37 Fray's Waye
Uxbridge
UB8 2QU

Planning Statement
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Proposed Single Storey Outbuilding

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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 planning approval to build a single storey outbuilding within the rear garden. A previous request for a Lawful Certificate was applied for and approved ref: 75562/APP/2020/1417. The footprint and elevations remain the same apart from the omission of the rear garage door. The functions within the building will be ancillary to the house, so does not form a separate dwelling providing independent occupation. It contains a home office and a studio for the children, with a sofa bed for occasional sleeping for guests/occupants.

The proposed outbuilding will have a footprint of 38.4m2, an increase of 11.2m2 over the existing garage. The proposed front wall will increase the gap to the main house, i.e. will be set back further than the current garage, creating more space for the lawn. The maximum height will be 2.5m up the top of the parapet walls, from the existing ground level. It's size, mass & bulk are similar to those within neighbouring gardens, which have established a set pattern for outbuilding development in this area.

All materials are to match the existing house, it's character & appearance will relate and be sympathetic to the main house and will not cause any harm. The proposed addition does not adversely affect the depth of the garden, remaining as it is very generous at 12m 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 Similar Developments

75562/APP/2020/1417 – Approved May 2020

37 Fray's Waye

Although this is a Certificate of Lawful Development, it is still a material consideration of what the owner can build in terms of a 'fallback back position'.

APP/R5510/D/15/3004751 – Appeal allowed April 2015

32 Fray's Waye

The Appeal Officer gave due consideration to the scheme and concluded that the use of a bedroom was ancillary to the main house and therefore should be allowed.

6.0 Photographs



Fig.01 - View from Rear Service Road of no.'s 37-39 Fray's Waye



Fig.02 - View from Rear Service Road of no.'s 32-34 Fray's Waye



Fig.03 - View from Rear Service Road of no. 32 Fray's Waye