

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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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



T: 0800 677 1999 | E: ENQUIRIES@LYONDALE.CO.UK | W: WWW.LYONDALE.CO.UK

EXPERT TOWN PLANNERS AND ARCHITECTURAL DESIGN CONSULTANTS SPECIALISING IN ALL ASPECTS OF RESIDENTIAL & COMMERCIAL PLANNING APPLICATIONS AND PLANNING APPEALS

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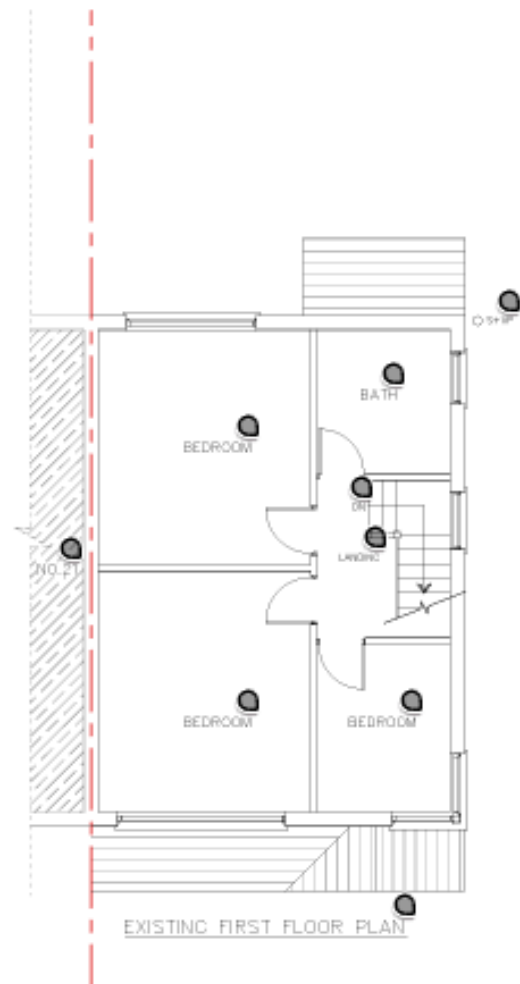
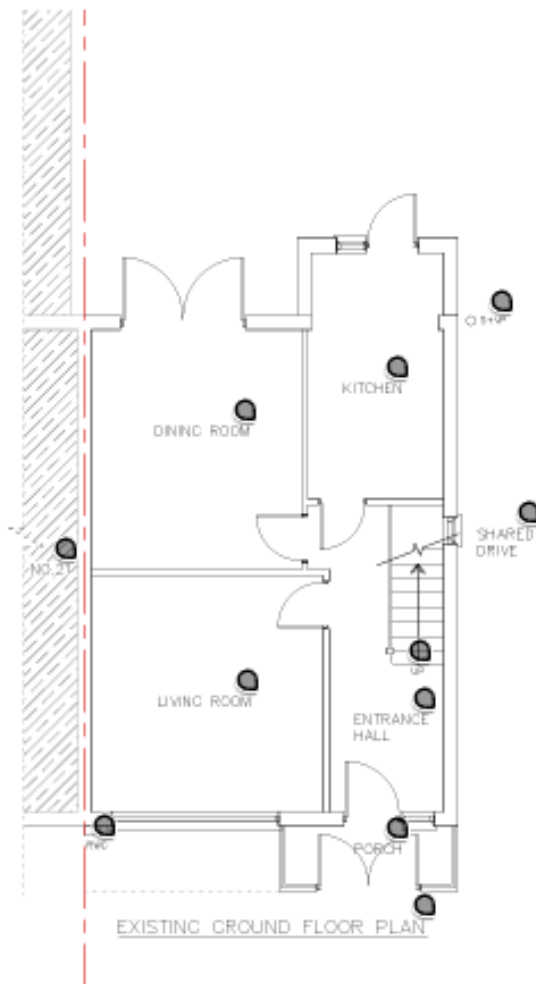


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60532/APP/2020/3365 I 39 GLEDWOOD AVENUE, HAYES I SINGLE SOTREY SIDE/REAR EXTENSION I APPROVED 2020

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



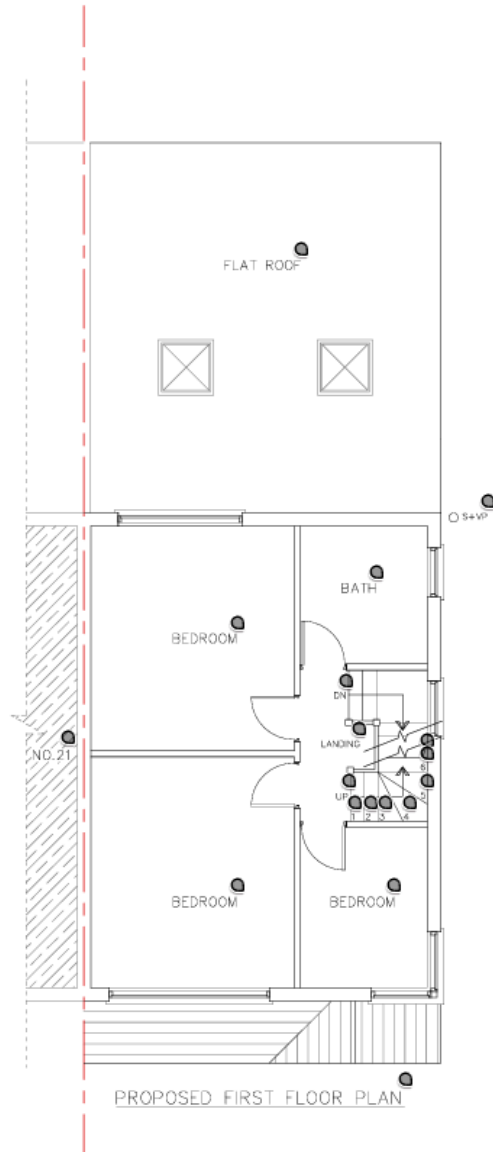
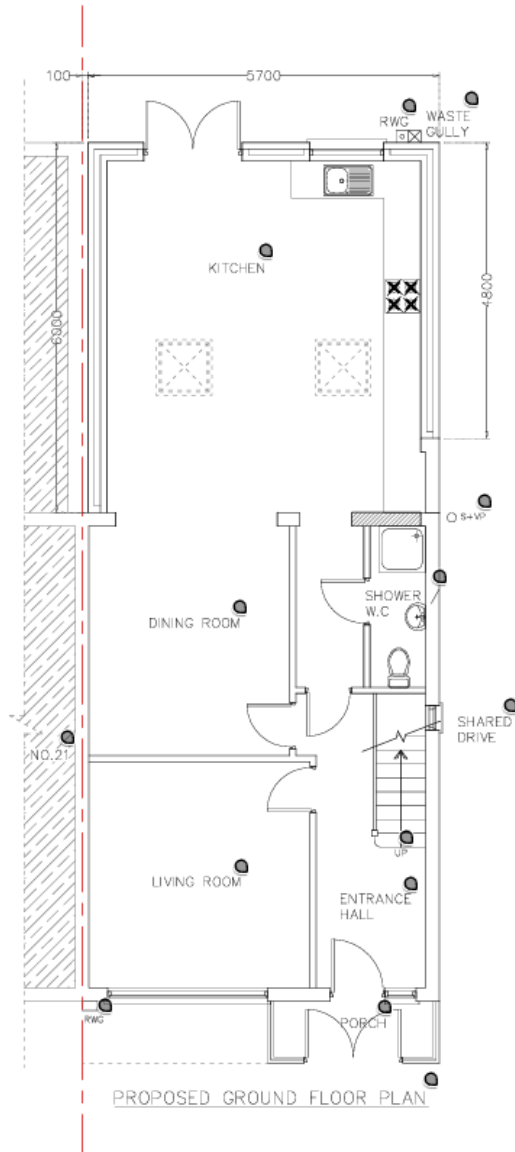
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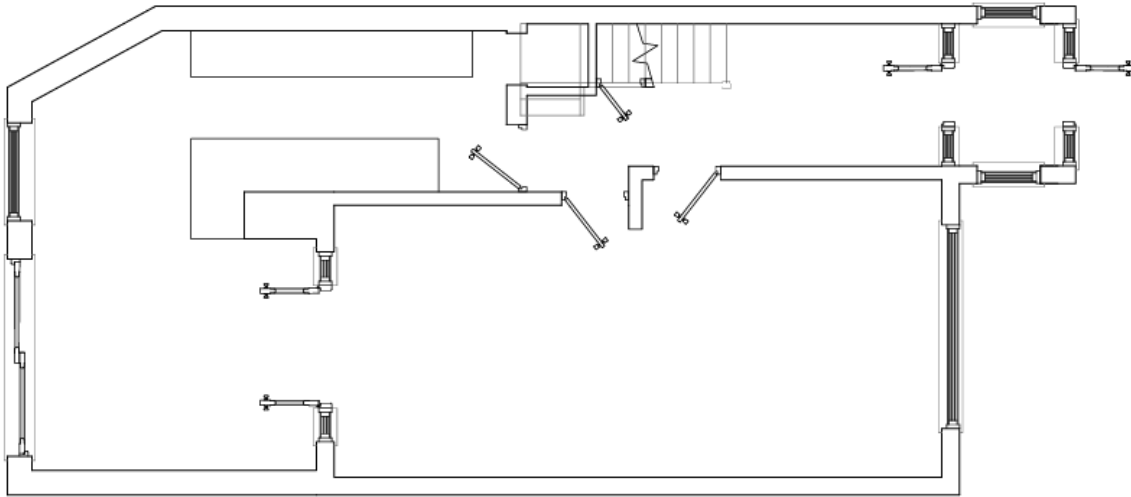
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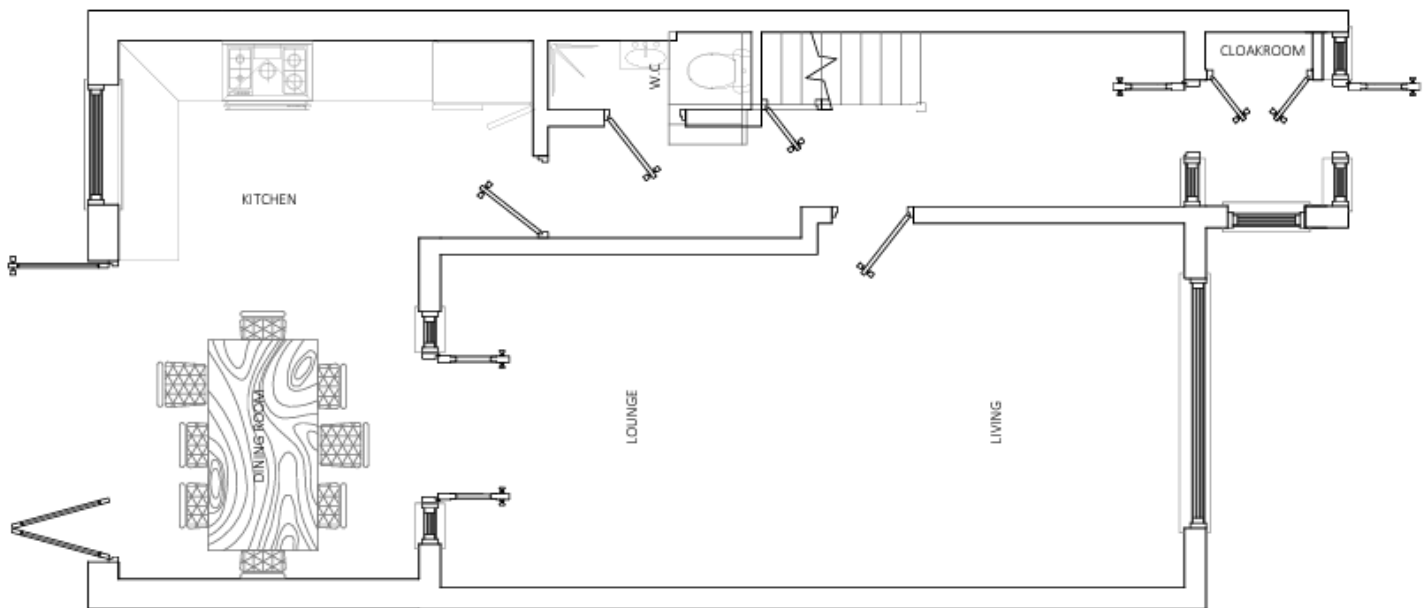
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DA1 1DZ

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

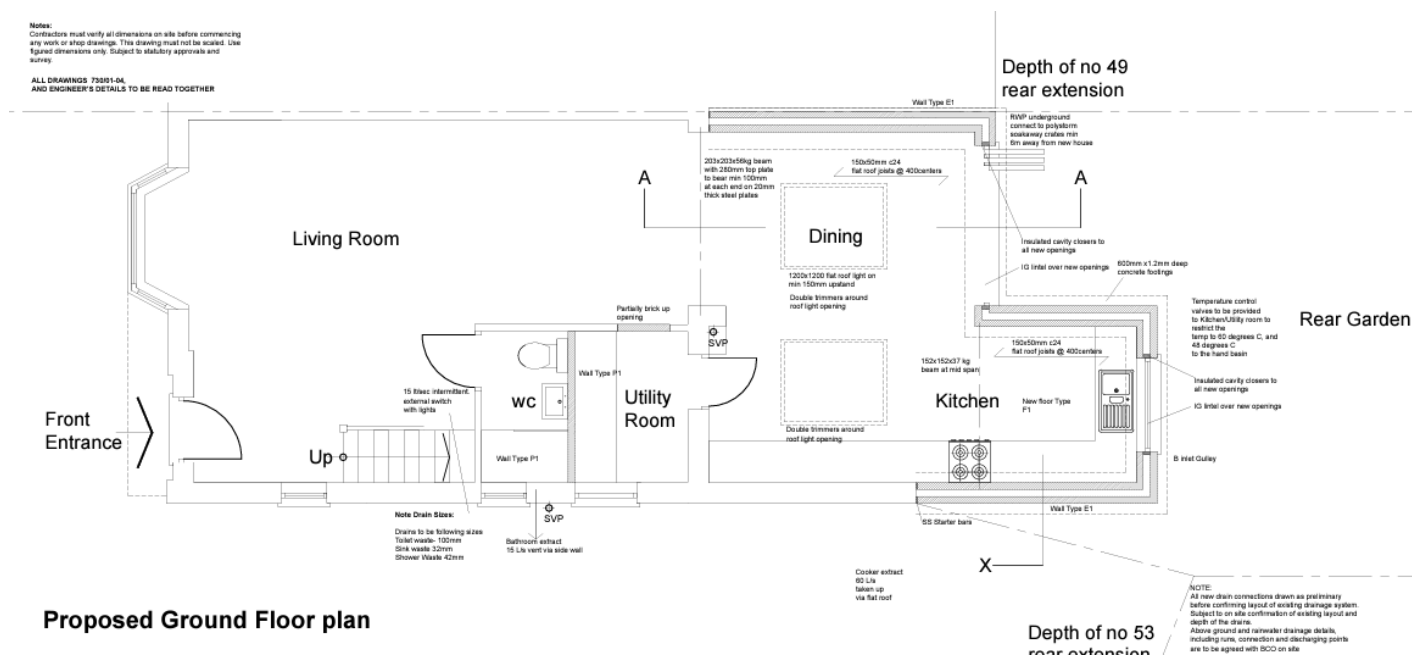
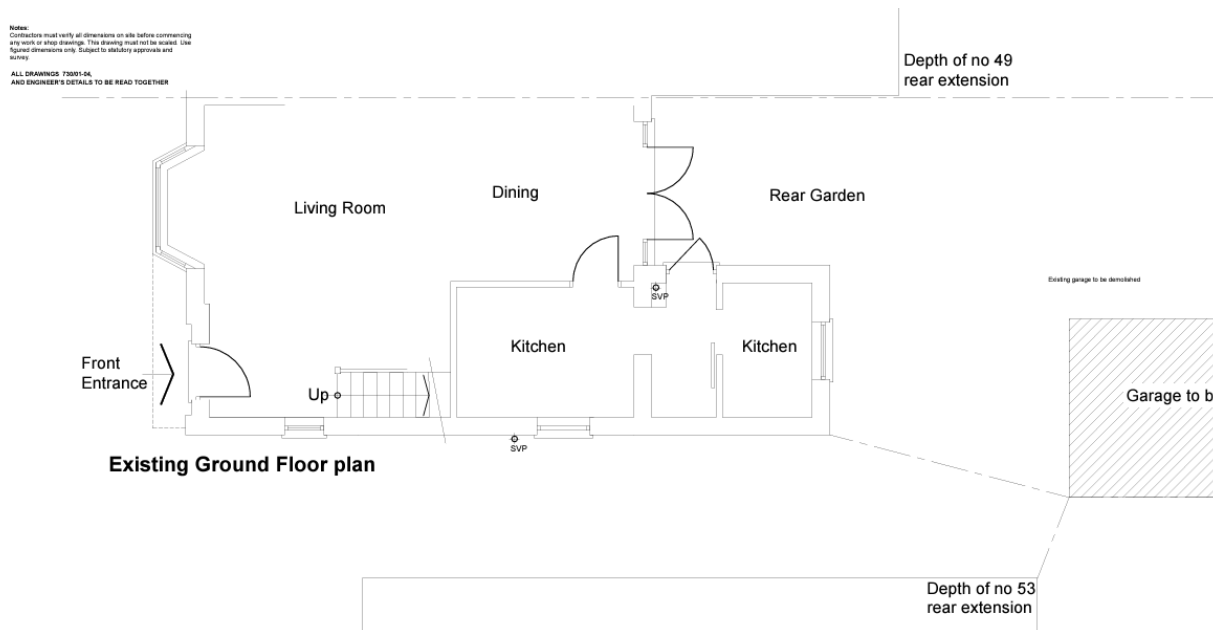


GROUND FLOOR PLAN [AS PROPOSED] 1:50

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



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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.