

Planning statement in support of a Householder retrospective planning application



Site Add:

2 Jonson Close Hayes

UB4 0BS

Proposal:

To retain:

- a) the Hip to gable roof over double storey side extension
- b) Front Porch

1. Introduction

- 1a: This Planning Statement has been prepared to support the retrospective planning application to retain Hip to gable roof over double storey side extension and Large front porch.
- 1b: This statement should be read along with the submitted plans and supporting photographs. with the plan

2. Location and planning history of the site

- 2a: The site is located on eastern side of Jonson close. Street scene of Jonson close is set by Semi-detach houses. Many houses on Jonson close have been extended, which makes an integral part of street scene.
- 2b: 2 Jonson close benefit from following planning consents:

<u>Proposal</u>	<u>Planning Reference</u>	<u>Decision</u>
Loft extension	63519/APP/2020/1678	Approved
Single storey side extension	63519/APP/2020/1715	Approved
Part two storey, part single storey side extension and part two storey, part single storey rear extension.	63519/APP/2020/4219	Refused
Two storey Side, Part two storey and part single rear extension	63519/APP/2021/1470	Approved
Two storey side extension and part two storey, part single storey side/rear extension	63519/APP/2021/2602	Approved

3. Supporting Statement:

- 3.a: The development plan policies state that when fairly applied and as a whole in the context of what is being proposed and with respect to the existing character and appearance of the area would not be materially breached.
- 3.b: The attached plans “to retain the existing hip to gable roof of the double storey side extension and Front porch” shows that the hip to gable roof is subservient addition to main dwelling house and the Front porch (which has exceeded the 3m2 allowed area by very small margin) doesn’t have any detrimental impact on any neighbours. When the whole scheme is assessed

from the street the hip to gable main roof and front porch doesn't look out of character of wider street scene.

- 3.c: Collectively the current internal arrangement uses the available internal space more effectively without having any detrimental impact on private amenities of any neighbours or on the street visual amenities (due to its location on a no-through road).

4. Conclusion:

Considering all of the above, applicant seek planning approval from LPA. The applicant is very keen to work with LPA to resolve any concerns it may have.