supported by the planning authority, because..

1. the materials used here match the materials of the existing house.
2. the structure is 'subservient' in scale to the existing properties along Frays Avenue here.
3. as per drawing 05A, this site analysis drawing shows that the building-line is not a 'regular' straight line along Frays Avenue, and the scale of the structure here is little different to other existing 'steps' in the building line here.
4. we hope the client will be given some credit here, re, improving the look of his property from the street (eg, removing a 2m high solid wall here in recent years, albeit thus better revealing the canopy just constructed here).

5. the canopy is completely open and not enclosed (please note, if the council are minded to approve the retention of this structure, we are happy that a 'planning condition' be added, specifically saying that no enclosure of this structure, eg, glass or walls or doors, will be allowed as part of this application).

6. the adjacent 3m tall, green trimmed hedge within the client's front garden between numbers 38 and 36 Frays Avenue already completely obscures the newly built canopy from being viewed along half of the road (please refer to the photos on drawing 02A)

We hope that this application can receive your approval in due course, but if you have any concerns or questions please do not hesitate to contact us immediately. We would really appreciate this courtesy!

Yours faithfully,

Michael Oakes

enclosed, drawings and forms, dwgs
cc client

01A, 02A, 03A, 04A, 05A, 06A, 11A,

+ previous. "Flood Risk Assessment" Letter,
2-2-17. (for information)