

Planning Statement Certificate of Lawful Development



2 Andover Close, Uxbridge, UB8 2XH

1. Introduction

- 1.1. This Planning Statement has been prepared in support of a Certificate of Lawful Development for proposed works at 2 Andover Close, Uxbridge. The application seeks confirmation that the proposed front porch extension, garage conversion, and construction of a rear garden room comply with the requirements of Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) and therefore constitute permitted development.
- 1.2. The application relates to a two storey, semi-detached dwelling located to the South of Andover Close. The brick and tile dwelling is set back from the road by over 6 metres by an area of hardstanding which allows space to park two cars safely within the curtilage. To the rear of the dwelling is a garden area which acts as the private amenity space for the occupiers of the property.

The application property is attached to No.4 Andover Close to the East and shares a side boundary with No.5 Church Close to the West. With the rear gardens of 74 and 75 Cowley Mill Road also backing onto the west. To the rear lies the rear garden of No.77 Cowley Mill Road.

The area is residential in character and appearance. The application site lies within the Developed Area as identified in the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012). It is not listed nor within a conservation area.

- 1.3. The following documents support the application for a certificate of lawful development:
 - 1.3.1. Site Location Plan
 - 1.3.2. Existing and Proposed Site Location Plan (Block Plan)
 - 1.3.3. Existing and Proposed Floor Plans
 - 1.3.4. Existing and Proposed Roof Plans
 - 1.3.5. Existing and Proposed Sections
 - 1.3.6. Existing and Proposed Elevations
 - 1.3.7. Ownership certificate
 - 1.3.8. CIL form 1

2. Description of the proposal

- 2.1. The proposed development consists of the following:
 - A front porch measuring: Depth 1350mm, width 1715mm and height 2500mm;
 - Conversion of the existing garage into a habitable room to be used as a study/home office;
 - Construction of a detached garden room to the rear of the property measuring: Depth 4250mm, width 6850mm and height 2500mm.

3. Compliance with General Permitted Development Order (GPDO)

3.1. The proposed works have been reviewed against the relevant criteria under the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). The development complies with the following relevant Classes:

3.1.1. Garage

Class A – The enlargement, improvement or other alteration of a dwellinghouse:

- The garage conversion does not include any extension to the building; however, it is proposed to replace the garage door with a window.

3.1.2. Porch

Class D – Porches

- At 2.32sqm and 2.5m tall, the front porch does not exceed 3 square metres in area and is not more than 3 metres above ground level.
- The porch is not within 2 metres of the highway boundary.

3.1.3. Garden Room

Class E – Buildings etc. incidental to the enjoyment of a dwellinghouse:

- The garden room is single-storey and does not exceed 2.5 metres in height when located within 2 metres of a boundary.
- It is incidental to the main dwelling and used as an ancillary structure.
- The total area covered by buildings within the curtilage (excluding the original house) does not exceed 50% of the curtilage.



4. Conclusion

- 4.1. The proposed front porch, garage conversion, and rear garden room at 2 Andover Close meet all relevant criteria set out in the GPDO (2015, as amended). The works do not exceed the thresholds or limitations set by Schedule 2, Part 1, Classes A, D and E and are therefore considered permitted development. Accordingly, it is respectfully requested that a Certificate of Lawful Development be granted.