

28 Cranford Drive, Hayes UB3 4LA - Supporting Information

Reference Number 64942/APP/2021/2708

Referring to the Planning Officer's report the following points were raised for the refusal of the planning application and are addressed in the revised application:

1. Car park spaces and bicycle storage provision; Car park spaces for two cars and store to accommodate two cycles is provided at the new one bedroom development as shown on the Block plan.
2. Electric vehicle charging point shall be provided and mounted on the side wall of the donor dwelling and will be installed by an approved electrician.
3. Privacy and overlooking is addressed by providing a 2.4m high perimeter fence around the proposed development. A 2.4m high demarcation fence with access doors are provided at the access points to the two residential units to avoid any overlooking.
4. The windows serving the habitable rooms would now be 2.5m away from the fence and will improve the day light and sunlight by those rooms.
5. There is adequate amenity space provided to both the host dwelling and the new one bedroom unit.
6. The pull distance to the street for the refuse is 19.0m and not 35m mentioned in the Officer's report.

Santokh Matharu

Agent