

**37 Fray's Way
Uxbridge
UB8 2QU**

**Planning Statement
September 2020
Proposed Single Storey FF 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 Way, 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. It is located within flood risk zone 2, and we have employed several strategies to mitigate the risks.

The building is a mid-terraced, 2 storey house with an existing lean-to extensions to the rear and front porch extension. The current FF layout is poorly arranged and suffers from a lack of bedroom space and has a very tight landing.

3.0 Proposal

The proposal seeks to build a first floor rear extension over the successful GF extension; planning application ref: 75562/APP/2020/1959. 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-PH-01 Proposed Site Plan
- 262- PHP-02 Proposed Floor Plans
- 262- PH-03 Proposed Elevations

Our proposal seeks permission to extend a 3.8m wide central portion of the first floor to a depth of 3.04m, which will be well set in form the boundaries as shown on the plans. The plot width for this mid-terraced house is 6.1m wide. The addition has been kept strictly within the 45 degree site lines of the nearest neighbouring windows and therefore creates no additional detriment to neighbour amenity & outlook and will not be a dominant feature, overshadowing the neighbours' properties. The height will be no higher than the existing ridge line.

The proposal seeks to increase the total bedroom floor area by 5.3 m² and the landing by 3.7 m². This allows us to provide much more comfortable bedrooms, with a more spacious circulation zone.

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.

All materials are to match the existing house. We have employed a flat roof for this extension as trying to match the pitched roof would look more incongruous in the overall setting, when the approved roof extension (ref: 75562/APP/2020/1412) is completed as part of the first phase of the development. The proposed flat roof will create a much more modern and complimentary addition in the final elevation, which will have no effect upon the street scene.

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. The neighbours' amenity space will still retain their privacy as no direct overlooking results from the scheme.

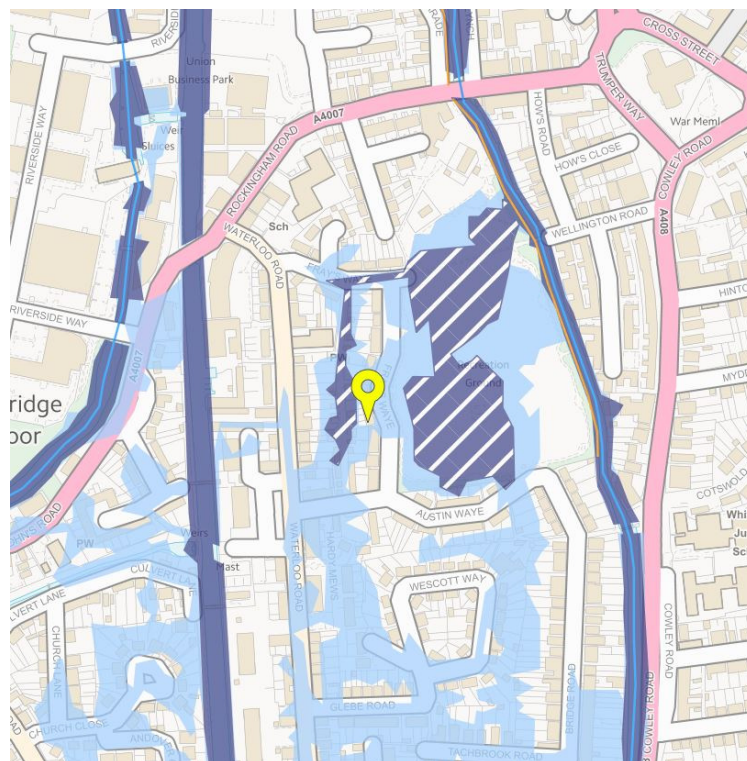
4.0 Access & Parking

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 top of the approved GF extension so will not increase the risk of flooding.