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**Application site address:**

**37 Briar Way, West Drayton, UB7 9AS**

Prepared by:

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# Planning Statement

## Application documents

- Planning Statement
- Drawings:
  - 202PA01
  - AT1066/003BW
  - AT1066/004BW

## Introduction

This Planning Statement accompanies an application under Section 73 of the Town and Country Planning Act 1990 to vary condition attached to the planning permission granted on 7 December 2023, reference 7439/APP/2023/2963. The approved development was described as:

“Erection of part single, part two-storey rear extensions and a two-storey side extension, including the demolition of the existing garage and alterations to fenestration.”

Since the approval was granted, construction commenced on 28 May 2024 and is currently nearing completion. However, during the course of the works, a number of minor design modifications were implemented on site. These changes are considered non-material in nature and have no adverse impact on the character of the development or on surrounding properties.

This minor deviation from the approved drawings was subject to a site visit by a Planning Enforcement Officer. Following the inspection, the Officer issued a letter requesting the submission of an application to regularise the changes made during construction. The observations noted by the Officer included:

- The roof over the two storey side extension was hipped instead of gable ended to both the side and rear.
- A balcony had been constructed to the first floor rear extension with patio style doors.
- The first floor rear extension was measured at 5m in width, whereas the approved drawing shows it as 4m.
- The roof over the rear of the side extension was hipped instead of gable ended.
- There is a window in the side elevation of the first floor rear extension facing No.39, though the plans show none (and breach of condition 4).
- The roof over the single storey rear extension appears higher and closer to the bottom of the first floor windows than as shown on the approved drawings (internally the top of the roof pitch was measured at 3.45m from the floor of the extension, which does not include any roof tiles).
- The ground floor rear windows are in different positions and sizes to those approved.
- To the side elevation facing No.37 there is a door and window at ground floor level and a window at first floor level, plans show no opening (breach condition 4).

This application seeks to vary Condition 2 of the existing permission in order to regularise the as-built scheme and reflect the updated design.

### **Variation and Removal of Conditions**

- Condition 2 (Approved Drawings):

We propose to replace the previously approved drawings:

TPP20230814-01 Rev D

TPP20230814-03 Rev D

TPP20230814-05 Rev D

with updated drawings: 202PA01, AT1066/003BW, and AT1066/004BW

These updated plans reflect the as-built development and are intended to formally supersede the earlier versions.

### **Design Amendments Summary**

The following design changes have been made during construction and are now reflected in the submitted drawings:

- Replacement of the gable roof with a hipped roof over the side extension to the rear and side
- Juliet balcony added to the rear elevation of a new double storey extension at first floor level.
- Increase in the width of the rear first-floor extension from 4m to 5 metres.
- Addition of obscure glazed windows on the both side elevations of the two-storey extension to maintain privacy for neighbouring properties.
- Adjustments to window and door sizes on the rear elevation to improve light and usability.
- Introduction of a new kitchen door on the side elevation for better access.
- The roof form has been slightly amended to better reflect the original roof design.

These modifications were introduced as part of ongoing refinement during construction and enhance the overall quality and functionality of the development.

## **Conclusion**

This application seeks to regularise changes that occurred during construction. The proposed variation of Condition 2 will ensure that the permission accurately reflects the built form.

The design changes are consistent with the character of the area and do not result in harm to the amenity of adjoining occupiers. No part of the development raises issues of overlooking, overbearing impact, or visual intrusion.

We respectfully request that the Council grants permission for the variation of the condition as set out, so the scheme can be completed and regularised accordingly.