

Planning Statement

28 Vine Lane, Hillingdon UB10 0BA

Proposal: To construct a single storey rear infill extension

June 2021

Towers Associates

Harefield Oil Terminal

Harvil Road

Harefield

UB9 6JL

Introduction:

Proposal: To construct a single storey infill extension.

Site and Surroundings

The application site is situated on Vine Lane, which comprises of a mixture of both detached and semi-detached houses. The site has a substantial front and rear garden. The dwelling is smaller than others in the surroundings. The house is in its original form and has not been extended to date, however client is in the process of commencing work on a 4m rear extension recently approved under application reference 76152/APP/2021/160.

The Design Component

This proposal is for a single storey infill extension to create a utility/storage area open plan to allow the house to provide our client with a home that suits their storage needs.

The roof of the infill is slightly higher than the roof of the previous extension due to the required connection, to aid in avoiding a convoluted roofing arrangement.

All materials are to match the existing and thus should complement the existing property.

The Access Components

Vine Lane is easily accessible via B483 and the A437. Uxbridge station is just 1.6 miles (around 6 minutes in average traffic) from the site. The nearest bus station 0.2 miles (a 3 minute walk) is St John's Church (Stop UB) is under 1 mile from the site. The local shopping centre 'Intu Uxbridge' is 1.3 miles by car roughly a 5 minute travel time under normal circumstances and there are several express supermarkets in under 5 minutes' drive from the site.

Parking

We propose no changes to the existing parking arrangements which are higher than that required by the London Plan.

Conclusion

We believe that our proposal is appropriate for the site and will enhance the current property. We have carefully considered the impact on neighbouring properties and believe this proposal will positively benefit a sustainable family home and will have no adverse effect on its surroundings.

If there are any questions or queries regarding this application, please do not hesitate to get in touch.