

95 GREENFORD ROAD, GREENFORD, UB6 9BB

23rd December 2022

PLANNING STATEMENT

BACKGROUND

The application is for a householder extension to the property. It is virtually identical to the existing extant consent, reference: 77424/APP/2022/2274 dated 18th December 2022. The only changes are as follows:

- The velux roof lights have been moved higher up the roof slope to achieve a CIL height of 1800mm and they have been labelled as having clear glass.
- We have noted that the existing brick building is to be rendered and the proposed extension will be rendered to re-match the new rendering on the existing house. This will be painted white.

DESIGN

All aspects of the design are unaltered from the previous extant consent referred to above. It is considered appropriate to have clear glazing to the roof lights as they are set 1.8 meters above the floor level and therefore no overlooking under normal circumstances will be possible.

The previous planning consent referred to above had a condition requiring the obscure glazing but the future occupier felt it preferential to have clear glazing at a higher level and therefore we are reapplying for planning consent incorporating this feature.

The rendered finish is a feature of many of the houses in the area and as our client is going to render the building in one operation it would be difficult to comply with the condition requiring matching materials and for the sake of clarity we have included a note relating to the re-rendering of the existing house on our drawings.