

Approved and Amended Site Plan with Landscape detail

Scale: 1:100 | Drawing Number: SP01 | Revision: A
Site Address: 23 Norfolk Road, Uxbridge UB8 1BL

Minor-Material Amendment:

- The adjacent approved dwellinghouse under planning reference 75552/APP/2021/431 for the erection of a detached two-storey 3 bedroom dwellinghouse with associated amenity space and car parking currently has an increased depth by 4.0m to rear as shown with red line as “Land Adjacent to 25A Detached Dwelling” following building line with 25A Norfolk Road
- **Depth:** This minor-material amendment seeks to increase the depth of proposed dwelling known as 23 Norfolk Road by 2.925m shown by shaded region.
- The decision to amend and set the dwelling 1.07m back from adjacent dwelling is to ensure there is an immaterial impact on remaining amenity space – which is 102sqm.
- This immaterial increase also complies with conditions and limits of permitted development rights – not requiring planning permission, if no conditions were placed as a condition.
- **Chimney Removal:** To improve the efficiency and environmental impact of the future dwelling - the amendment proposes to remove the chimney



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) **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:
 - a) Study to suit home-working environment
 - b) Storage to Bedroom 1 and Bedroom 2 to ensure adequate storage
 - c) En-suite Bathroom to Bedroom 3 to ensure there is bathroom on every floor
 - d) Open plan kitchen and dining room
 - e) Laundry / Utility and Ironing room as it was not deemed feasible next to kitchen.
 - f) Landing airing cupboard for the efficient hot water storage tank and additional storage
- 3) There is no impact on the overall design and external appearance remains consistent with approved development and materials. There is no change to Front or Rear Elevation as shown on drawing 02 – Amended Elevations.
- 4) The number of openings, or the location of openings remains consistent with approved plans and external appearance
- 5) 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.
- 6) **Amenity Space remains above requirement:** To ensure the development maintains adequate amenity space, the depth 23 Norfolk Road is set back 1.07m from 25A Norfolk Road - The remaining amenity space is above and beyond the requirement for a 3 bedroom detached dwelling at 102 sqm
- 7) **No conflicts:** This amendment does not conflict with any existing planning conditions. There is an existing condition to remove permitted development rights. This amendment complies with conditions and limits of permitted development rights if no conditions were placed as a condition.



0m 5m 10m 20m 30m