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Planning Statement

To accompany a planning application

For the

**“Erection of a ground floor rear extension, and the
change of the garage façade to provide a habitable
room”**

at

**56-57 Hemmen Lane,
London, UB3 2QJ**

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Site Description:

1. The site is at No 56-57 Hemmen Lane, London, UB3 2QJ, and which appears to be a fairly young building.
2. The property is a detached house in use as two two-bedroom flats, one on each floor. The property enjoys a rear conservatory and reasonably spacious garden.

Planning History:

3. This is an application for the Erection of a ground floor rear extension, and the change of the garage façade to provide a habitable room.

Introduction:

4. On 18-08-2002, under planning Ref: 57431/APP/2002/1493, planning permission was granted for the “Conversion of garage to habitable room”.

The Proposal

5. The proposal includes the demolition of the conservatory and the erection of a ground floor rear extension with a depth no deeper than

the existing conservatory. The proposal also includes the conversion of the garage to a habitable room which front façade alterations.

6. The property is not listed nor does it in a conservation area.
7. See figure below.



8. The rear extension will sit well within the site's context. A large section of the garden will still be retained.

9. The changes to the front façade has already been granted back in 2002. In any event, the front garden is large and there is ample parking spaces available.

Proposal Description

10. The description given is the 'Erection of a ground floor rear extension, and the change of the garage façade to provide a habitable room'.

Plans

11. Existing and Proposed Plans are provided. The plans include Floor, Section, Roof and Elevation Plans.

12. The plans are numbered HL.56-57.EX.01-02 – Existing plans, HL.56-57.PR-01-02 - Proposed Plans.

13. A location Plan and Planning Statement is also included in the application bundle together with the CIL additional information form.

Conclusion

14. The development provides for much needed additional space including a larger family unit. The proposal 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.