

Planning Statement

ATTN: Planning Department

RE: 6 Bosanquet Close UB8 3PE, Uxbridge, London UK

The proposal is for a single storey rear extension at 6 Bosanquet Close UB8 3PE. The property is a two-storey mid terraced dwelling, situated within an article 4 area.

This Planning statement is to be read in conjunction with the following documents:

- Full set of drawings
- Location Map

The following policies and legislation have been considered:

- Local Plan
- Technical Housing standards
- Permitted development rights for householder

The Proposal

The proposal development falls under the larger home extension proposal which consists of converting a conservatory into a single-story living space on the rear of the property by 4.7m in length from the original property (total extension length would be 5m) and 2.9 m in height. The purpose of this is to provide a House in multiple occupation which provides more living opportunity for students who study in close proximity to Brunel University and other occupants. This proposal will not affect the right of light or amenities to adjoining properties even though the extension covers the whole width of the original house. To allow more open living standards for future occupants, the kitchen wall will be removed. As the property is located close to green spaces, this will provide a positive and engaging environment for future occupants. The construction will be of a high standard which meets the local and national standards.

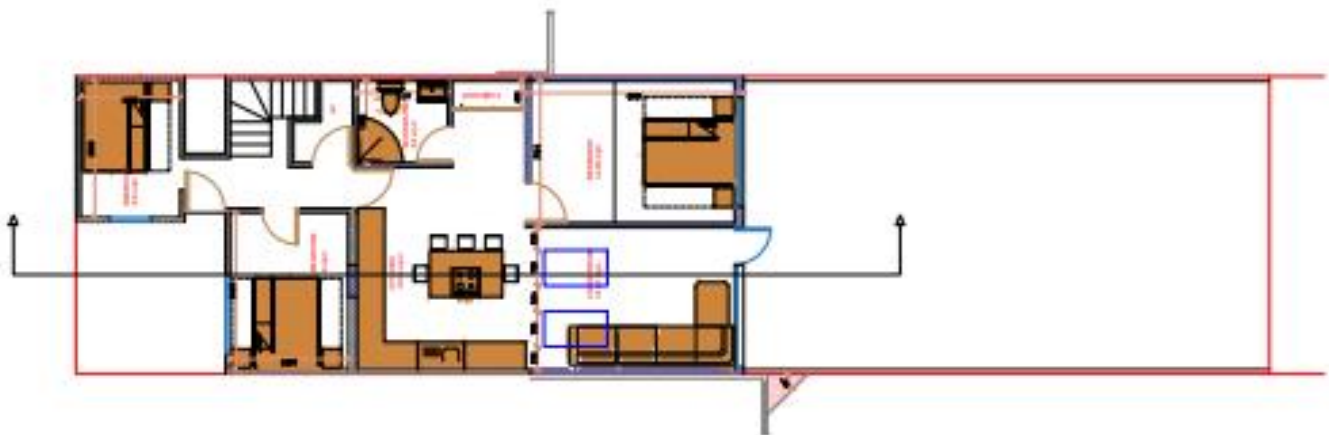


FIG 1: Proposed Ground Floor plan

The proposal corresponds and is in line with Permitted development rights for householder, Reference to Class A., as it would be observed on the statement below.

SCHEDULE 2

Permitted development rights

PART 1

Development within the curtilage of a dwellinghouse

Class A – enlargement, improvement, or other alteration of a dwellinghouse

Permitted Development

A. The enlargement, improvement, or other alteration of a dwellinghouse.

Development not permitted

A.1 Development is not permitted by Class A if—

(a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, P or Q of Part 3 of this Schedule (changes of use);

(b) as a result of the works, the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse);

The proposal would not occupy more than 50% of the total area of the curtilage, as the rear extension takes over more area than the existing conservatory. However, the area of the rear extension would be 30.78m² which is an increase of 23.58m² of the existing conservatory and will not exceed 50% of the curtilage area as the area of the garden is 106.76m² resulting in 32.86% of the curtilage area being used. This rear extension does not affect right to light of the adjacent properties.

(c) the height of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the highest part of the roof of the existing dwellinghouse;

Not applicable

(d) the height of the eaves of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the eaves of the existing dwellinghouse;

The eaves height will be altered as a result of the demolition of the conservatory into a rear extension. However, the height the eaves would still be in line with the guidelines of 2.9m high which will also not affect the right to light of the neighbors.

(e) the enlarged part of the dwellinghouse would extend beyond a wall which—

(i) forms the principal elevation of the original dwellinghouse; or

Not applicable.

(ii) fronts a highway and forms a side elevation of the original dwellinghouse;

Not applicable.

(f) subject to paragraph (g), the enlarged part of the dwellinghouse would have a single storey and—
rear extension

(i) extend beyond the rear wall of the original dwellinghouse by more than 4 meters in the case of a detached dwellinghouse, or 3 meters in the case of any other dwellinghouse, or

The single storey rear extension would extend out by 5m

(ii) exceed 4 meters in height;

The height of the rear extension single storey would not exceed 4m as it is 2.9m in height from Ground level to the top of the eaves

(g) until 30th May 2019, for a dwellinghouse not on article 2(3) land nor on a site of special scientific interest, the enlarged part of the dwellinghouse would have a single storey and—

The site is not on article 2(3) land nor on a site of special scientific interest. However, The house is going to be enlarged on the rear of the building by 5meter.

(i) extend beyond the rear wall of the original dwellinghouse by more than 8 meters in the case of a detached dwellinghouse, or 6 meters in the case of any other dwellinghouse, or

The rear extension would be extended by 5meters

(ii) exceed 4 meters in height;

Not applicable.

(h) the enlarged part of the dwellinghouse would have more than a single storey and—

Not applicable.

(i) extend beyond the rear wall of the original dwellinghouse by more than 3 meters, or

The rear extension would extend by 5meters from the rear elevation of the original building

(ii) be within 7 meters of any boundary of the curtilage of the dwellinghouse opposite the rear wall of the dwellinghouse;

This would be built adjacent to the width boundary of the curtilage area and will not affect the right to light of the neighbors 45 degrees rights.

(i) the enlarged part of the dwellinghouse would be within 2 meters of the boundary of the curtilage of the dwellinghouse, and the height of the eaves of the enlarged part would exceed 3 meters;

The height of the rear extension would not exceed 3 meters in height.

(j) the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, and would—

Not applicable.

(i) exceed 4 meters in height,

Not applicable.

(ii) have more than a single storey, or

Not applicable.

(iii) have a width greater than half the width of the original dwellinghouse; or

The rear extension is proposed to be the same width as the whole of the rear elevation with no affect to the adjacent occupant's right to light

(k) it would consist of or include—

(i) the construction or provision of a verandah, balcony or raised platform,

Not applicable.

(ii) the installation, alteration or replacement of a microwave antenna,

Not applicable.

(iii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or

(iv) an alteration to any part of the roof of the dwellinghouse.

Not applicable.

A.2 In the case of a dwellinghouse on article 2(3) land, development is not permitted by Class A if—

The house is not on article 2 (3) land, therefore the points below are in a favour of the permitted development.

(a) it would consist of or include the cladding of any part of the exterior of the dwellinghouse with stone, artificial stone, pebble dash, render, timber, plastic or tiles;

(b) the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse; or

(c) the enlarged part of the dwellinghouse would have more than a single storey and extend beyond the rear wall of the original dwellinghouse.

Not applicable

A.3 Development is permitted by Class A subject to the following conditions—

(a) the materials used in any exterior work (other than materials used in the construction of a conservatory) must be of a similar appearance to those used in the construction of the exterior of

the existing dwellinghouse;

(b) *As it can be seen on the image below, the bricks will match the existing property and window below. It will also be aligned with the other end of the terrace, so that it creates a visually symmetrical*

facade for the terrace.

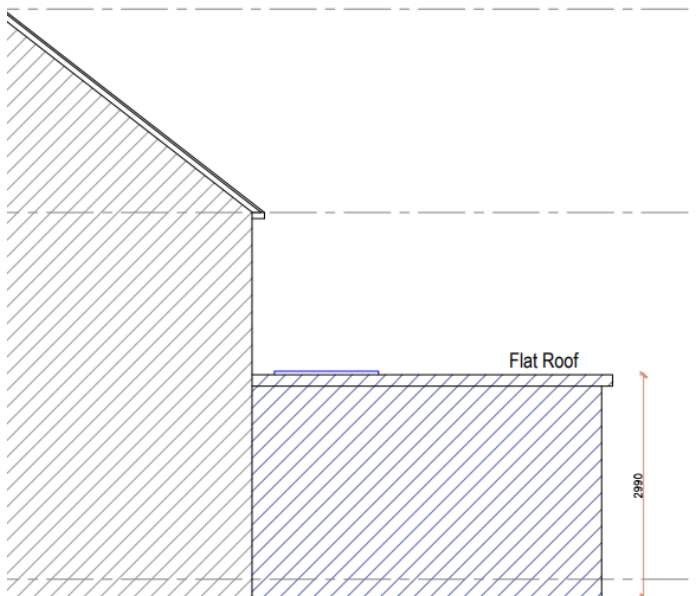


FIG 2: Proposed material and window of extension would be brick in relation to



FIG 3: Bosanquet Close existing building material on the ground floor

The proposed rear extension bricks are to be the same as the existing bricks on the facade. The proposed wall will be of 2900 mm in height, a double brick wall that matches the existing facades. There is a window on the roof of the single storey extension to allow light to enter the interior of this extension.

(c) any upper-floor window located in a wall or roof slope forming a side elevation of the dwellinghouse must be—

There are no other proposed windows.

(i) obscure-glazed, and

Not applicable.

(ii) non-opening unless the parts of the window which can be opened are more than 1.7 meters

above the floor of the room in which the window is installed; and

Not applicable.

(d) where the enlarged part of the dwellinghouse has more than a single storey, the roof pitch of the enlarged part must, so far as practicable, be the same as the roof pitch of the original dwellinghouse.

Not applicable.

Point A4 (below) is to be carried by the dwelling's developer as well as the local planning authority.

A.4—(1) The following conditions apply to development permitted by Class A which exceeds the limits in paragraph A.1(f) but is allowed by paragraph A.1(g).

(2) Before beginning the development the developer must provide the following information to the local planning authority—

(a) a written description of the proposed development including—

(i) how far the enlarged part of the dwellinghouse extends beyond the rear wall of the original dwellinghouse;

(ii) the maximum height of the enlarged part of the dwellinghouse; and

(iii) the height of the eaves of the enlarged part of the dwellinghouse;

(b) a plan indicating the site and showing the proposed development;

(c) the addresses of any adjoining premises;

(d) the developer's contact address; and

(e) the developer's email address if the developer is content to receive communications electronically.

(3) The local planning authority may refuse an application where, in the opinion of the authority—

(a) the proposed development does not comply with, or

(b) the developer has provided insufficient information to enable the authority to establish whether the proposed development complies with,

the conditions, limitations or restrictions applicable to development permitted by Class A which exceeds the limits in paragraph A.1(f) but is allowed by paragraph A.1(g).

(4) Sub-paragraphs (5) to (7) and (9) do not apply where a local planning authority refuses an application under sub-paragraph (3) and for the purposes of section 78 (appeals) of the Act such a refusal is to be treated as a refusal of an application for approval.

(5) The local planning authority must notify each adjoining owner or occupier about the proposed

development by serving on them a notice which—

(a) describes the proposed development, including—

(i) how far the enlarged part of the dwellinghouse extends beyond the rear wall of the original dwellinghouse;

(ii) the maximum height of the enlarged part of the dwellinghouse; and

(iii) the height of the eaves of the enlarged part of the dwellinghouse;

(b) provides the address of the proposed development;

(c) specifies the date when the information referred to in sub-paragraph (2) was received by the local planning authority and the date when the period referred to in sub-paragraph (10)(c) would expire; and

(d) specifies the date (being not less than 21 days from the date of the notice) by which representations are to be received by the local planning authority.

(6) The local planning authority must send a copy of the notice referred to in sub-paragraph (5) to the developer.

(7) Where any owner or occupier of any adjoining premises objects to the proposed development, the prior approval of the local planning authority is required as to the impact of the proposed development on the amenity of any adjoining premises.

(8) The local planning authority may require the developer to submit such further information regarding the proposed development as the authority may reasonably require in order to determine the application.

(9) The local planning authority must, when considering the impact referred to in sub-paragraph (7)—

(a) take into account any representations made as a result of the notice given under sub-paragraph (5); and

(b) consider the amenity of all adjoining premises, not just adjoining premises which are the subject of representations.

(10) The development must not begin before the occurrence of one of the following—

(a) the receipt by the developer from the local planning authority of a written notice that their prior approval is not required;

(b) the receipt by the developer from the local planning authority of a written notice giving their prior approval; or

(c) the expiry of 42 days following the date on which the information referred to in sub-paragraph (2) was received by the local planning authority without the local planning authority notifying the

developer as to whether prior approval is given or refused.

(11) The development must be carried out—

(a) where prior approval is required, in accordance with the details approved by the local planning authority;

(b) where prior approval is not required, or where sub-paragraph (10)(c) applies, in accordance with the information provided under sub-paragraph (2),

unless the local planning authority and the developer agree otherwise in writing.

(12) The local planning authority may grant prior approval unconditionally or subject to conditions reasonably related to the impact of the proposed development on the amenity of any adjoining premises.

(13) The development must be completed on or before 30th May 2019.

(14) The developer must notify the local planning authority of the completion of the development as soon as reasonably practicable after completion.

(15) The notification referred to in sub-paragraph (14) must be in writing and must include—

(a) the name of the developer;

(b) the address or location of the development, and

(c) the date of completion