

Design and Access Statement

Site at : 78 The Drive, Ickenham, Middx.

Proposal: Erection of a pair of semi detached houses (modification of detached house approved under planning reference 10935/APP/2021/4166) involving the demolition of existing dwelling and outbuilding .

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Legislative Provision.

This statement is written in accordance with the requirements of article 4C of the GDPO and covers matters of both design and access.

Introduction

On the 21/2/2022 under planning reference 10935/APP/2021/4166 full planning permission was granted for the erection of a two storey, 5-bed, detached dwelling with detached garage to front and cycle store involving demolition of existing dwelling. The application remains live until the 21/1/2025.

The current application takes the form of the previously approved detached house and divides the property into two in order to form a pair of semi detached houses. The position on the plot width, depth and height along with the design does not materially change from the approved scheme.

The application allows for the efficient use of all planned providing two family homes within the developed area. The proposal achieves residential development that is compliant with respect to the council's parking and amenity space standards. The development does not have a material different impact to the single dwelling approved on the site earlier in the year.

Context

Number 78 The Drive is a detached bungalow, with two forward projecting wings. The house is located on a plot which is 15.5m wide with an average length of 52m. The application site has an area of 826sqm. This section of The Drive is characterised by properties set in a staggered building line, responding to the alignment of the road.

The neighbouring property (to the west) 76 The Drive, is a two storey detached house sited approximately 20m further back than the applicants house with its finished floor level approximately 1.8m higher than the application site. The neighbours dwelling extends up to the boundary with the applicants property and has a forward projecting detached garage.



View of 76 The Drive showing the forward projecting garage.

The neighbouring property to the east is 78A The Drive, which is an infill plot, the house is two storey in nature, with access from The Drive, the rear of the house faces Harvil Road.



View of the 78A The Drive, (taken from The Drive (garage shown in the foreground)

The Property on the corner of The Drive and Harvil Road is a grade II listed thatched lodge house. The screening effect of number 80's garage, the distance involved along with the fact that 78 The Drive is set back in its plot, ensures that the application site does not affect the setting of number 80.

General Character of the Road

The Drive, Ickenham is characterised by large houses on substantial plots, some with mature trees and vegetation which contribute to the spacious and attractive appearance of the road. There are several examples of infill residential development along the road and also backland development. The size, style and design of houses varies, which also serves to add to the character and appearance of the road.

The road is generally a fairly quiet road due to speed restrictions carried out along the road which has effectively discouraged general traffic from using the road.

Relevant Planning History

10935/APP/2009/2081 78 The Drive Ickenham

Two storey four-bedroom detached dwelling with detached garage to front, involving demolition of existing dwelling.

Decision: 12-11-2009 WD

10935/APP/2009/2701 78 The Drive Ickenham

Erection of two-storey, four-bedroom detached dwelling, involving demolition of existing dwelling.

Decision: 13-04-2010 Approved

10935/APP/2010/2185 78 The Drive Ickenham

Two storey, five-bedroom detached dwelling with detached garage to front and cycle store, involving demolition of existing dwelling.

Decision: 25-11-2010 Approved

10935/APP/2011/1375 78 The Drive Ickenham

Two storey, 5-bed, detached dwelling with detached garage to front and cycle store involving demolition of existing dwelling

Decision: 08-08-2011 Approved

10935/APP/2013/2295 78 The Drive Ickenham

Two storey, 5-bed, detached dwelling with detached garage to front and cycle store involving demolition of existing dwelling

Decision: 04-10-2013 Approved

10935/APP/2015/726 78 The Drive Ickenham

Two storey, 5-bed, detached dwelling with detached garage to front and cycle store involving demolition of existing dwelling (Revision to application reference 10935/APP/2013/2295).

Decision: 23-04-2015 Approved

10935/APP/2018/97 78 The Drive Ickenham

Two storey, 5-bed, detached dwelling with detached garage to front and cycle store involving demolition of existing dwelling.

Decision: 28-03-2018 Approved

10935/C/86/0247 78 The Drive Ickenham

Alterations to elevation (P)

Decision: 26-03-1986 Approved

10935/E/88/0281 78 The Drive Ickenham

Demolition of existing porch & the erection of a single-storey front extension & porch

Decision: 30-03-1988 Approved

10935/G/91/0243 78 The Drive Ickenham

Erection of a single storey front extension and front porch

Decision: 05-04-1991 Approved

10935/H/91/2011 78 The Drive Ickenham

Erection of a front velux window and rear dormer

Decision: 09-03-1992 Approved

On the 27/2/2019 under planning reference 10935/APP/2019/542 full planning permission was granted for the erection of a two storey, 5-bed, detached dwelling with detached garage to front and cycle store involving demolition of existing dwelling.

On the 21/2/2022 under planning reference 10935/APP/2021/4166 full planning permission was granted for the erection of a two storey, 5-bed, detached dwelling with detached garage to front and cycle store involving demolition of existing dwelling. The application remains live until the 21/1/2025.

Set out below is a list of the key planning guidance and policies relevant to

considerations on the site.

Planning Policies and Standards

Local Plan Designation and London Plan

The following Local Plan Policies are considered relevant to the application:-

Part 1 Policies:

PT1.BE1 (2012) Built Environment

PT1.H1 (2012) Housing Growth

Part 2 Policies:

DMEI 9 Management of Flood Risk

DMH 6 Garden and Backland Development

DMHB 11 Design of New Development

DMHB 12 Streets and Public Realm

DMHB 14 Trees and Landscaping

DMHB 16 Housing Standards

DMHB 18 Private Outdoor Amenity Space

DMT 2 Highways Impacts

DMT 3 Road Safeguarding

DMT 5 Pedestrians and Cyclists

DMT 6 Vehicle Parking

LPP GG2 (2021) Making the best use of land

LPP GG4 (2021) Delivering the homes Londoners needs

LPP D4 (2021) Delivering good design

LPP D5 (2021) Inclusive design

LPP D6 (2021) Housing quality and standards

LPP D7 (2021) Accessible housing

LPP H1 (2021) Increasing housing supply

LPP SI12 (2021) Flood risk management

LPP T5 (2021) Cycling

LPP T6 (2021) Car parking

LPP T6.1 (2021) Residential parking

Involvement

The design has been informed by taking into account the design and detailing of properties in the area.

Evaluation

Planning approval 10935/APP/2021/4166 is a material consideration guiding the determination of the current application. It is not considered that circumstances on site or planning policies have materially altered since the grant of permission in January this year.

Design Component

Amount – number of units / floor space

The application site falls within the developed area, as identified within the Council's Local Plan. The proposal is for a a pair of semi detached houses replacing a a single house.

Layout

The scheme has been designed to respect the existing staggered building line with a 1.5m space from each side boundary.

Designing out crime

The site is enclosed. The layout therefore seeks to decrease the opportunities for crime.

Scale – the height, width and length of a building or buildings in relation to its surroundings.

Height

The proposed houses are 9.6m high (matching the house approved under reference 10935/APP/2021/4166).

Width

The house has a width of 12.3m which allows for a minimum of 1.5m space to each side boundary. (matching the house approved under reference 10935/APP/2021/4166).

Depth.

The house has a two storey depth of 12.3m plus a 2.8m deep single storey extension which matches the house approved under reference 10935/APP/2021/4166.

The plan extract below shows the proposed house with the outline of the approved house shown by the red dotted line.

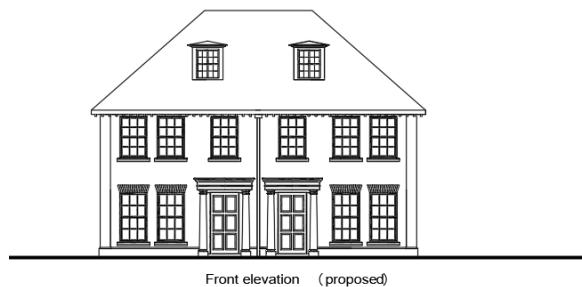


The front of the site has been designed to appear as a single dwelling, the main lawn area is laid out as one and not divided by a central fence. Each house has parking for two vehicles in accordance with the councils adopted standards. Each garden exceeds 100sqm in accordance with the Council's guidelines. The current proposal does not include a Ford projecting double garage and as such achieves a greater openness at the front of the property than the approved scheme.

Design.

The design maintains domestic proportions and respects the amenity of the neighbouring properties. In doing so the built form harmonises and respects the character and appearance of the area.

Set out below is the front elevation of the proposed pair of semi detached houses followed by the approved detached house.



The bulk, form and mass does not change between the two schemes.

Landscaping – treatment of private and public areas.

It is possible to retain important vegetation on site and the layout also allows for landscaping to be provided at the front of the site if required.

Appearance - external built form of the development, its architecture, materials, decoration, lighting, colour and texture.

The proposed houses are in keeping with the form of development in the area. The design of the building incorporates design features to break up the bulk of the building and present an interesting design to the road. Materials, colour and texture will be chosen to complement and improve the character and appearance of the area.

The proposed pair of semi detached houses does not materially vary in appearance from the approved detached house. As such it's considered that the plot subdivision can take place without harming the visual munities of the street scene or character and appearance of the wider area.

Design and Access Statement – the Access Component

Parking is accommodated by way of the parking at the front of the property. There is sufficient space to allow the parking spaces to be used by people with disabilities if required.

The site is also in close proximity to Uxbridge Town Centre, with a variety of shops including all essential shops, and good transport links.

The houses have the ability to be constructed to “lifetime” homes standard. Downstairs full access for a wheelchair is afforded along with an accessible downstairs WC. If required the dining room could be used as a bedroom.

Emergency and service vehicles access the site from the front using The Drive.