

CLARIFICATION STATEMENT

PROPOSED HOUSE EXTENSION

Project Location

4 Albany Close, Ickenham, Uxbridge
UB10 8QW

MARCH 2026

Prepared by

Maplin Engineering

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IMPACT ON NEIGHBOURING AMENITY

The separation distance between the proposed rear elevation at No. 4 Albany Close and No. 40 Halford Road measures approximately 17.8 metres, which is considered sufficient to prevent any material overlooking or loss of privacy as illustrated in figure 1.0.



Figure 1.0: Proposed block plan

REAR-FACING WINDOW

In response to the expressed concerns, we have adopted a proactive strategy by eliminating the rear-facing bedroom window from the revised design. Updated architectural drawings that reflect this modification will be submitted accordingly. This alteration ensures that there will be no potential for overlooking the adjacent property.

APPEARANCE OF CONSERVATION AREA

The character of Albany Close and the surrounding vicinity is diverse, featuring a variety of dwelling types and numerous instances of properties that have undergone upward extensions and roof modifications. Consequently, the area does not exhibit a uniform or highly sensitive architectural form.

Within this context, the proposed development is deemed to integrate well with the established development pattern. The scale and form of the extension remain proportionate and would not appear incongruous within the street scene.

We would also like to reference a pertinent appeal decision that supports the principle that similar extensions, including significant roof alterations, may be deemed acceptable in areas that have already undergone evolution. The Inspector determined that such developments would not appear out of place and would not adversely affect the character or appearance of the area, including nearby Conservation Areas.

In light of the above amendments and clarifications, we respectfully request that the application be reconsidered. We trust that the removal of the rear window fully addresses the concern relating to the neighbouring amenity.

We would be grateful for your confirmation that the revised scheme can be supported.



Re: Acknowledging receipt of planning application for 4 ALBANY CLOSE-79843/APP/2025/3245

From Olesea Morozan <olesea.morozan@maplinworld.com>

Date Thu 02/04/2026 13:29

To Christopher Lamb <CLamb@hillingdon.gov.uk>

Cc Maplin Projects <projects@maplinworld.com>; Alten Gomes <alten.gomes@maplinworld.com>

 5 attachments (3 MB)

38 Halford Road, Ickenham, Middlesex, UB10 8PZ_appeal decision.pdf; 292 Response Statement.pdf; MS29203 - PROPOSED PLANS_REV 1.pdf; MS29204 - PROPOSED PLAN AND BLOCK PLAN_REV 1.pdf; MS29205 - PROPOSED ELEVATIONS_REV 1.pdf;

Dear Chris,

Thank you for your email and for taking the time to visit the site and review our proposal.

We appreciate your feedback.

Following your comments, we have carefully reviewed the concerns raised and have worked to address them. In particular, we have incorporated amendments to the design to mitigate the impact on neighbouring amenity, including privacy considerations in relation to the adjoining properties to the south, especially No. 40 Halford Road. We have also revised elements of the proposal to better respect and preserve the character and appearance of the Conservation Area. Please kindly find attached the revised drawings for your review.

In addition, we would like to draw your attention to a relevant appeal decision for a comparable development at 38 Halford Road, Ickenham, Middlesex, UB10 8PZ (Ref: 73860/APP/2018/2011, dated 30 May 2018). In that case, the appeal was allowed and planning permission was granted for a side extension and alterations to the roof form to provide rooms in the roof space, including the demolition of the existing garage, subject to conditions. We believe this decision is material and supports the acceptability of a similar form of development in this location.

We can confirm that we do not wish to withdraw the application. Should the Council be minded to issue a decision based on the current submission and revisions, we are content to await the formal determination.

We trust that the revised scheme and supporting information address the concerns raised, and we would welcome your further review and feedback.

Please let us know if any additional information is required.

Best regards,

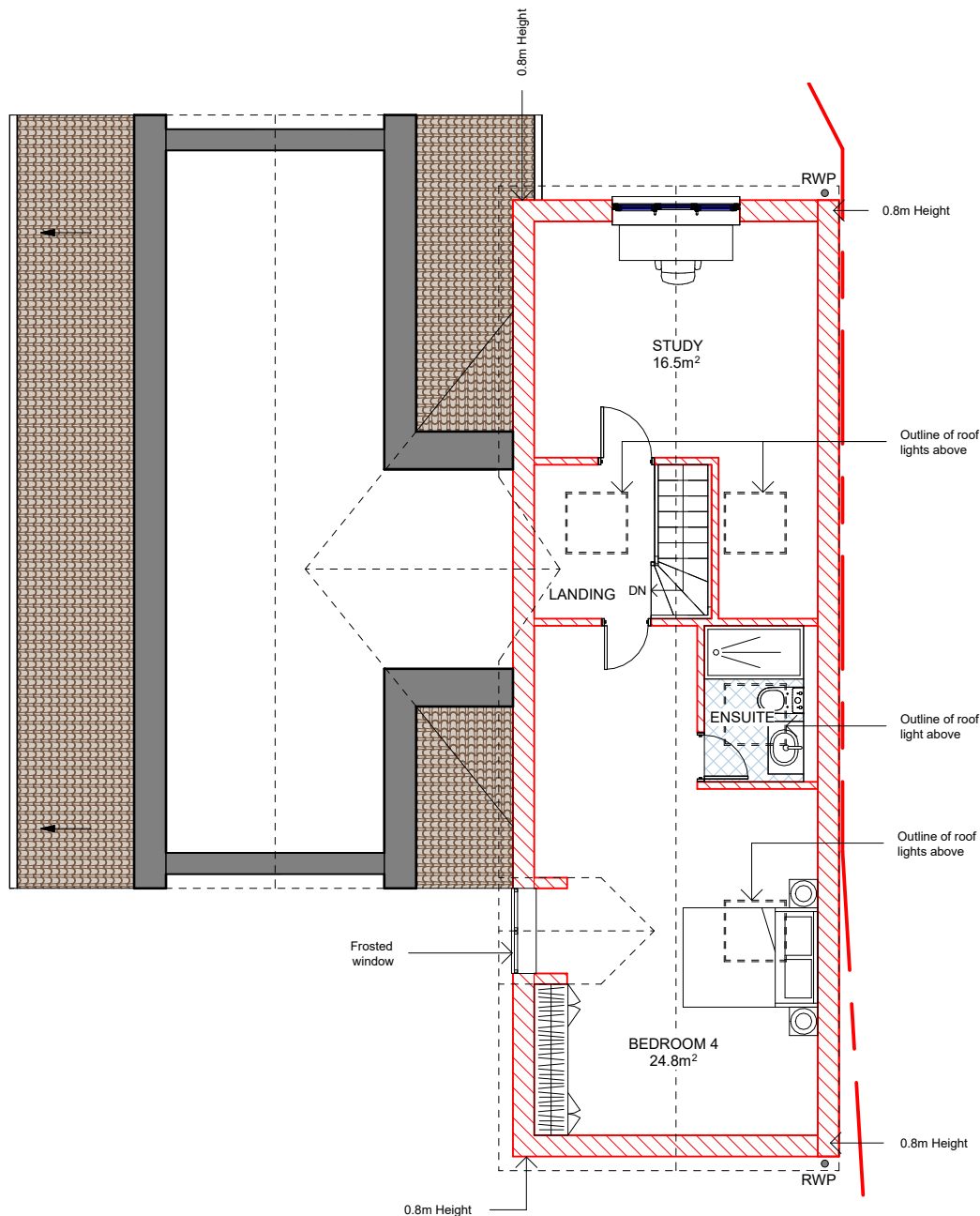
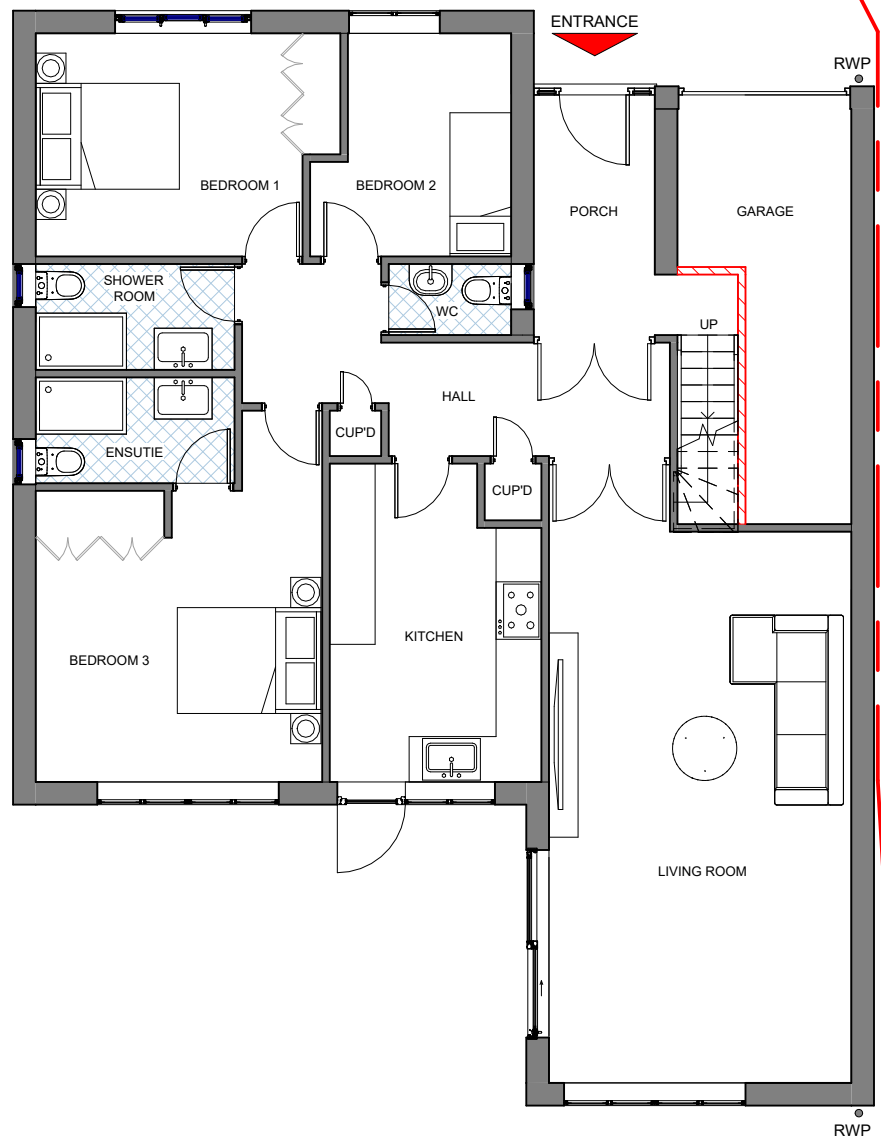
Olesea Morozan | Manager Projects and Proposals
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Tel: +44 203 475 5544 **M:** 07479080527

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My pronouns: she/her

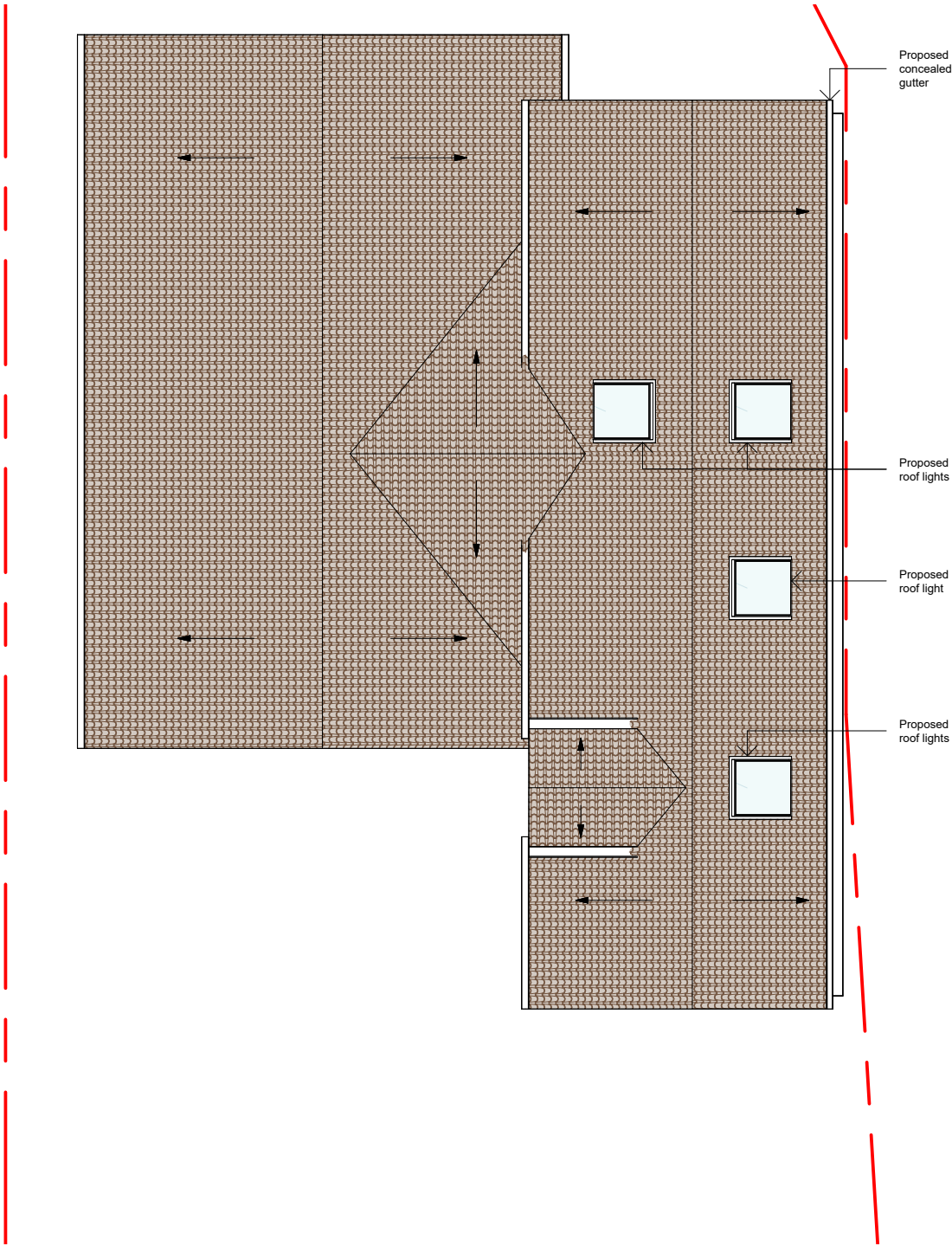


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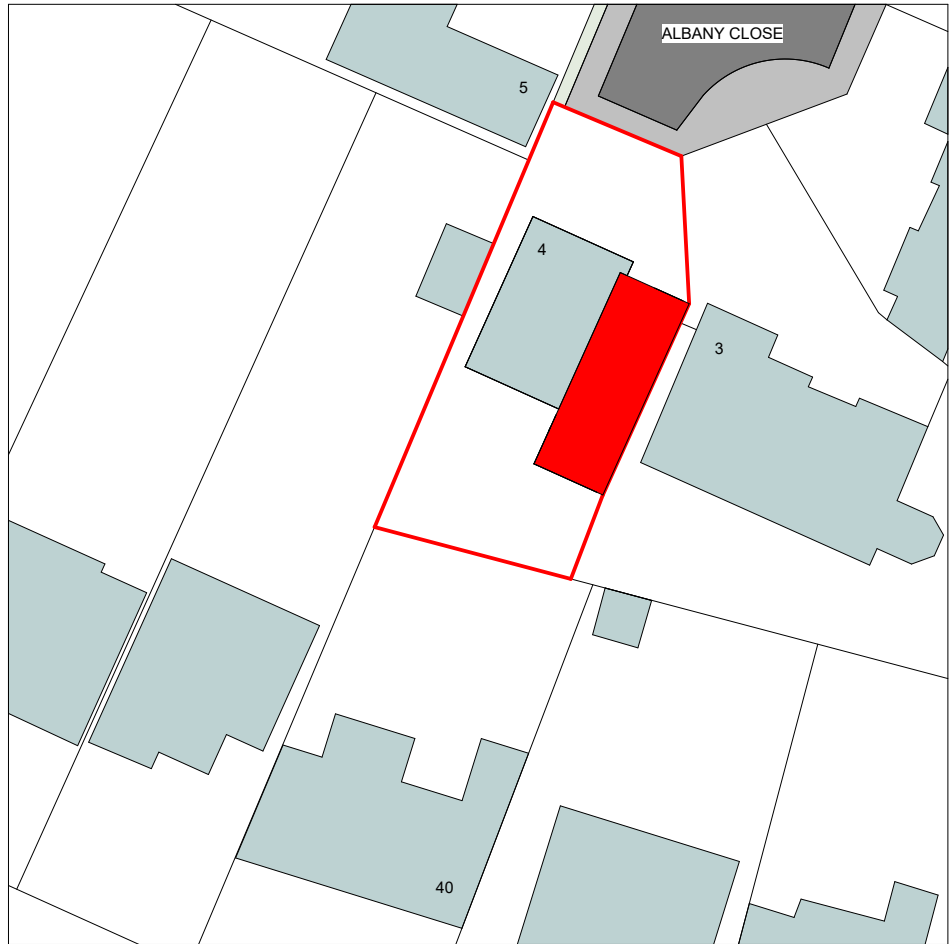
Reference drawings						
Drawing No.		Rev	Drawing title.			
1	PROPOSED PLANS		AG	OM	OM	08/05/2026
0	PROPOSED PLANS		AG	OM	OM	05/01/2026
Rev	Description		Drawn by	Checked by	Appd by	Date
Please check scale bar before scaling this drawing 0 1 2 3 4 5 </						

1 Ground Floor Plan
1 : 100

2 Loft Plan
1 : 100



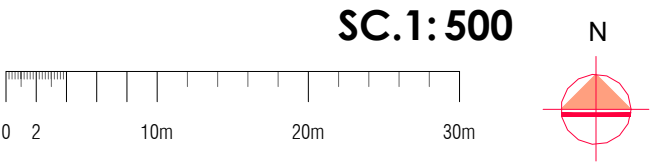
2 **Roof Plan**
1 : 100



1 **Block Plan**
1 : 500

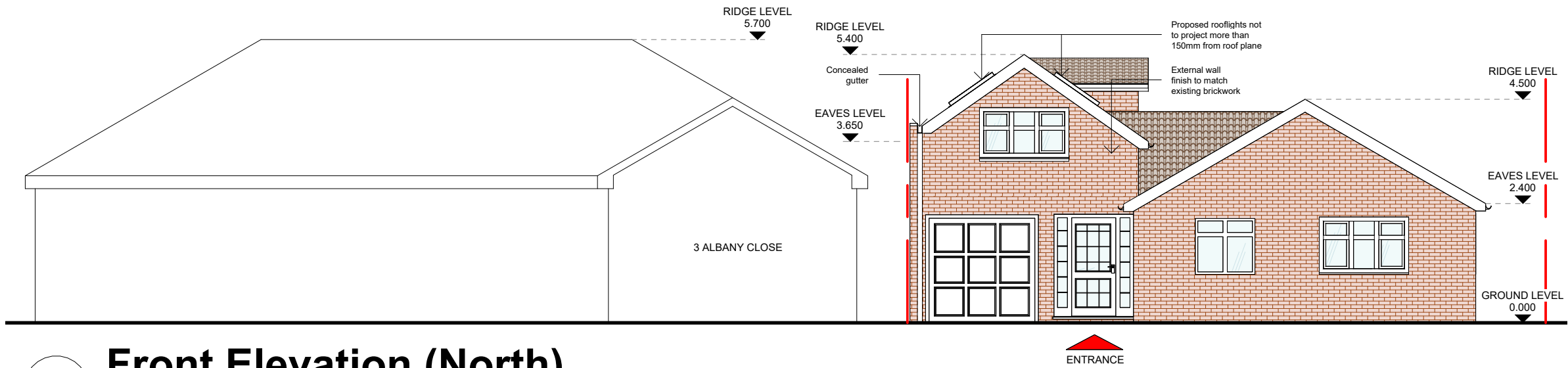
Block Plan Key:

- Site boundary
- Proposed extensions
- Existing structures
- Foot path
- Street



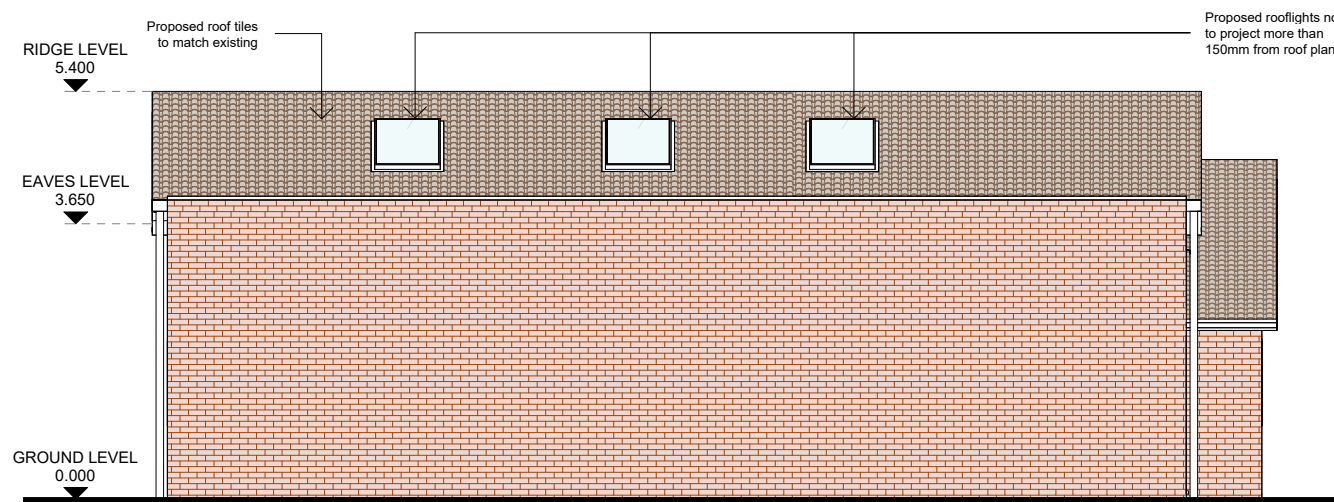
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Reference drawings						
Drawing No.		Rev	Drawing title.			
1	PROPOSED PLAN AND BLOCK PLAN		AG	OM	OM	08/05/2026
0	PROPOSED PLAN AND BLOCK PLAN		AG	OM	OM	05/01/2026
Rev	Description		Drawn by	Checked by	Appd by	Date
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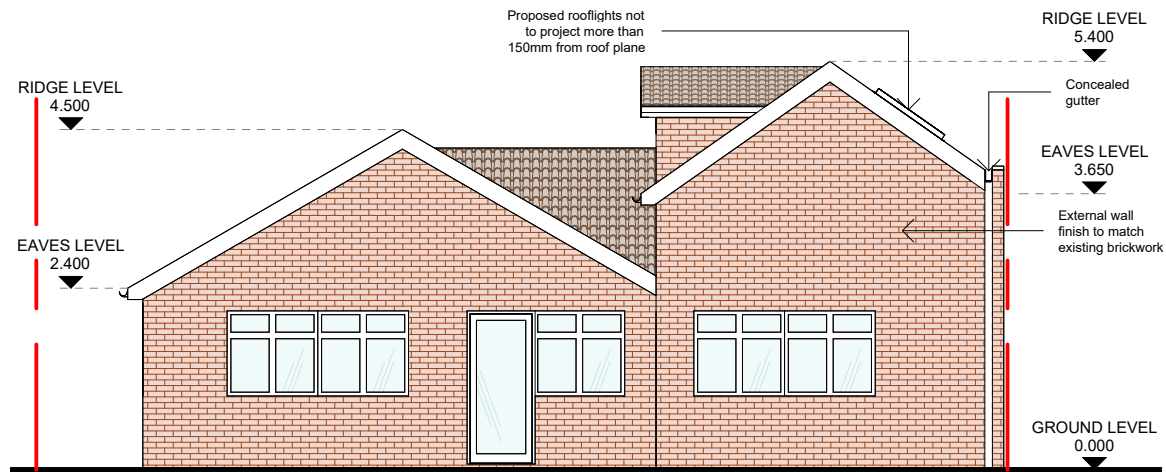
1 Front Elevation (North)

1 : 100



2 Side Elevation (East)

1 : 100



3 Rear Elevation (South)

1 : 100

NOTE:
THE PROPOSED EXTENSION HAS BEEN DESIGNED SO THAT ITS RIDGE HEIGHT DOES NOT EXCEED THE RIDGE LEVEL OF THE NEIGHBOURING PROPERTY AT NO. 3 ALBANY CLOSE, ENSURING THE DEVELOPMENT REMAINS SUBORDINATE AND RESPECTFUL OF THE SURROUNDING BUILT CONTEXT.

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Reference drawings					
Drawing No.	Rev	Drawing title.			
1		PROPOSED ELEVATIONS	AG	OM	OM
0		PROPOSED ELEVATIONS	AG	OM	OM
Rev	Description	Drawn by	Checked by	Appd by	Date
Please check scale bar before scaling this drawing				A3	Scale (at full size)
Project: House Extension					
Location: 4 Albany Close, Ickenham, Uxbridge UB10 8QW					
Title: PROPOSED ELEVATIONS					
maplinstudio					
Dwg No.	Phase:	Sheet	Rev.		
MS29205	PLANNING	1 of 1	1		



1 Front Drive



2 Rear Garden



3 Front elevation

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Reference drawings							
Drawing No.		Rev	Drawing title.				
1	PROPOSED CGI VIEWS			AG	OM	OM	08/05/2026
Rev	Description			Drawn by	Checked by	Appd by	Date
Please check scale bar before scaling this drawing					A3		Scale (at full size)
0 1 2 3 4 5							
Project: House Extension							
Location: 4 Albany Close, Ickenham, Uxbridge UB10 8QW							
Title: PROPOSED CGI VIEWS							
maplinstudio							
Dwg No.		Phase:			Sheet		Rev.
MS29206		PLANNING			1 of 1		1