

MICHAEL OAKES ARCHITECTS LTD.

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To the Planning Department,
Hillingdon Council,
Civic Centre, High Street,
Uxbridge, UB8 1UW

10th January 2025

PLANNING STATEMENT

Dear Sir/Madam,

re 28 Raisins Hill, Pinner, HA5 2BS; proposed rear single storey extension, garage conversion and small front porch

Please find enclosed our forms and other information to enable this application to be considered.

IMPORTANT- please note that the proposed extent of rear footprint here, would extend back 3.99m alongside number 30, and approximately 1.5m beyond the existing rear extension depth at number 26 Raisins Hill.

For part of this extension, the worst-case proposed depth would vary between 3.99m and 4.8m- this extra depth is required in this instance, in order for required new foundations to adequately avoid the existing underground sewers, set parallel to the rear of the property (via bridging groundbeams).

The conversion of the 2.5m wide garage to a study/ emergency ground-floor bedroom is similar to other conversions along this road; it would also enable a new ground-floor shower to be installed here whenever merited (eg, an elderly friend or relative needing overnight accommodation whilst unable to climb stairs).

The porch would now be proposed slightly larger than 3m² floor area which would previously agree with lawful development rights (as previously shown on the last 'lawful development' application), now equates to 3.53m² porch floor area, still set-back 0.9m from the front of the adjacent proposed converted garage..

2 x on-site parking spaces (suitable for 3 smaller cars) will be maintained here.

We believe that these proposals are worthy of suitable consideration and approval by the council.

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 / photos / diagrams