

Amended Site Plan with Landscape detail

Scale: 1:200 | Drawing Number: SP01 | Revision: E

Site Address: 23 Norfolk Road, Uxbridge UB8 1BL / Land Rear or 12 Cornwall Road

Minor Amendment:

Background: To avoid confusion, there are 2 adjacent independent freehold sites with separate ownership, both with planning permission for a 3 bedroom dwelling. **This minor amendment application relates to Freehold Site 1 – outlined in Red.**

- **Freehold Site 1:** Officially known as **23 Norfolk Road / Land rear of 12 Cornwall Road**: In July 2020, the application for the erection of a detached two-storey 3 bedroom dwellinghouse with associated amenity space and car parking was submitted and subsequently approved under plans reference 75552/APP/2020/2236.
- **Independent Freehold Site 2:** Known as **land Adjacent to 25A Norfolk Road / Land rear of 14 Cornwall Road**: In February 2021, the adjacent independent land also submitted plans for a 3-bedroom dwellinghouse under planning reference 75552/APP/2021/431 that has an **increased double-storey depth of 4.0m to rear** as shown with Red “**Building Line**” in comparison to Freehold Site 1.

Minor Amendment: Given Independent Freehold Site 2 - the adjacent land has set precedent for a deeper dwelling by gaining approval in April 2021, this minor amendment seeks the following change:

- **Depth:** This minor-material amendment seeks to **increase the depth by 1.5m**
- **Chimney Removal:** To improve the efficiency and environmental impact of the future dwelling – removal of chimney as there is no active fireplace.

Key

Building Line from 25A Norfolk Road

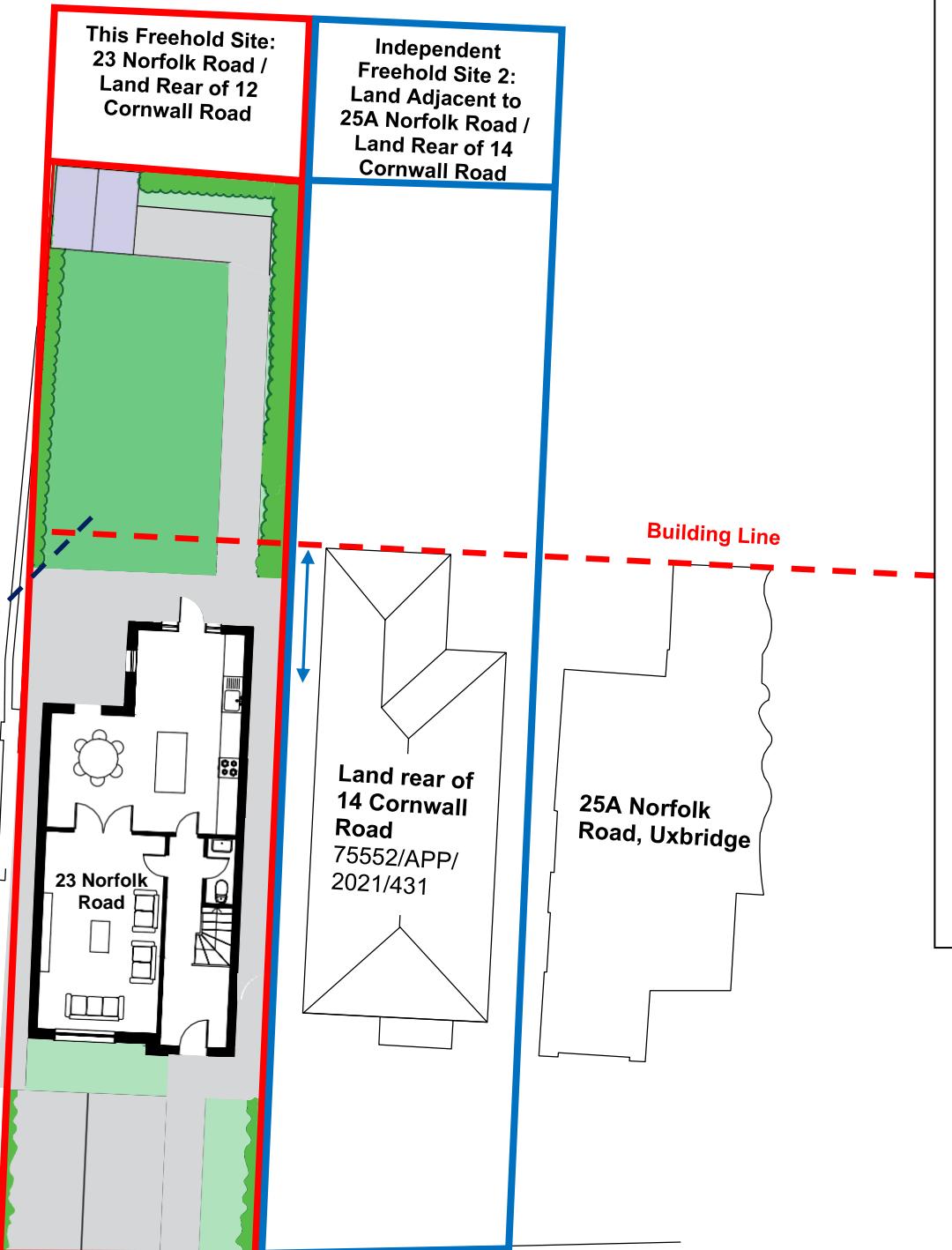


Increased depth of 4m of Freehold Site 2



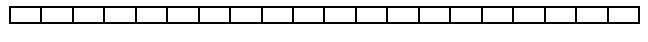
45 deg

19-21 Norfolk Road



Resulting Impact:

- 1) **Nature or description of development remains same:** The proposed non-material amendment remains a 3 bedroom dwelling, there is no increase in bedrooms or occupancy. Therefore the proposed development keeps the current character of the surround area and existing approved planning
- 2) There is no impact on the overall design and external appearance remains consistent with approved development and materials. There is **no change** to Front, Rear Elevation and height as shown on drawing 02 –Amended Elevations – all remains as per original approved drawings.
- 3) **Neighbor Impact:** To the rear, 12 and 14 Cornwall Road, are a pair of semi-detached houses, therefore with increasing depth of this minor amendment we are aligning to Freehold Site 2.
- 4) The number of openings, or the location of openings remains consistent with approved plans and external appearance
- 5) **This amendment is an improvement to design quality:** This amendment allows for the inclusion of the following improvements to suit the modern family home and support the London Housing Design – Quality and Standards:
- 6) There is no loss of privacy or amenity to neighbours. The 45 degree angle from 19-21 Norfolk Road window is shown with blue line and red building line for dwelling known as land adjacent to 25A.
- 7) **Amenity Space remains above requirement:** To ensure the development maintains adequate amenity space for a 3 bedroom detached dwelling.



Scale Bar 1:200