

Design & Access Statement
Retrospective Planning Application
7A Cornwall Road, Ruislip, Middlesex. HA4 6AJ

This statement is to accompany a retrospective Planning application for a variation to the approved works under Planning Reference 74955/APP/2021/910.

Planning permission was granted under the above reference number for a two storey side extension to the existing detached dwelling house at the above address in May 2021.

Works have recently been undertaken but with a nominal rear enlargement to its depth, which was carried out over both floors. An objection was received by Planning department and passed on to the Enforcement Team for investigation.

A visit to the site was undertaken and confirmed breach of previous consent as evident.

Our clients have actioned an immediate response by setting the rear 1st floor back to its "as approved" position. They do, however, want to keep the ground floor element to assist with, what was a small access, into the new kitchen.

A new retrospective Planning application is now proposed to maintain the ground floor element as built. Drawings 4620/01 & 02 have been provided to justify this application.

A pre-application discussion with Noel Kelly via email, suggested this as an option to us, but the main consideration would be the impact on No.9 Cornwall Road. It is clearly noted on plan that there is no further impact from our client's proposal on No.9 Cornwall Road. The siting of their property extends substantially further to the rear than that of our client's property.

It is also worth noting that our clients had an original side garage which, prior to demolition, extended a further 150mm back from that of our current proposal.

This very nominal rear addition would have a flat roof, not exceeding 3.0m in height above current ground level, to be in accordance with Planning Policy.