



## Planning, Design & Access Statement

14 Burbridge Gardens, Uxbridge UB10 0GE

Proposed erection of a single-storey rear extension to create rear open plan kitchen / dining and living.  
The existing kitchen will be converted into a utility room.

Title Planning, Design & Access Statement: 14 Burbridge Gardens, Uxbridge UB10 0GE

Client: Mohamed Masaroor

Issue: Final

Project No: Burbridge Gardens 14 Masaroor UB10 0GE

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## 1 - Introduction, Development Proposals and Purpose

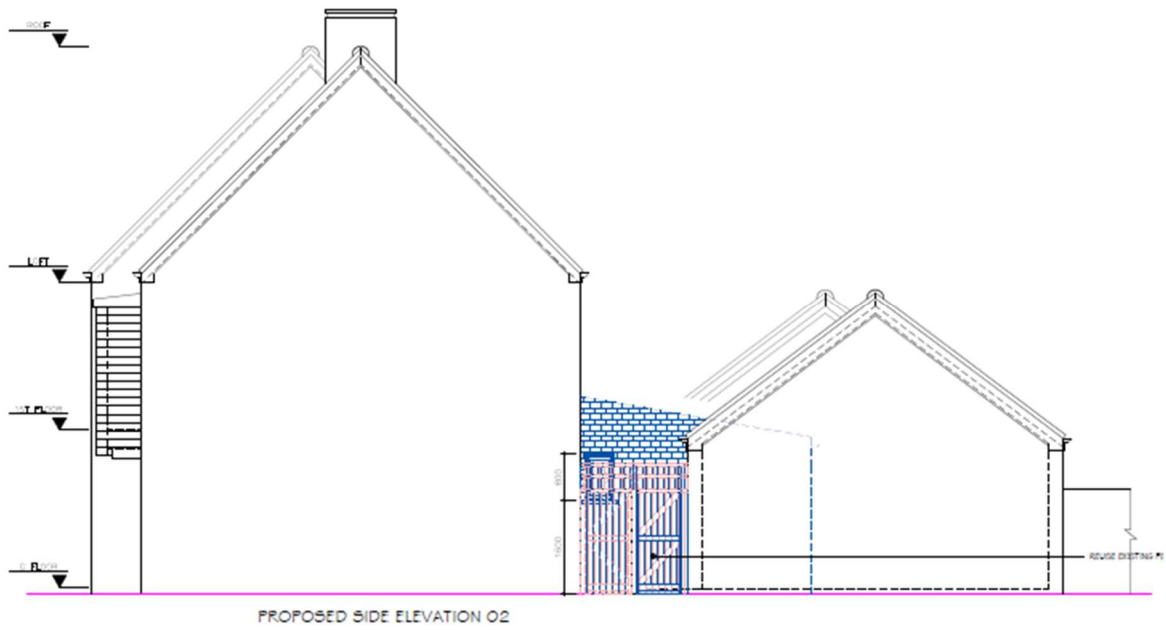
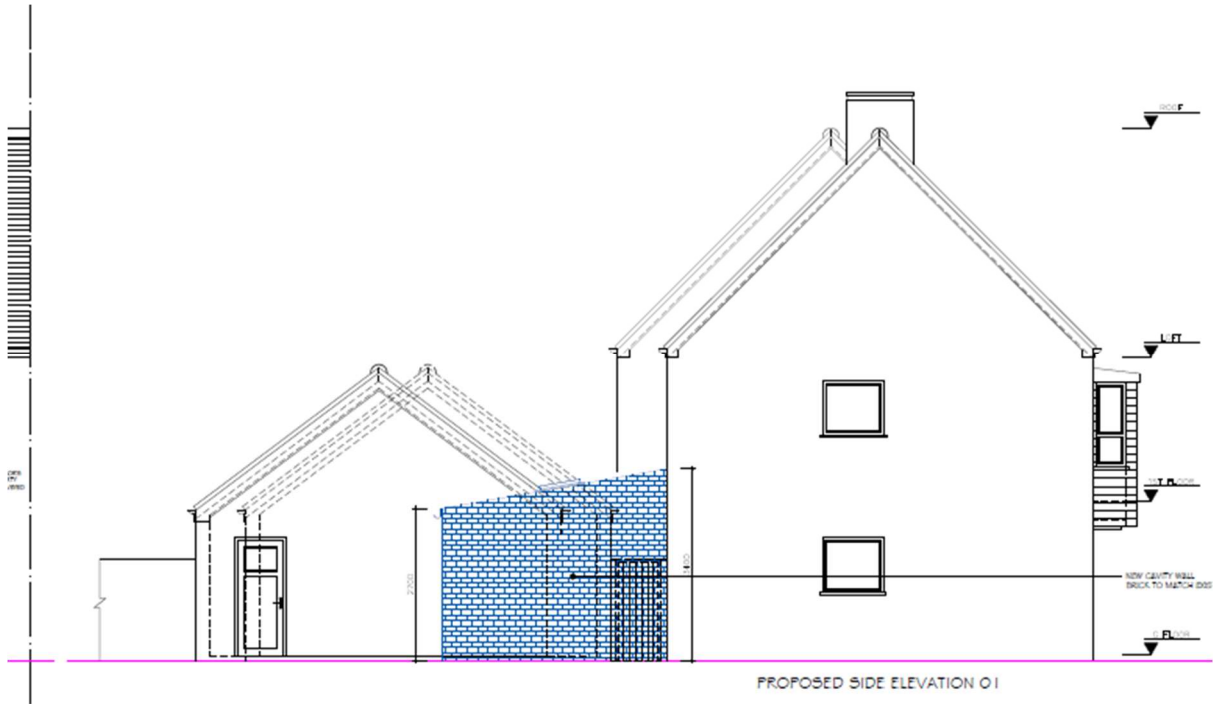
### 1.1 - Introduction and Proposed Development

1.1.1 - This document represents a Planning and Design Statement submitted in support of the householder planning application to Hillingdon Council for the proposed erection of a single-storey rear extension. The proposed works will not involve any material change of use, and the property will remain solely for private domestic use. All the criteria and measures outlined below will be adhered to.

1.1.2 - The application seeks planning permission for the following elements:

- Erection of a single-storey rear extension;
- French door and window to rear
- Tile pitched roof with x2 Velux windows to new extension





## 1.2 - Purpose

1.2.1 - This proposal has been developed to enhance the quality of life for a growing family within the dwelling by improving natural light and circulation on ground. The ground floor will accommodate a new rear open-plan kitchen / dining / living and convert existing kitchen to utility room.

## 2 - Site Location, Description and History

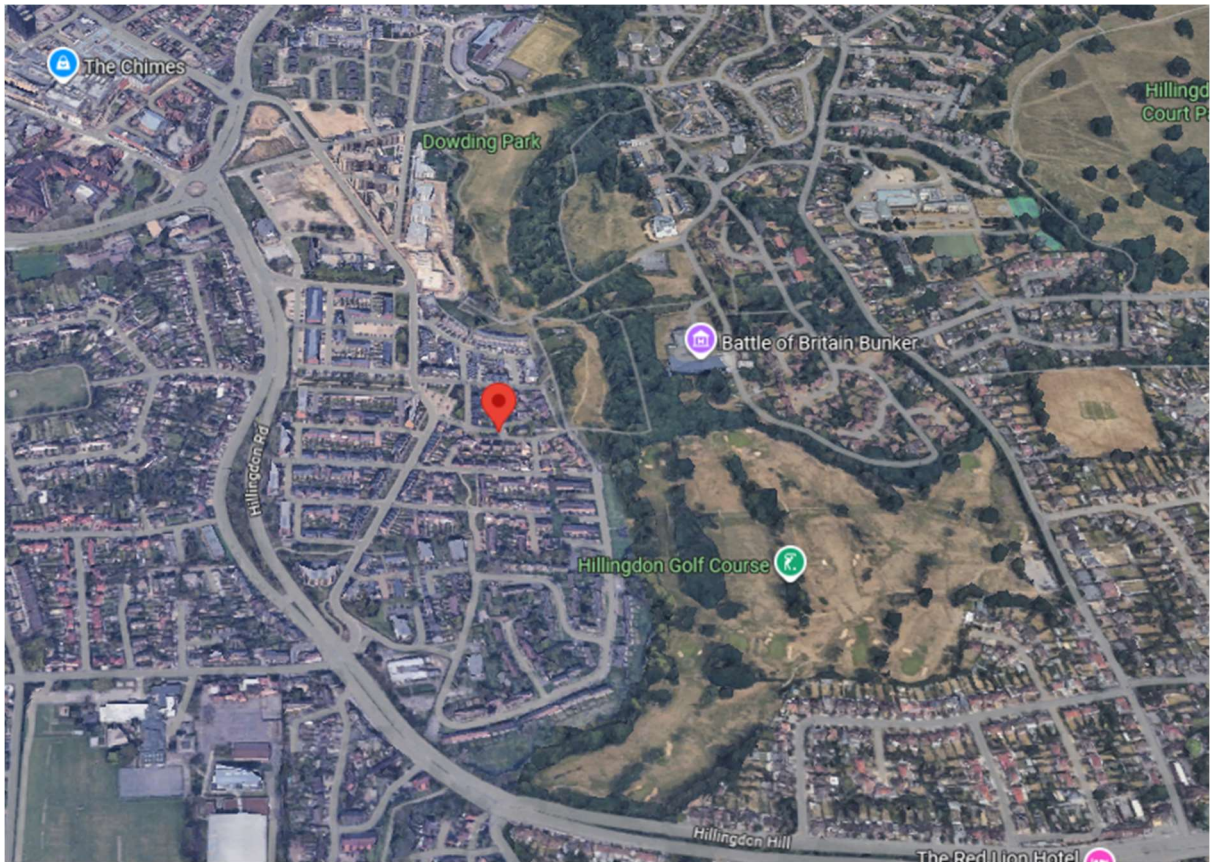
### 2.1 Site Location and Description

2.1.1 - The application site is a two-storey detached dwelling.

2.1.2 - To the rear of the property is a garden of approximately 12 metres in depth.



2.1.5 - The surrounding area consists of dwellings of generally similar appearance. The area surrounded by Hillingdon Road and Hillingdon Golf Course.



## 2.2 Planning History

2.2.1 - The planning history of the property does not include any applications.

## 3 - Development Plan Context, Designations and Material Considerations

### 3.1 - Development Plan Context and Designations



3.1.1 - 14 Burbridge Gardens within a new residential area, Most properties are two storey terrace, semi-detached or detached house, originally constructed using local materials, and brick courses bedded / pointed in lime / earth mortars.

## 4 – Access

4.1 - The proposed works will not change the use of the property, and the use of the house will remain only private domestic so there will be no impact on traffic and parking. Moreover, bus stops are located less than 200 meters away from the property.

4.2 - The proposals have been designed to confirm part B of the building regulations in relationship to access for emergency services.

4.3 - Access for emergency services has been allowed via access to the front of the proposals.

4.4 - The proposals have been designed to confirm part M of the building regulations.

## 5 – Conclusion

5.1.1 - The fact that all the properties on the same terrace have received planning permission from the Council, and that most of them have constructed extensions similar to the proposed development, is notable.



5.1.2 - We conclude that the proposed works, which involve erection of a single storey side infill extension and a 1st floor rear extension, will not be harmful to the character of the street.