

PLANNING STATEMENT

92 PORTERS WAY WEST DRAYTON UB7 9AD

This statement is part of a Certificate of Lawfulness Application for Existing use for an Out-Building at 92 Porters Way, West Drayton, UB7 9AD. The application is submitted by Tricon Designs Ltd on behalf of the property owner. The proposal is as under

“Retention of rear out-building and its use as a self-contained residential flat”

Site Description

The application site is located to the south side of Porters Way. The part relevant to this application is the rear out-building at the end of the garden.

The host property is a residential dwelling and is not relevant to this application. The out-building is used as an independent unit since Nov 2014. The structure of the out-building was granted ref # 69971/APP/2014/1581 albeit its approved use as ancillary to the residential dwelling as a gym/store under Certificate of Lawfulness Development for Proposed Development.

Development

It is the case of the applicant that the rear out-building was finished and started its use as a residential flat since November 2014. The applicant has supplied two invoices for the building materials purchased on 13-10-2014 and 16-10-2014. Google satellite image shows the presence of out-building since June 2015, the image is supplied within this statement. We understand that a shortfall of 8 months is negligible. The applicant has supplied a personal declaration and a Neighbour Fact of Information confirming that the out-building has been in use as residential flat since November 2014. Also supplied are the internal images of the out-building showing a spacious and clean habitable space with ample light and privacy



Satellite image dated June 2015

B&B Timber
& Builders
Merchants Ltd

INVOICE

VAT No. 224 5742 71

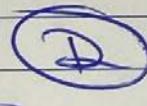
6-7-8 North Parade
North Road | Southall
Middlesex | UB1 2LF
Tel: 020 8574 6691
Fax: 020 8574 5605
Email: info@bnbtimber.com
Website: www.bnbtimber.com

M GURPRIT KAUR
92 - Posters way
UB7 - 9AD (W1D24T0N)

Date 13/10/2014

C/Order No	C.O.D	C/Card	Account	Make Bill on a/c	am	Ring before delivery
					pm	

SIG.	QTY.	DESCRIPTION	£	p
1		Shower Trey 1200x800	166	-
1		VR1004 Tiled Sheet	95	-
1		Smk Tcb 1003 VR	29	99
1		Electric Shower 240v 10Ltr	397	-
1		Stone Sheet 1600x800 6mm	280	-
1		Tub 100	13	-
30		4x2 Stem 3mt	99	-
14		Pack 600x600 The 12mm	367	-
10		Bay Rabil Set	90	-

Pain 

Fuel Charge

SUB TOTAL	1536	99
VAT @ 20 %	307	40
TOTAL	1844	39

Driver:	Loaded by:	Print Name:	Signature:
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M GURPRIT KAUR
92 - Postersway
(W1 Dryden)

Date 16/10/2014
VB7 - 9AD

C/Order No	C.O.D	C/Card	Account	Make Bill on a/c am	Ring before delivery
				pm	

SIG.	QTY.	DESCRIPTION	E	p
	4	Kitchen unit white 18mm	460	-
	1	40MM Work top 3mtr	66	-
	1	Smk Mixer 1002	16	99
	1	Wood Glue 2ltr	14	99
15	1	Sxu PIBd 12.5m 100mtr 2.5mm wire	69	-
	1	100mtr 1.5mm wire	64	-
	1	white spot light	72	-
	6	CD Socket	12	-
	2	CS1 Socket	2	-
	2	20ltr white paint	28	-
	2	9" try paint	9	-
15	1	white cladding	165	-
	4	J Sector	28	-
	1	10ltr New Black	26	-
3	1	Pack T-timbs	66	-

Fuel Charge

VENDOR HOLDS THE OWNERSHIP OF THE GOODS UNLESS OR UNTIL PAYMENT RECEIVED IN FULL.
SHORTAGE MUST BE NOTIFIED WITHIN 48 HOURS OF DELIVERY
30% HANDLING CHARGE ON RETURNED GOODS
PLEASE ARRANGE FOR A PERSON TO OFF LOAD GOODS ON TIME OF DELIVERY
(i.e. We Will Not Carry Goods Upstairs)
SPECIALLY ORDERED GOODS ARE NON-RETURNABLE
ALL PLASTER ITEMS ARE NON-RETURNABLE
WE DO NOT COLLECT EXTRA ORDERED GOODS

SUB TOTAL	1142	98
VAT@ 20 %	228	60
TOTAL	1371	58

Driver:	Loaded by:	Print Name:	Signature:
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Bed Space



Bed space



Kitchen



Kitchen



External image

Conclusion

The proposal is considered to be a sympathetic addition and it is the case of the applicant that retrospective permission should be granted.

Date: 19 April 2024

TO WHOM IT MAY CONERN

I, **Gurprit Kaur** of 92 Porters Way, West Drayton UB7 9AD

confirm the following:

1. The property at 92 Porters Way, West Drayton UB7 9AD is owned by me.
2. I confirm that the said property had a rear out-building with kitchen and shower built over 9 years and 6 Months ago.

Yours faithfully

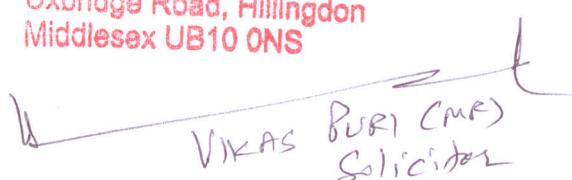


Gurprit Kaur

Signed before me:

at

Regent Associates Solicitors
1 Halls Terrace
Uxbridge Road, Hillingdon
Middlesex UB10 0NS


VIKAS PURI (MR)
Solicitor

this 19th day of April 2024



NEIGHBOUR FACT OF INFORMATION

Dear Sir/Madam,

Subject: 92 Porters Way, West Drayton UB7 9AD (Rear Out-building)

I am writing to confirm that I live at 90 Porters Way UB7 9AD

I wish to confirm that 92 Porters Way, West Drayton UB7 9AD had an out-building with kitchen and shower built since November 2014

If you require any additional information I will gladly be of assistance.

Yours sincerely

Neighbour

 21.4.2024

Name: F. Jahanmiri
Address 90 Porters Way
West Drayton
UB7 9AD