

THE
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Planning statement for 131 Varcoe Gardens, Hayes, UB3 2FJ

Context

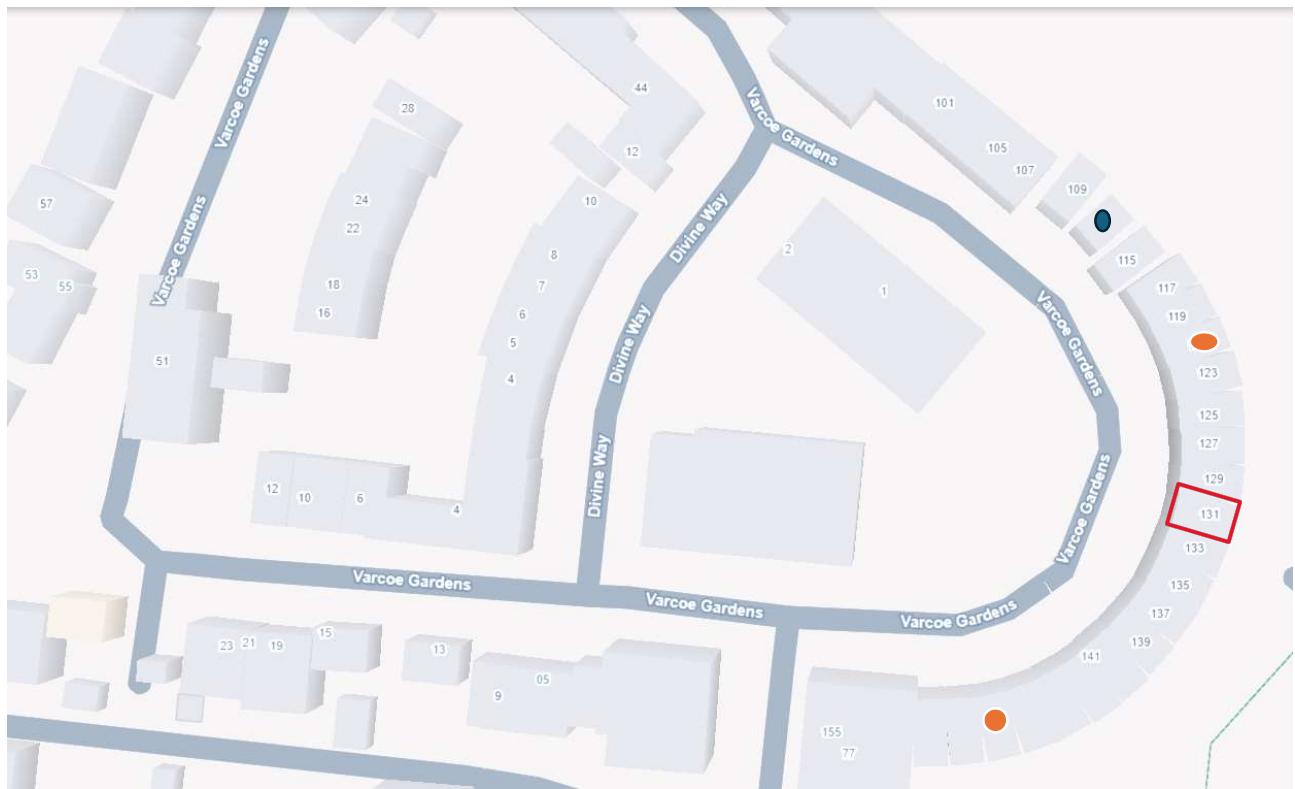
131 Varcoe Gardens, Hayes, UB3 2FJ property comprises a mid-terraced town house located on the northeast side of Varcoe Gardens in Hayes which is predominantly a residential area. The property has a flat and enclosed rear garden

Proposal

Conversion of roof space into habitable space with insertion of skylights.

Reconfiguration of the first floor and second floor.

Precedent projects/ similar planning approved projects



121 VARCOE GARDENS HAYES UB3 2FJ

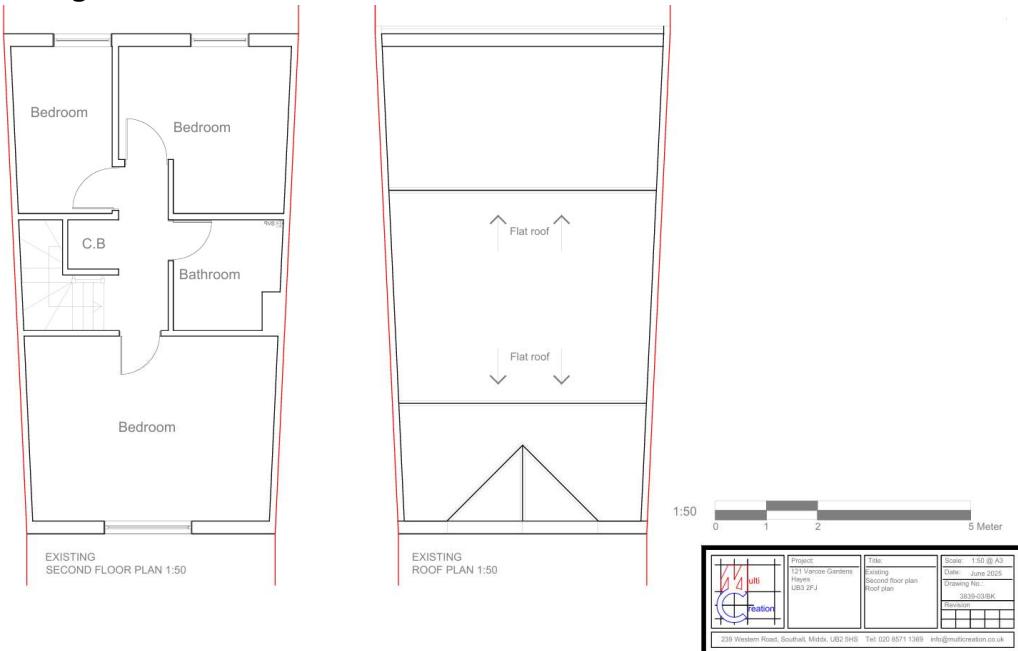
Application Ref: 79598/APP/2025/1983

Decision Date- 23 July 2025

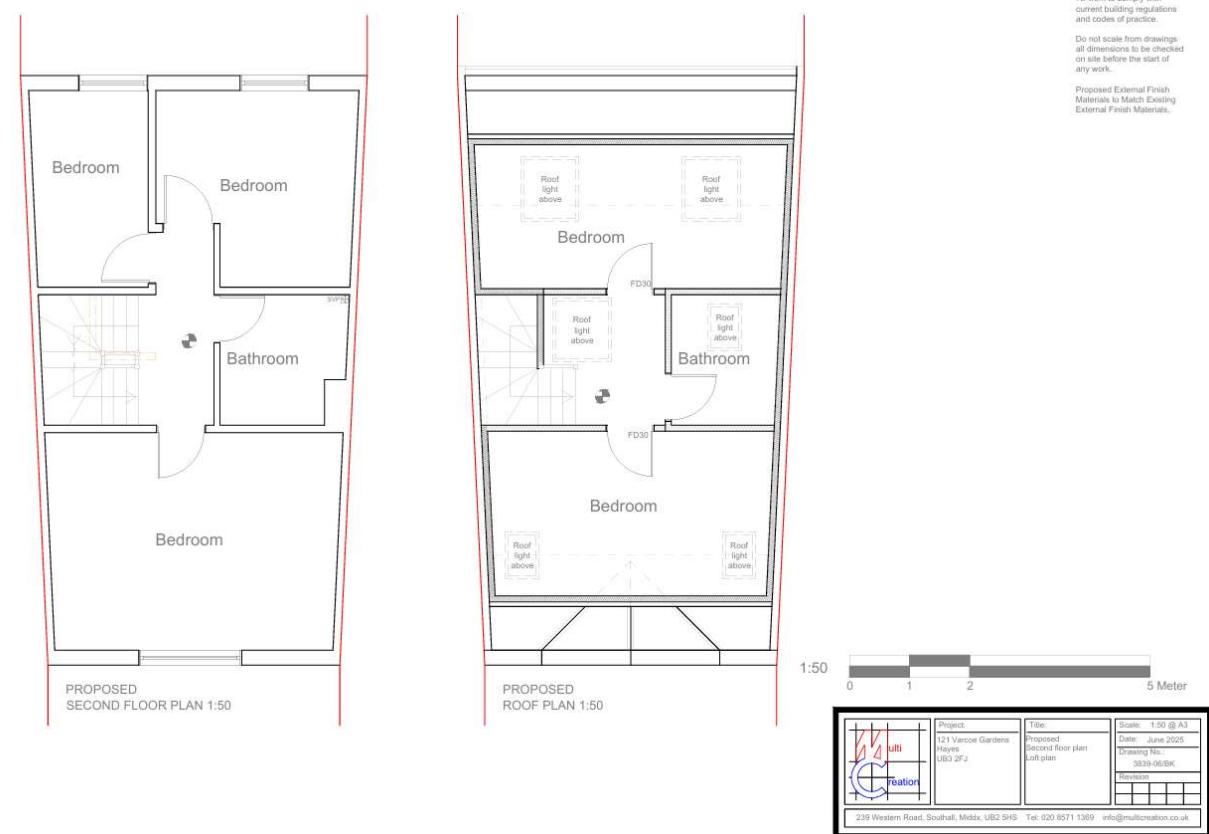
The planning permission granted under householder application for development of Conversion of roof space to habitable use including installation of roof lights, and the erection of an outbuilding to rear garden.

Drawings

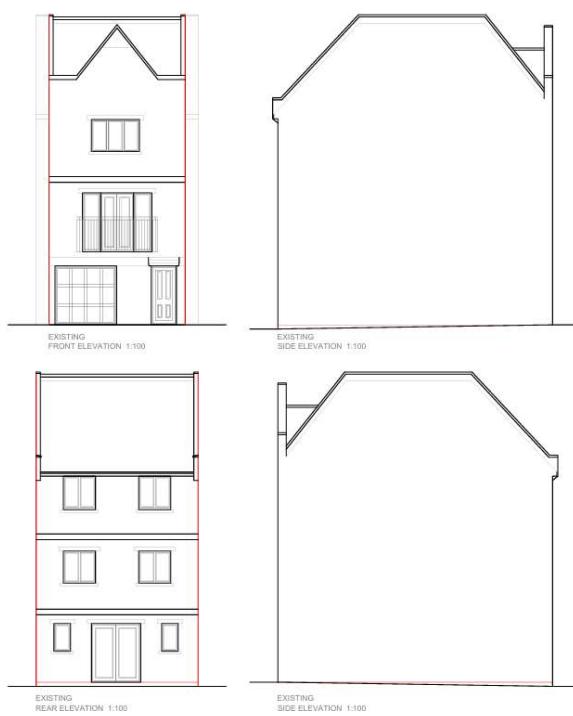
Existing Second floor and Loft Plan



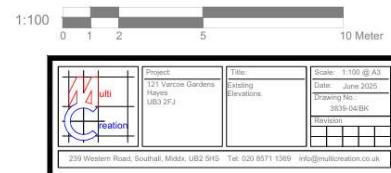
Proposed Second floor and Loft plan:



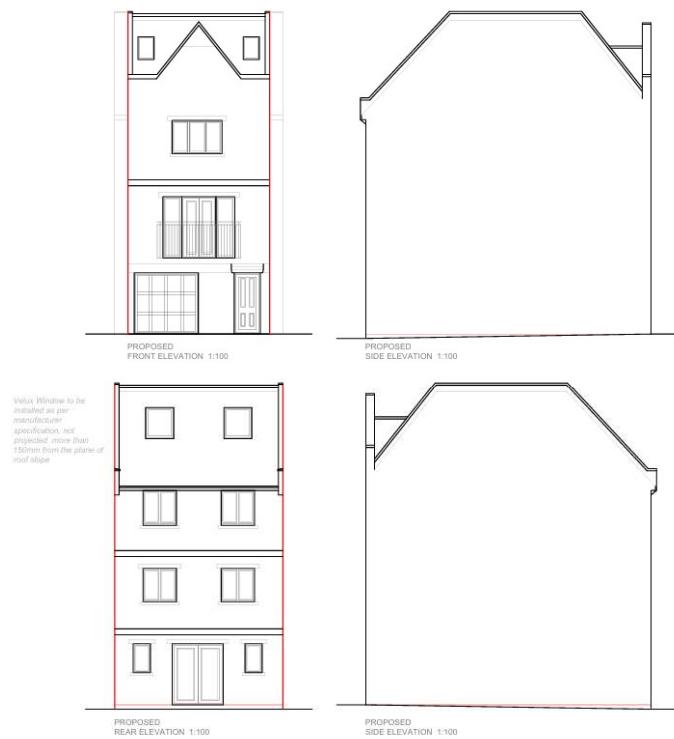
Existing Elevation:



All work to comply with current building regulations and codes of practice.
Do not scale from drawings all dimensions to be checked on site before the start of any work.
Proposed External Finish Materials to Match Existing External Finish Materials.



Proposed Elevation:



151 VARCOE GARDENS HAYES UB3 2FJ

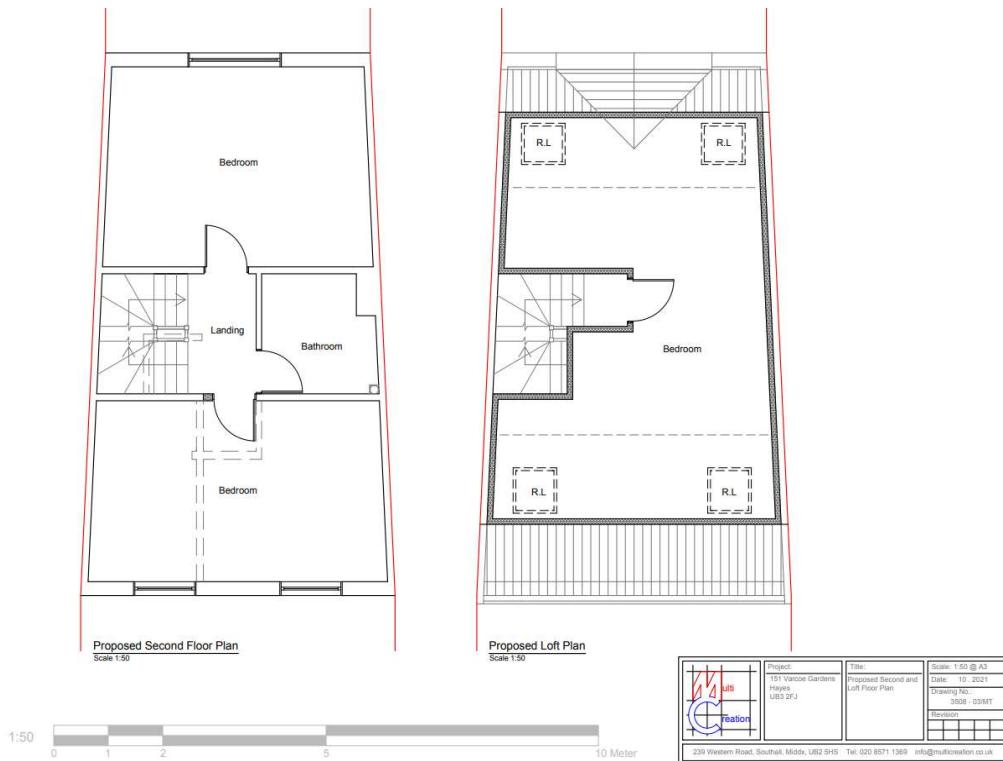
Application Ref: 76812/APP/2021/3845

Decision Date- 14 October 2021

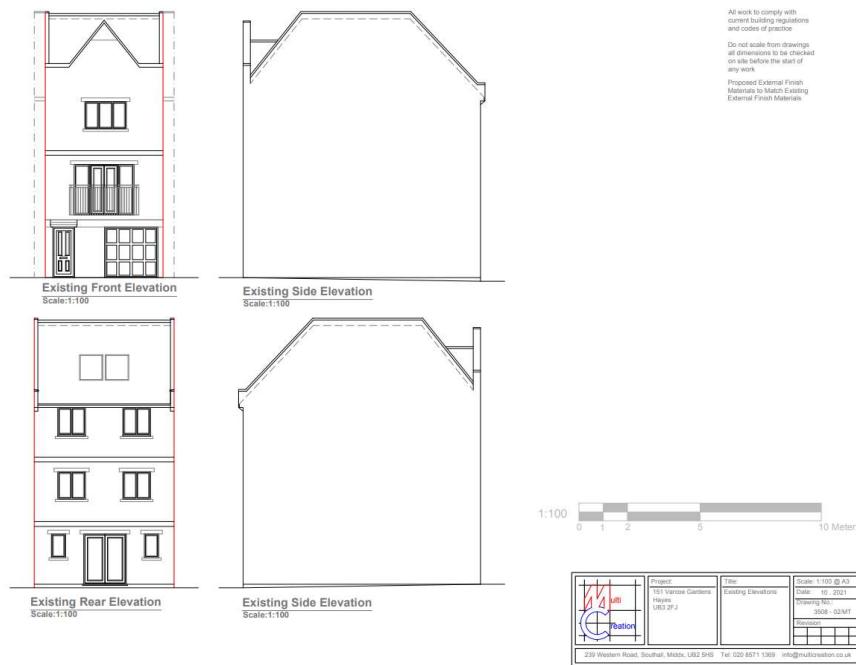
The planning permission granted under householder application for development of Conversion of roof space to habitable accommodation involving the installation of 4 roof lights (2 at front and 2 at the rear)

Drawings

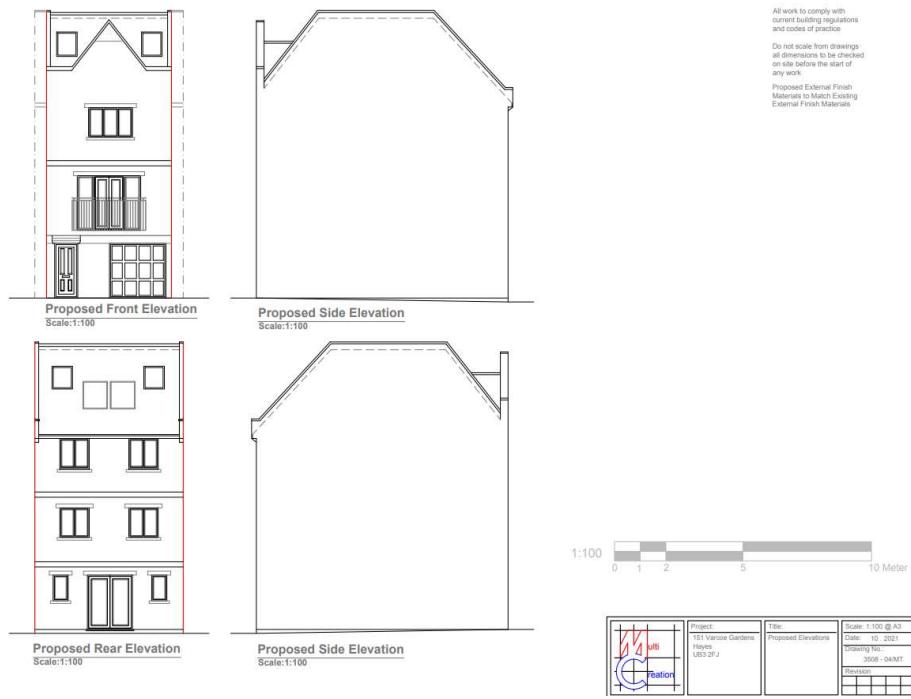
Proposed Second Floor and Loft Plan



Existing Elevation



Proposed Elevations.



113
Varcoe

The Market Design and Build Prepared by
The Planning team