



Architectural Services & Energy Assessments

187 Carlton Avenue East, Wembley HA9 8QB tel: 0203 3710259 mob: 07957 444257  
email: info@rsdes.com www.rsdes.com

## **DISCHARGE OF CONDITION 3**

For the planning permission 6307/APP/2025/796  
Erection of a two storey side extension, first floor rear extension,  
conversion of dwelling to 1 x 2-bed and 1 x  
3-bed dwellings and installation of vehicular crossover to front

**80 NORTH ROAD  
WEST DRAYTON  
UB7 9LF**

Prepared by:  
RS Designs  
September 2025

Job Ref: RSD2330

Please read this report in conjunction with the drawings submitted as part of the Planning Application.

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## **1. INTRODUCTION**

- 1.1 This statement and accompanying documents/drawings are submitted in line with the Town and Country Planning Act 1990 (as amended) and the planning condition associated with the grant of planning application for the Proposed erection of a two storey side extension, first floor rear extension, conversion of dwelling to 1 x 2-bed and 1 x 3-bed dwellings and installation of vehicular crossover to front, at 80 North Road, West Drayton, UB7 9LF
- 1.2 This submission is made in accordance with Condition 3 of planning permission 6307/APP/2025/796, which states the following:
- 1.3 *“Prior to the commencement of the proposed development a landscape scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include:*
1. *Details of:*
    - 1.a *Refuse Storage (secure and enclosed for both properties)*
    - 1.b *Cycle Storage (2 cycle spaces shall be provided for each dwelling and the storage shall be secure and enclosed)*
    - 1.c *Boundary treatment positions, heights and materials*
    - 1.d *Hard surfacing*
    - 1.e *Soft Landscaping and any additional planting*
    - 1.f *Car parking layout showing 2 parking spaces (one for each dwelling), including parking allocation details and details to demonstrate that at least one of the spaces will be provided with active electrical vehicle charging points (EVCP)*
  2. *Schedule for Implementation”*

## **2. CONDITION 3**

- 2.1 Refuse – timber refuse store for 2 wheely bins refer to drawing RSD2330-SK01
- 2.2 Cycle – Timber cycle store for 2 cycles refer to drawing RSD2330-SK01
- 2.3 Boundary – Existing walls to be retained rendered, new timber fence to be installed, refer to drawing RSD2330-SK01
- 2.4 Hard Surfacing – New paving slabs to be installed to front drive and rear patio, refer to drawing RSD2330-SK01
- 2.5 Soft Landscaping – New lawn to be installed to front and rear landscaping area, refer to drawings RSD2330-SK01
- 2.6 Car Parking – an EVCP to be installed on both properties, refer to drawing RSD2330-SK01
- 2.7 All above works to be implemented during construction and prior to occupation.