

HEAD OFFICE

71 - 75 SHELTON STREET
COVENT GARDEN.
LONDON.
WC2H 9JQ

**LOCAL OFFICE**

CROWN HOUSE HOME GARDENS
DARTFORD
KENT
DA1 1DZ

Planning Statement

Site Address: 163 Lansbury Drive, UB4 8RR

The application property comprises a two-storey mid terraced property located on the western side of Lansbury Drive in Hayes. The site is predominantly made up of residential properties of similar styles with various extensions approved by the council.

The application seeks permission for a 6m ground floor rear extension and a loft conversion.

Proposal

The proposal aims to construct a 6m rear extension on the ground floor of the property to make a larger kitchen and dining area for our client.

The proposal will not have a negative impact on the overall appearance of the host building. Nor will it have an impact on the neighboring properties. The overall height, scale and bulk will be harmonious to the existing dwelling and will not be detrimental to the neighbouring properties and the street scene. It should be noted that Number 165 has an 8m extension which was erected without planning permission.

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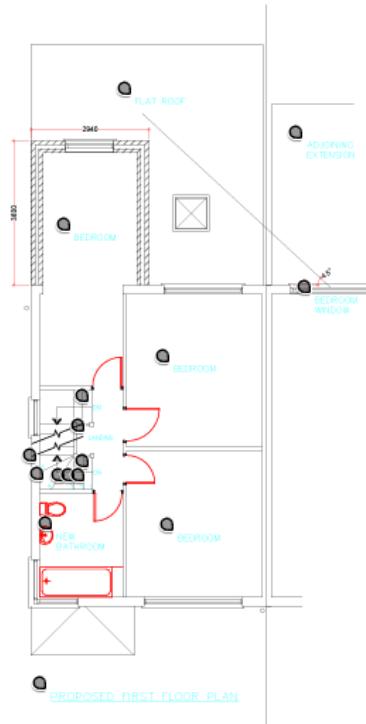
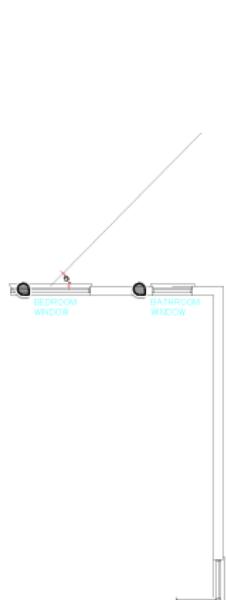
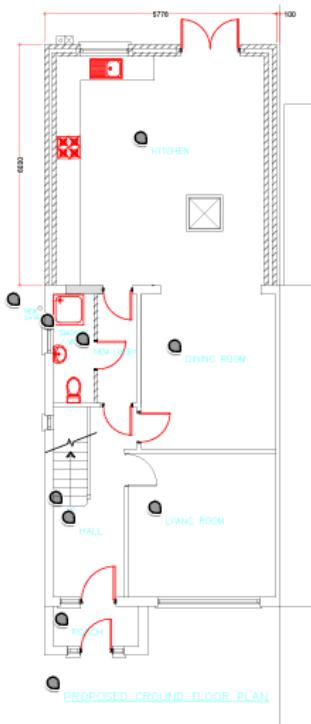
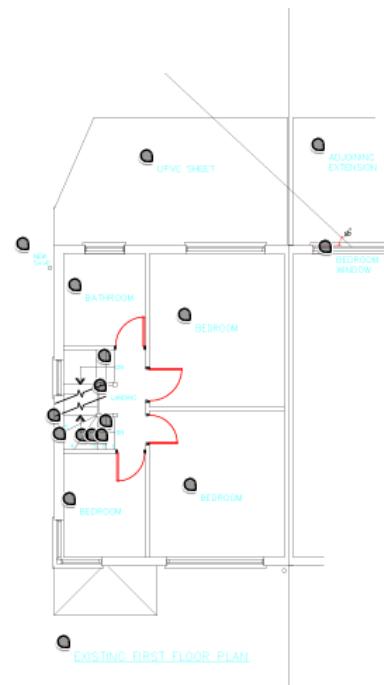
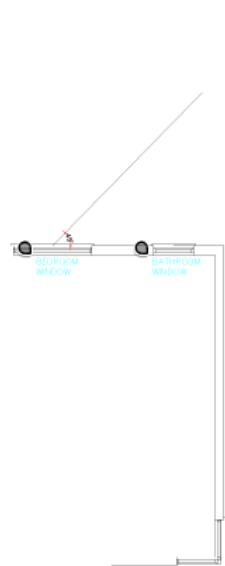
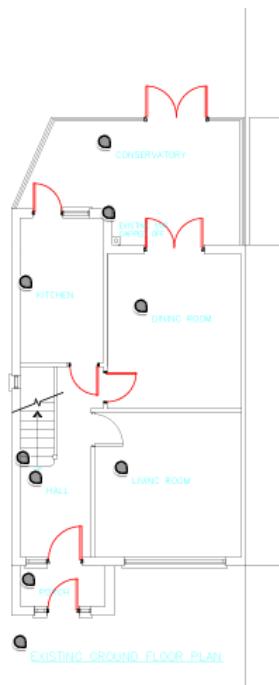
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Local precedents

38719/APP/2023/1102 I 29 GLEDWOOD AVENUE, HAYES I ERECTION OF A PART SINGLE AND PART TWO STOREY EXTENSION TO THE REAR I APPROVED 2023



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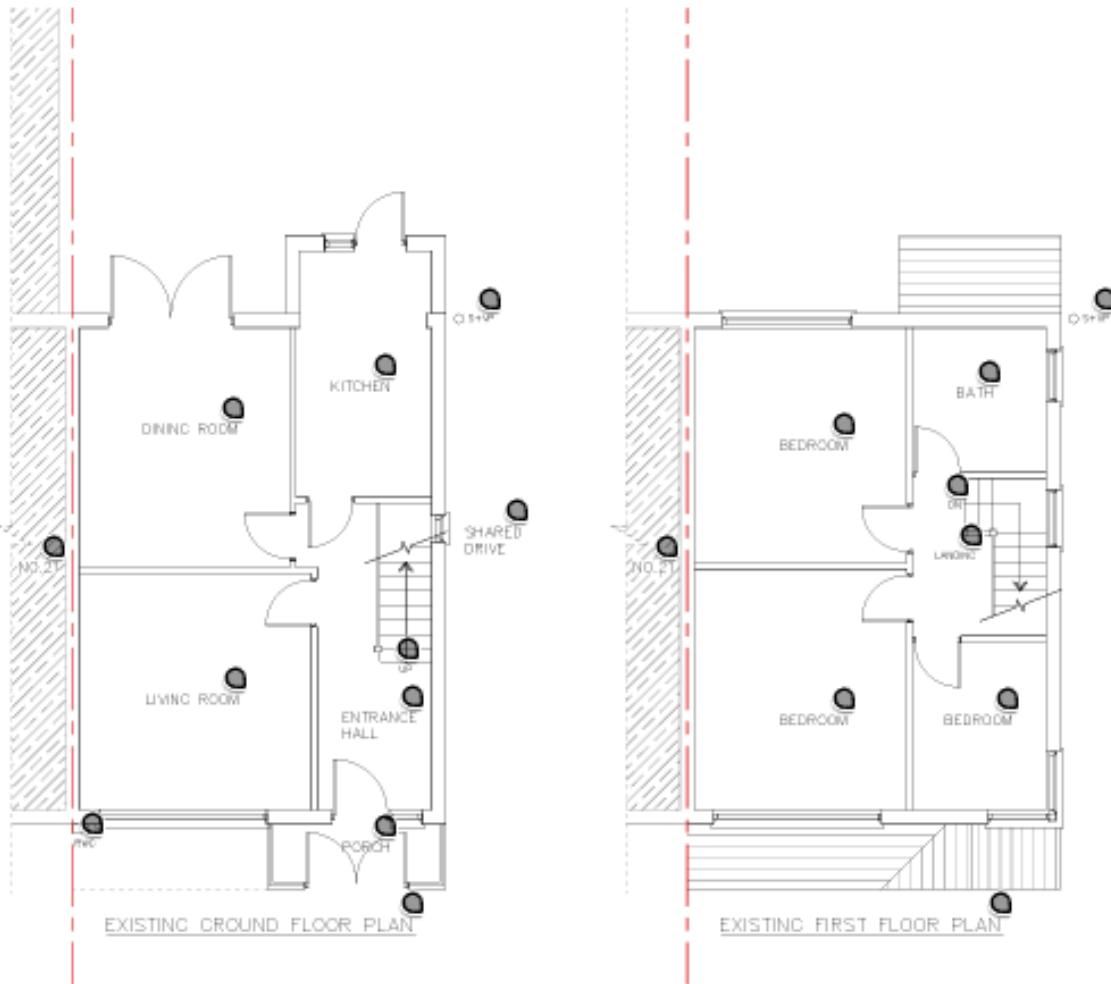


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**60532/APP/2020/3365 I 39 GLEDWOOD AVENUE, HAYES I SINGLE SOTREY
SIDE/REAR EXTENSION I APPROVED 2020**

This application was approved for a 6m extension in 2020 under Householder application.



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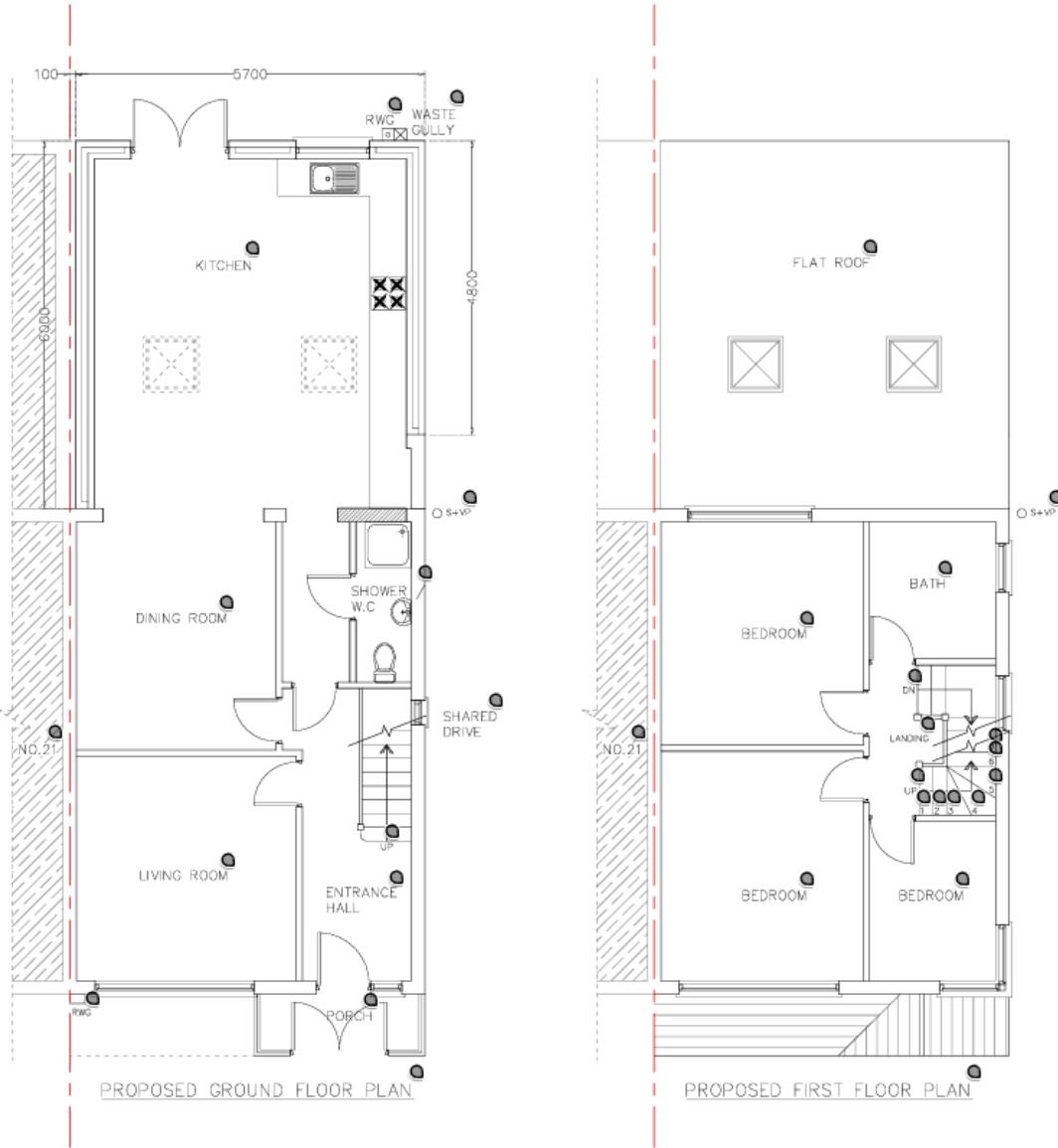
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TOWN PLANNERS & ARCHITECTURAL DESIGNERS

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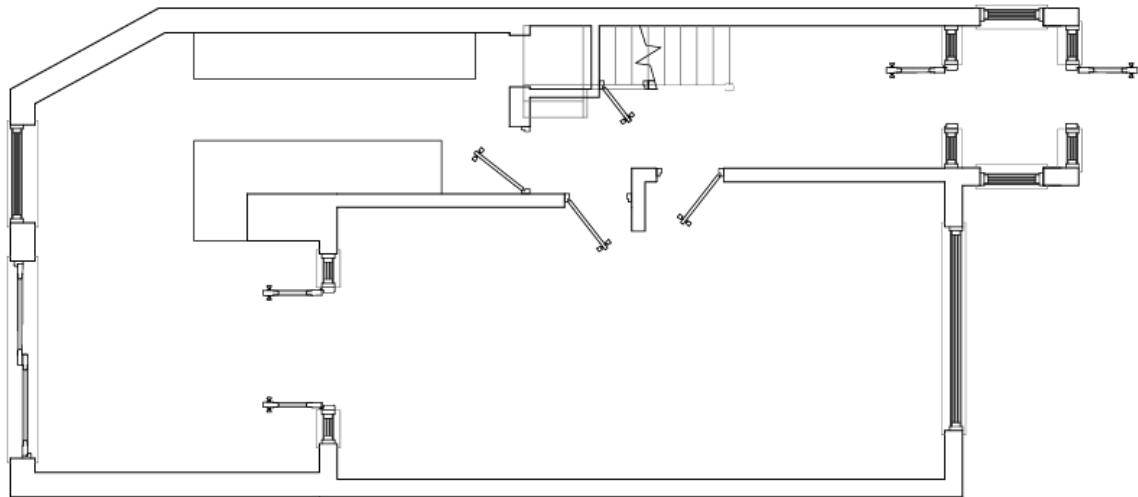
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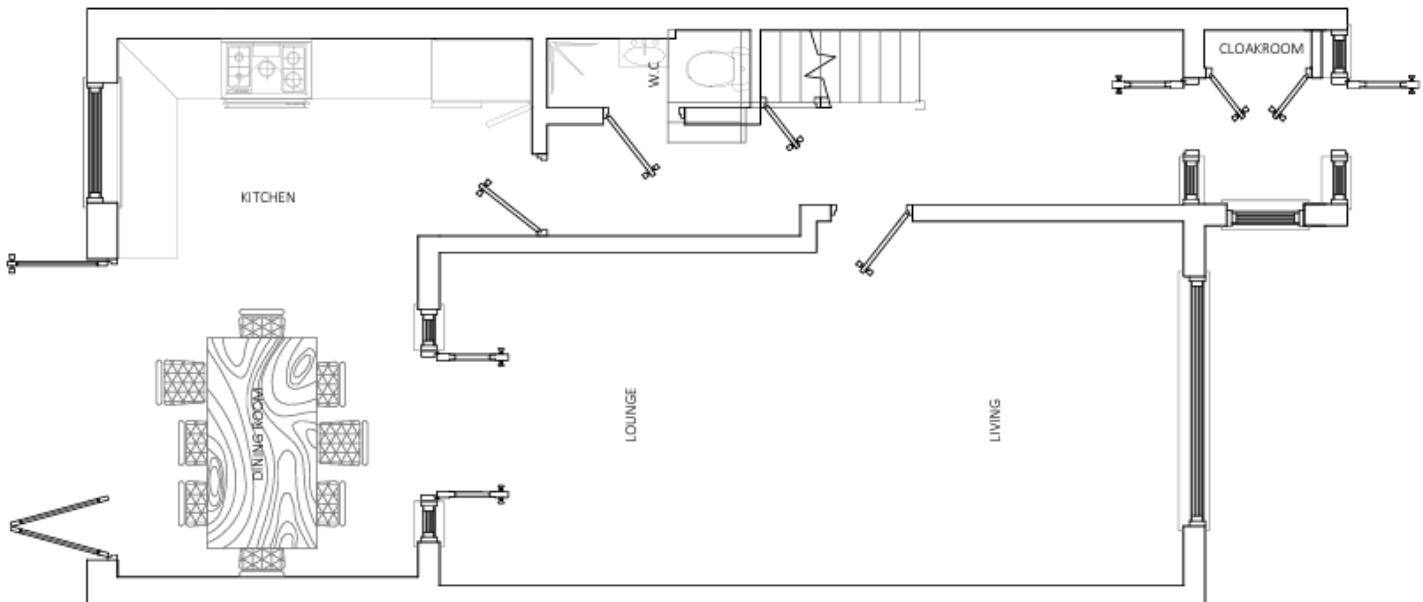
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54769/APP/2020/1908 I 34 GLEDWOOD AVENUE, HAYES, UB4 0AN I SINGLE
STOREY REAR EXTENSION I APPROVED 2020



GROUND FLOOR PLAN
[AS EXISTING] 1:50



GROUND FLOOR PLAN [AS PROPOSED] 1:50

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45932/APP/2019/1899 I 51 GLEDWOOD AVENUE I SINGLE STOREY REAR
EXTENSION I APPROVED 2019

Notes:
Contractors must verify all dimensions on site before commencing any work or shop drawings. This drawing must not be scaled. Use figured dimensions only. Subject to statutory approvals and survey.

ALL DRAWINGS 730/01-04,
AND ENGINEER'S DETAILS TO BE READ TOGETHER

Existing Ground Floor plan

Depth of no 49
rear extension

Existing garage to be demolished

Garage to be

Depth of no 53
rear extension

Depth of no 49
rear extension

Bear Garden

Notes:
Contractors must verify all dimensions on site before commencing any work or shop drawings. This drawing must not be scaled. Use unquoted dimensions only. Subject to statutory approvals and plans.

ALL DRAWINGS 73031-04.

Front

Note Drain Sizes:

Depth of no 53
near extension

NOTE:
All new chain connections drawn as preliminary
before confirming layout of existing drainage system.
Subject to on site confirmation of existing layout and
depth of the drains.
Above ground and rawwater drainage details,
including runs, connection and discharge points

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Conclusion

Overall, the proposal will have a much greater positive impact on the local area as it will provide an additional space in the home. We believe the proposed development provides a rational, sensible and appropriate addition to the host building. We ask that the proposal is considered alongside the drawings provided, and this written statement.

If you have any queries, please don't hesitate to contact us for additional information.