37 Fray's Waye
Uxbridge
UB8 2QU

Planning Statement
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Proposed Single Storey Rear Extension

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Project ref: 262

1.0 Introduction

This Statement has been prepared in support of a Householder Planning Application for the above mentioned site, and gives a brief outline of the existing site, and description of the Approved and Proposed schemes. Mr. & Mrs. O'Reilly are applicants & owners of this site.

2.0 Existing Site

The site is located on the West side of Fray's Waye, facing an area of open green. The existing site is rectangular in shape and covers an area of 203m², and is relatively flat in nature. It contains 2 buildings, the main house and a garage in the rear garden, with a small front garden.

The building is a mid-terraced, 2 storey house with an existing lean-to extensions to the rear and front porch extension.

It is located within flood risk zone 2, and we have employed several strategies to mitigate the risks.

3.0 Proposal

The proposal seeks to build upon a successful Prior Approval Application 75562/APP/2020/1413, dated 23.06.2020. This was for 4.0m rear extension applied for under the Larger Homes Application, which is the maximum depth Hillingdon allows under their Article 4(1) Direction for Prior Approval Applications. Approved drawings listed below:

- 262-S01 Location and Block Plans
- 262-S02 Existing Site Plan
- 262-S03 Existing Floor Plans
- 262-S04 Existing Elevations
- 262-PAP-01_Rev.A Existing Proposed Site Plan
- 262- PAP-02_Rev.A Proposed Floor Plans
- 262- PAP-03_Rev.A Proposed Elevations

Our proposal seeks permission to extend the central depth by 1.0m, whilst keeping the extension at the 4.0m depth at the boundaries. The addition has been kept strictly within the 45 degree site lines and therefore creates no additional detriment to neighbour amenity & outlook as the approved scheme.

You will appreciate that this small additional greatly enhances the layout whilst being respectful to the neighbours'. Following is a summary of the daylight guidelines as set by the BRE.

- Skylight indicator 2: 45 degree line
    - Striking 45 degree lines (blue) on both the plans and the elevations, we clearly demonstrate that they do not cross the centre point of both of the nearest neighbouring windows.
- Skylight indicator 3: 43 degree line

- Striking 43 degree lines (green) at 2.0m above the boundary lines, we see that the additional element does not cause significant overshadowing by this standard.

All materials are to match the existing house. The height of the rear extension will remain as per the approved scheme, namely the eaves level at 2.937m with a max. roof height of 3.218m.

The proposed addition does not adversely affect the depth of the garden, remaining as it is very generous at 18m and retains the side passage to the rear garden.

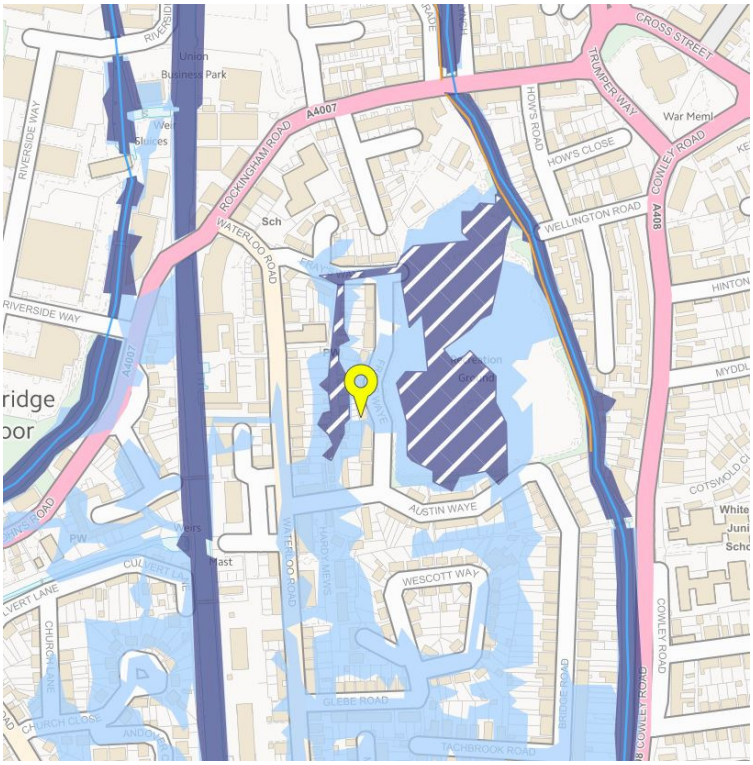
4.0 Access & Parking

Vehicular access & parking arrangements remain exactly the same, with the capacity for 2 off-street parking spaces. The scheme will not increase the parking requirement and has a very poor PTAL rating. The main entry into the building remains unaltered.

We propose to retain the side access, into the rear garden, where provision for 2no. secure cycle spaces will be made.

5.0 Flood Risk

The site is partly located within Flood Risk Zone 2, the front drive is located outside of any flood risk zone.



The proposed extension will be built on the existing hardstanding so will not increase the risk of flooding. However, we will employ a number of flood risk measures to advance the sites ability to achieve a better level of flood risk management.

Flood Volume

An area of the garden measuring 55m2 in area will be lowered by 5cm to increase the site water holding capacity by 2.75m3.

Drainage

New manhole to be installed on site will employ a backflow non-return valve, to prevent surcharge of effluent back into building.

Replacing the remaining impermeable hard-standing to the rear garden, with permeable paving, resulting in an increase of 27.4m² of permeable surface.

Soakaway

New soakaway to be installed, designed to accommodate a 1/100 year storm.

Protection

We will protect against water damage through the following measures:

1. Sealing all joints between walls and frames of doors.
2. Sealing all joints between new and old brickwork.
3. Ground floor walls will be constructed beginning with horizontal plasterboards, to limit the amount of replacement in case of water damage.
4. New aribricks, to be sited above external DPC at high level.