

25-05-2022

**London Borough of Hillingdon**  
3 North, Civic Centre  
High Street, Uxbridge  
UB8 1UW

## **Planning Application Statement**

**Site:** 13 ARKLAY CLOSE, UXBRIDGE UB8 3WP

We are applying with this application for a single-storey rear and side extension and garage conversion to a habitable room.

The application site comprises a three storey, end of terraced dwelling located to the North of Arklay Close.



The property is set within a private residential estate enclosed by a gated fence which is predominately made up of three storey terraced blocks that are set back from the carriageway, with a number of integrated garages converted into habitable rooms, such as No 11, 23, 33 etc.

**Residential Amenities:**

A very similar rear and side extension application with a garage conversion for a similar property, No 39, has been approved – ref: 70803/APP/2018/2670.

The proposed extensions will not intersect the 45 degree horizontal from the adjoining properties. There is a gap of min 34m between the properties on Kirby Way and the proposed rear doors. Therefore, the extension will not have any adverse affect on the neighbouring properties regarding right of light and privacy.

**Car Parking Provision:**

The internal dimensions of the existing garage at 2.35 metres wide x 4.8 metres deep fall below the Council's parking standards, and this is not considered to be a suitable size for modern cars. Therefore, there will be no change to existing parking provision.

There is sufficient space to park one car safely within the curtilage of the site.

This one parking provision has been found acceptable for similar applications such as No 11; furthermore, the site is not located on a highway owned by Hillingdon. The on-street parking on Arklay Close is not enforced or managed by the Council.

**External Amenity Space:**

There will be 67 sqm rear garden space after the extension. Therefore this will exceed the amenity space requirement for a three bedroom house. This amenity space provision has been accepted for the application for No 39.

There will be one bedroom in loft space and two bedrooms on the first floor. The converted garage will be used as kitchen. The existing kitchen room will be used as a home office, which has less than 8 sqm floor area. These will comply with Paragraph 5.60 of the Hillingdon Plan as there will be only one living room.

**Character and Appearance:**

The proposed conversion of the garage to a habitable room will involve replacing the garage door with a window and brickwork. The proposed window will be of a similar size and style to the existing windows fitted in the front elevation of the property.

Kirby Way is a restricted service road to Hillingdon Hospital and approx 1.2m higher than Arklay Close. There is a 2m high close boarded fence at the back of the garden. Therefore the rear extension will not be seen from Kirby Way, as shown on the rear elevation and the photo.

All the proposed habitable rooms and those altered by the development will still maintain an adequate outlook and source of natural light.

We trust that this will meet with your approval. If you require any further information please do not hesitate to contact me.

Yours faithfully,

Sevda Kucuk  
Senior Architectural Technologist  
AVA Home Design Ltd.