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Planning Statement

For the retrospective

**“Erection of ground floor rear extension and
modification to side garage”**

at

**70 Lavender Rise, West Drayton
UB7 9AP**

By Shulem Posen

Eade Planning Ltd

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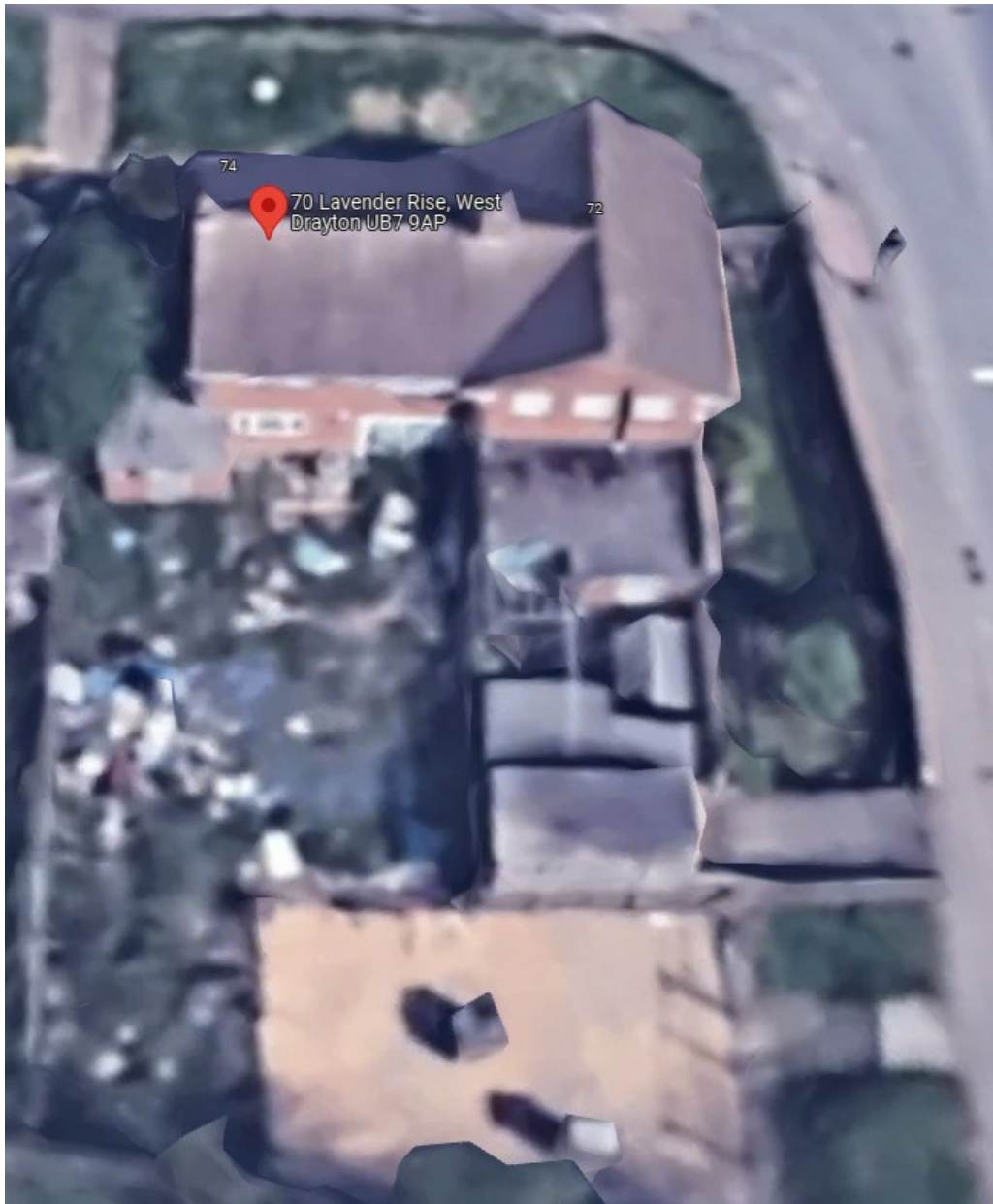
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Introduction:

1. This is an application for the Erection of ground floor rear extension and modification to side garage. The work includes the straightening of the previous sloped garage roof and the erection of a rear extension. The works have already been carried out possibly reliant on PD rights, however, for the avoidance of doubt, this application is submitted.

Site Description:

2. The site is at 70 Lavender Rise, West Drayton, UB7 9AP which sits close to its junction with Stockley road the A408.
3. The proposal site comprises one of a pair of semi-detached two-storey family dwellinghouses.
4. The property has a large rear garden and a side added on garage/storage room.
5. The site does not contain any listed buildings and is not located within a conservation area.
6. Figures 1 and 2 below show the street view and rear aerial view.



Proposal Description

7. The description given is the 'Erection of ground floor rear extension and modification to side garage'.

The Proposal

8. As mentioned, the proposed work includes the straightening of the previous sloped garage roof and the erection of a rear extension. The works have already been carried out possibly reliant on PD rights, however, for the avoidance of doubt, this application is submitted.
9. The proposed rear extension will sit between the existing garage and the rear extension at No.72. the extension will, therefore, not have any detrimental effect on the character or amenity of the host, neighbouring, and surrounding properties.
10. The slight raising of the garage height at the rear will only enhance the structure.

Plans

11. Given that the application is retrospective in nature, Pre-Existing and Existing as Proposed Plans are provided. The plans include Floor, Section, Roof and Elevation Plans. The plans are numbered LR.70.Pre-EX.01-02 – Pre- Existing plans and LR.70.EX-AP.01-02 - Existing as Proposed Plans.
12. A location and site Plan and Planning Statement is also included in the application bundle together with the CIL additional information form.

Conclusion

13. The development provides for additional living space whilst having no detrimental effect on its surroundings. The proposal, therefore, has policy support at National, London and Local level and therefore, the council are asked to grant permission on the presumption in favour of sustainable housing development.