Planning, Design and Access Statement



64 Woodstock Drive,

Ickenham, Uxbridge,

UB10 8EQ

October 2026

PLANNING AND PROPERTY
DEVELOPMENT CONSULTANTS

TALK·PLAN·BUILD

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1. Introduction

1.1 This Planning Statement has been prepared to support a planning application concerning development at 64 Woodstock Drive, Ickenham, Uxbridge. The application seeks planning permission for 'Demolition of the existing dwelling and erection of a replacement dwelling, together with landscaping alterations, cycle and refuse storage and associated external works.

2. The Development site

2.1 The development site is located on the south side of Woodstock Drive and comprises a two-storey detached house with an integral garage. The property is set back 9-10 metres from the main road (consistent with other dwellings in the area). The site's frontage is made up of soft landscaping and hardstanding; it provides parking space for 2 vehicles.

2.2 The street scene is residential in character and appearance comprising mainly two storey detached dwellinghouses of varying designs; many of which have been extended. A detailed assessment of the areas characteristics is set out in section 7 of this statement.

2.3 Part of the site falls within a zonal Tree Preservation Order. The site is also subject to Hillingdon's Article 4 Direction removing permitted development rights for single-storey rear extensions. The site is approximately 890sqm and has a Public Transport Accessibility Level (PTAL) of 1B, indicating relatively low accessibility to public transport.



Figure 1- Development site

3. The Proposal

3.1 The application seeks consent for 'Demolition of the existing dwelling and erection of a replacement dwelling, together with landscaping alterations, cycle and refuse storage and associated external works'.

3.2 The extent of demolition is shown on the submitted drawings. The existing property has a GIA of approximately 186 m².

3.3 The new dwelling would contain 4 bedrooms, a reception room, study and cinema room. It would have a GIA of approximately 395m².

4. Relevant Planning History

4.1 Table 1 sets out planning history for the development site.

Application No.	Address	Description	Decision
11123/D/86/1350	64 WOODSTOCK DRIVE ICKENHAM	Householder development (small extension, garage etc.)(P)"	Approved — 15 September 1986
11123/A/80/1928	64 WOODSTOCK DRIVE ICKENHAM	Householder development (small extension, garage etc.)(P)"	Approved — 26 November 1980

Table 1- Development Site Planning History

4.2 Table 2 includes development within the area which is considered to be of relevance. Many of the developments have been constructed as shown at Appendices A and C.

Application No.	Address	Description	Decision
49120/APP/2023/1230	66 WOODSTOCK DRIVE ICKENHAM	Erection of a two-storey side and front extension with conversion of garage to habitable room, 4 new front facing windows and amendments to fenestration following demolition of existing conservatory to the side.	Approved - 16/06/23
20009/APP/2023/1189	49 WOODSTOCK DRIVE ICKENHAM	Erection of a single storey rear extension and external storage area to the side/rear of the dwelling, double storey side extensions to both sides of the dwelling and conversion of roof space to habitable use to	Allowed at appeal – 08/11/23

		include 3 front roof lights and 3 rear dormers. Erection of porch extension to the front and conversion of integral garage to habitable room with amendments to fenestration and A/C units (revised description)	
57613/APP/2026/85	30 WOODSTOCK DRIVE ICKENHAM	Erection of a part single part two storey rear extension.	Approved – 12/03/26
9192/APP/2025/1536	14 WOODSTOCK DRIVE ICKENHAM	Erection of a front porch and a part single storey, part two storey front extension with new front gable roof form and three new front facing roof lights.	Approved – 01/08/25
68512/APP/2022/3686	21 WOODSTOCK DRIVE ICKENHAM	Erection of a part single storey, part double storey side and rear extension with a single storey rear outbuilding to rear garden, following removal of existing garage and amendments to neighbouring garage roof.	Approved – 18/05/23
23271/APP/2025/1515	8 Warren Road, Ickenham	Demolition of existing two storey detached dwelling house and erection of two storey detached dwelling house with habitable rooms in loft space.	Approved – 20/08/2025
77289/APP/2022/3836	25 Warren Road, Ickenham	Demolition of existing 4-bedroom dwelling and erection of 5-bedroom dwelling with 3 no. off street parking spaces, private amenity space and cycle/refuse storage.	Approved – 30/01/23
4185/APP/2022/429	48 Warren Road, Ickenham	Two storey, 6-bed detached dwelling with habitable roof space, involving demolition of existing dwelling	Approved – 14/12/2022

Table 2 – Surrounding Area Planning History

5. Relevant Planning Policies and material considerations

Table 3 – Relevant Planning Policy

Plan	Policy
LBH - Local Plan Part 1 – Strategic Policies (2011-2026)	BE1
LBH – Local Plan Part 2 – DM Policies (2020)	DMHB 11, DMHB 14, DMHB 18, DMHD 1, DMT 1, DMT 2, DMT 5, DMT 6, DMH1, DMH 2, DMHB 16, DMEI 7, DMEI 2, DMEI 9, DMEI 10
London Plan (2021)	D1, D3, D5, D6, D7, T6, G5, H2, T4, T5, SI13, SI12, SI 5
National Planning Practice Guidance	
NPPF (2026)	

6. Principle of the development

6.1 Policy DMH 1 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) states that the net loss of existing self-contained housing will be resisted unless the housing is replaced with at least equivalent residential floorspace.

6.2 Policy DMH 2 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) states that the Council will require the provision of a mix of housing units of different sizes in schemes of residential development to reflect the Council's latest information on housing need.

6.3 The proposed development would be within an established residential area. The principle of residential use has already been established by the existing dwelling at the site. Whilst an existing family sized dwelling would be demolished, it would be replaced by a larger family dwelling. The proposal would therefore not result in a net loss of family sized housing (defined as three-bedroom or more units in the London Plan), in accordance with Policies DMH 1 and DMH 2 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020).

6.4 Further to the above, the site is not located within a Conservation Area, Area of Special Local Character or Green Belt designation. It does not contain listed buildings, or other heritage assets. It is in Flood Zone 1 with no identified critical drainage or surface water issues. The Development is not in a Backland location and therefore policies relating to those matters are not considered to be relevant.

6.5 The appearance of the new dwelling is considered to be in keeping with the areas character as explained in section 7 of the statement. Part of the site is located within a Zonal TPO. Impacts on the protected tree have been discussed at Section 8 of the statement and a tree survey has also been submitted. Overall, the principle of the development is considered to be acceptable.

7. Design, Character and appearance

7.1 Policy DP3 of the NPPF (2026) states:

Key principles for well-designed places

1. Development proposals should respond to their context (the history, character and features of their site and its setting), so that they integrate with and enhance their surroundings; such as through the arrangement of development plots and buildings, the use of materials and architectural features, and the restoration, reuse and integration of heritage assets. This should not preclude innovation or change where appropriate, especially where an increased scale or density of development is justified in accordance with policies L2 and L3.

2. To create well-designed places, development proposals should also reflect relevant aspects of the following principles, as appropriate to the nature of the development and its location[45]:

c) Nature: incorporate and/or connect to a network of high quality, accessible, multi-functional green infrastructure to provide opportunities for recreation and healthy living, strengthen habitats, improve climate change resilience and improve air and water quality. This should include maintaining and enhancing tree cover and incorporating sustainable drainage systems in accordance with policies N3 and F8;

e) Built Form: use the pattern of buildings to define the arrangement of streets, squares and other spaces, promote compact forms of development to optimise the site's potential, distinguish between public and private areas, create focal points and, where appropriate, enhance views into and out of the scheme;

g) Identity: create visually attractive, distinctive and characterful development to establish or maintain a strong sense of place and pride, including through the use of a coherent palette of materials, design features and planting.

7.2 Policy D3 of the London Plan (2021) requires that development proposals should enhance local context by delivering buildings and spaces that positively respond to local distinctiveness through their layout, orientation, scale, appearance and shape, with due regard to existing and emerging street hierarchy, building types, forms and proportions.

7.3 Policy BE1 of the Hillingdon Local Plan (November 2012) requires that all new development achieves a 'high quality of design in all new buildings, alterations and extensions'.

7.4 Policy DMHB 11 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020)states that all development, including extensions, alterations and new buildings will be required to be designed to the highest standards and, incorporate principles of good design including: i) harmonising with the local context by taking into account the surrounding: · scale of development, considering the height, mass and bulk of adjacent structures; · building plot sizes and widths, plot coverage and established street patterns; · building lines and setbacks, rooflines, streetscape rhythm, for example, gaps between structures and other streetscape elements, such as degree of enclosure; architectural composition and quality of

detailing; local topography, views both from and to the site; and impact on neighbouring open spaces and their environment. ii) ensuring the use of high-quality building materials and finishes; iii) ensuring that the internal design and layout of development maximises sustainability and is adaptable to different activities; iv) protecting features of positive value within and adjacent to the site, including the safeguarding of heritage assets, designated and un-designated, and their settings; and v) landscaping and tree planting to protect and enhance amenity, biodiversity and green infrastructure.

7.5 The area is characterised by uniquely designed detached dwellings on large plots. The properties themselves are predominantly two storeys in height (although chalet bungalows exist) and many of them have accommodation within the loft via dormers and loft conversions. In terms of materials, external finishes vary between brick, render and mixtures of the two. Some properties also have elements of weather board cladding. Tiles are traditional clay or slate and openings are mostly white upvc. With regard to design features, gable ends of varying size, two storey front bays and pitched roofs are consistent along the road. Frontage boundary treatments are generally low and properties are set back allowing space for off road parking and mixtures of soft and hard landscaping.

7.6 The proposed dwelling would be detached and uniquely designed like others in the area. It would be no wider than the existing house and would maintain gaps of over 1m to both side boundaries, preserving the spacious relationship with its nearest neighbours.

7.7 In terms of height, it would be two storeys with accommodation in the loft, like other properties in the area, shown at Appendices A and C. Its ridge height would sit in line with neighbours ensuring it is not of height or scale that is out of keeping on the road.

7.8 The frontage of the new property would retain the building line of the existing dwelling, ensuring it is not overly prominent in the street. Other properties in the wider area have stepped frontages, gable ends and bay windows and thus the resulting frontage would not be out of character in terms of design features. It is noted that the main frontage gable is sizeable, however the feature near enough mirrors that approved at the neighbouring property No.66 (shown at Appendixes A and C) and is therefore considered to be acceptable.

7.9 The roof of the property is predominantly pitched with limited flat features, assimilating with the area's existing roofscape which is made up of pitched, flat and crown roofs as shown at Appendix B). To the rear the property a small traditional dormer is proposed to, limit the bulk of the roof and ensure the roof is mostly pitched. Other dormers exist within the area, as such the feature is in keeping with the areas character.

7.10 It is noted that the proposal is for a replacement dwelling, however when compared with the existing dwelling, the rear of the new dwelling would have a part single, part two storey rear extension (4m deep), such extensions are permissible under DMHD1 and many have been approved in the area as shown in the appendices.

7.11 In terms of material finishes, the dwelling would be finished in render and brick with appropriately coloured openings and tiles like other properties in the area. Final external finishes can be secured by condition.

7.12 The low boundary wall to the front of the site would be retained and the small tree will be removed in line with the recommendations of the appointed tree specialist. If further visual

screening is required, additional planting (and if necessary, a replacement tree) can be secured via condition.

7.13 Parking would be retained to the front of the site, made accessible via the existing access. The properties vast rear garden would remain mostly unchanged. As such the general layout of the site would remain as existing, and consistent with other properties along the road.

7.14 Taking into consideration the points raised above, the proposal is considered to be of high-quality design and to have an acceptable impact on the character and appearance of the area, in line with the requirements of the mentioned policies.

8. Trees and Landscaping

8.1 With regards to trees and landscaping, Policy DMHB 14 states: A) All developments will be expected to retain or enhance existing landscaping, trees, biodiversity or other natural features of merit. B) Development proposals will be required to provide a landscape scheme that includes hard and soft landscaping appropriate to the character of the area, which supports and enhances biodiversity and amenity particularly in areas deficient in green infrastructure. C) Where space for ground level planting is limited, such as high-rise buildings, the inclusion of living walls and roofs will be expected where feasible. D) Planning applications for proposals that would affect existing trees will be required to provide an accurate tree survey showing the location, height, spread and species of trees. Where the tree survey identifies trees of merit, tree root protection areas and an arboricultural method statement will be required to show how the trees will be protected. Where trees are to be removed, proposals for replanting of new trees on-site must be provided or include contributions to offsite provision.

8.2 Part of the development site lies within an area covered by a TPO as shown at Figure 2 below.



Figure 2- Extent of TPO covering the development site. Site marked with Red X

8.3 Within the TPO area, a small immature, tree exists. The tree is to the front of the site and has been identified as ill and in need of removal (See accompanying Tree Assessment).

8.4 Given the findings of the report, we seek to remove the tree and will be submitting the necessary separate consents. Despite the findings of the report and if deemed necessary to support approval of the application, we would be happy to replace the tree and such works could be secured as part of a wider landscaping condition.

8.5 As shown on the proposed plans the resulting site would comprise a mixture of soft and hard landscaping like other properties in the area and is therefore not considered to be out of character.

9. Neighbouring Amenity

9.1 Policy P3(2)(a)–(b) of the National Planning Policy Framework (2026) seeks to secure healthy living conditions for occupiers, including adequate access to light, and to prevent unacceptable effects on neighbouring residents' daylight and sunlight. Policy DP3(2) also requires development to reflect relevant principles of liveability, safety, inclusion and accessibility, proportionate to its nature and location.

9.2 Policy D3 of the London Plan (2021) states Part D7) that development proposals should deliver appropriate outlook, privacy and amenity.

9.3 Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) seeks to ensure that development proposals do not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space. The supporting text for this policy states that the Council will expect new development proposals to carefully consider layout and massing in order to ensure development does not result in an increased sense of enclosure and loss of outlook.

9.4 The nearest residential dwellings to the development site are No.62 Woodstock Drive and No.66 Woodstock Drive, as such the proposal is most likely to impact on those properties. An assessment of the developments impact on the mentioned neighbours has been carried out below.

Light and Outlook

9.5 The proposed development would not dissect a line drawn at 45 degrees from the centre of any first-floor neighbouring habitable room windows as shown on the proposed plans.

9.6 Nor would it dissect a 45-degree line drawn from the ground floor north facing (front) windows of neighbouring properties.

9.7 To the rear, the new dwelling would sit vaguely in line with the rear elevation of No.62. Due to its positioning, it would not impede views from the property's rear windows or harmfully prevent light reaching them.

9.8 The existing dwelling already sits behind No.66. The rear elevation of No. 66 contains living room and kitchen windows, with the kitchen windows located closest to the proposed development. The kitchen benefits from several openings which provide natural light, outlook to the space as well as access to the rear garden. The proposed replacement dwelling would extend approximately 3m beyond these ground-floor windows, with the first-floor element set further away. The ground-floor element would also be set back from the shared boundary. Given its modest depth and height, together with the separation from the

shared boundary, the proposal would not result in an unacceptable loss of light or outlook to No. 66.

9.9 Side elevation windows exist at Nos.62 and 66. The windows look toward the development site and would therefore be impacted by the proposal. As the ground floor side elevation windows of both neighbours are either obscure glazed, or look into walls and fencing separating the sites, they would not be subjected to any harmful loss of light or outlook. At first floor, neighbouring side elevation windows serve bathrooms, hallways or secondary windows and therefore would not be subjected to any harmful loss of light or outlook.

Privacy

9.10 The front elevation windows of the new dwelling would look toward the main road. The proposed rear elevation windows would look toward the property's rear garden. Both views are common of properties in the area and are similar to those provided by the existing dwelling. The proposed side elevation windows would be obscure glazed. Given the above, the proposed development is likely to provide similar views to the existing dwelling and to cause no harmful loss of privacy to either neighbouring property.

9.11 Taking into consideration all of the above, the proposed development is unlikely to cause any significant adverse loss of light, outlook or privacy to neighbouring properties.

10. Parking, Highways and Access

10.1 Policy DMT 6 requires that new development will only be permitted where it accords with the council's adopted parking standards unless it can be demonstrated that a deviation from the standard would not result in a deleterious impact on the surrounding road network. The policy specifically requires 2 parking spaces for new dwellings.

10.2 Policy T6.1 of the London Plan (2021) (Residential Parking) requires that new residential development should not exceed the maximum parking standards as set out in table 10.3.

10.3 The development site is located within an area with a PTAL score of 1B and is therefore considered to have poor access to public transport.

10.4 In line with the London Plan, the maximum parking requirement for a 3-bedroom + dwelling in such areas is 1.5 spaces. The table also stipulates that for such development 'Boroughs should consider standards that allow for higher levels of provision where there is clear evidence that this would support additional family housing'.

10.5 2 off road parking spaces would be retained to the front of the site, in line with policies T6.1 and DMT 6. The spaces would be accessible via the existing dropped kerb, crossover and access which would remain unaltered. The new dwelling would therefore have adequate parking.

10.6 With regard to EV charging the London Plan (2021), requires a minimum of 20% of the final parking quantum to have 'active' EVCP with all remaining spaces having 'passive' provisions.

In this particular case, 1 'active' and 1 'passive' space should be provided and can be secured by condition.

10.7 In terms of cycle parking, adequate space exists for the 2 or more secure and accessible cycle parking spaces in the rear garden. These can be secured by condition.

10.8 Given its parking provisions and use, the replacement dwelling would generate a similar number of vehicle movements to the existing dwelling and would therefore cause no harmful increase in car movements on the residential road.

10.9 Refuse collection will continue via Woodstock Drive as is the case at present. In order to conform to accepted 'waste collection distances' from the public highway, the bin storage area should be positioned within 10m of a refuse vehicle. This can be secured via condition.

10.10 A full and detailed Construction Management Plan (CMP) can be secured by condition to avoid/minimise potential detriment to the public realm and neighbouring amenities.

10.11 Overall, it is considered that the proposal would not discernibly exacerbate congestion or parking stress, and would not raise any measurable highway safety concerns, in accordance with Local Plan: Part 2 Development Management Plan (2020) - Policies DMT 1, DMT 2 & DMT 6 and Policies T4, T5 and T6 of the London Plan (2021).

11. Internal living accommodation

11.1 Policy P3(2)(a)–(b) of the National Planning Policy Framework (2026) seeks to secure healthy living conditions for occupiers, including adequate access to light, and to prevent unacceptable effects on neighbouring residents' daylight and sunlight. Policy DP3(2) also requires development to reflect relevant principles of liveability, safety, inclusion and accessibility, proportionate to its nature and location.

11.2 Policy D6 of the London Plan (2021) sets out the minimum internal floor space standards required for residential developments in order to ensure that there is an adequate level of amenity for future occupants.

11.3 Policy DMHB 16 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) states that all housing development should have an adequate provision of internal space in order to provide an appropriate living environment. The space standards set out in Table 5.1 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) are the same as those found in Table 3.1 of the London Plan (2021). Paragraph 5.60 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) states, "When assessing the size of households the Council will assume that any bedroom over 11.5 sqm is capable of being occupied by two persons. Similarly, any "study", "bonus room" or third living/reception room that is not annotated as a bedroom will be assumed to be capable of serving as a bedroom. The DCLG's Technical housing standards - nationally described space standard (2015) requires double bedrooms to have a floor area of at least 11.5 square metres, and for single bedrooms to have a floor area of at least 7.5 square metres. Supported by Parts 3) and 4) of Policy D6 of the London Plan (2021) require double

bedrooms to have a floor area of at least 11.5 square metres, and for single bedrooms to have a floor area of at least 7.5 square metres.

11.4 All the proposed bedrooms would exceed the minimum floor area standards set out in the Technical housing standards - nationally described space standard (2015). The proposed dwelling would be dual aspect with all the habitable rooms being served by principal windows in the front or rear elevations of the building, thus providing future occupiers with a reasonable level of natural light and outlook.

11.5 On the basis of the above, it is considered that the proposed dwelling would provide satisfactory internal living conditions for future occupants, in accordance with Policy D6 of the London Plan (2021) and Policy DMHB 16 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020)

12. External living accommodation (Gardens)

12.1 Policy DMHB 18 of the Local Plan (2020) states that all new residential development and conversions will be required to provide good quality and usable private outdoor amenity space. Amenity space should be provided in accordance with the standards set out in Table 5.3. Table 5.3 states that houses with four bedrooms or more should provide a minimum of 100 square metres of private usable amenity space.

12.2 More than 100sqm of garden space would remain at the site to comply with the requirement. It is therefore considered that the proposal would provide future occupiers with an adequate provision of external amenity space, in accordance with Policy DMHB 18 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020).

13. Accessibility

13.1 Policy D7 of the London Plan (2021) states that to provide suitable housing and genuine choice for London's diverse population, including disabled people, older people and families with young children, residential development must ensure that: 1) at least 10 per cent of dwellings (which are created via works to which Part M volume 1 of the Building Regulations applies) meet Building Regulation requirement M4(3) 'wheelchair user dwellings' 2) all other dwellings (which are created via works to which Part M volume 1 of the Building Regulations applies) meet Building Regulation requirement M4(2) 'accessible and adaptable dwellings'.

13.2 Step-free access via the principal private entrance can be secured by condition, as can compliance with the standards for a Category 2 M4(2) dwelling as set out in Approved Document M of the Building Regulations (2010) 2015.

14. Drainage

14.1 Policy SI 12 of the London Plan (2021) states that development proposals should ensure that flood risk is minimised and mitigated, and that residual risk is addressed.

14.2 Policy SI 13 of the London Plan (2021) states that development proposals should aim to achieve greenfield run-off rates and ensure that surface water run-off is managed as close to its source as possible. Policy DMEI 9 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) states that proposals that fail to make appropriate provision for flood risk mitigation, or which would increase the risk or consequences of flooding, will be refused.

14.3 Policy DMEI 10 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) states that applications for all new build developments (not conversions, change of use, or refurbishment) are required to include a drainage assessment demonstrating that appropriate sustainable drainage systems (SuDS) have been incorporated in accordance with the London Plan Hierarchy.

14.4 Policy SI 5 of the London Plan (2021), inter alia, requires water efficiency measures in new development. These measures include the collection and reuse of rain water and grey water, as well as a requirement for water usage rates to not exceed 105 litres/person/day. In the event of an approval, we would be happy for these required to be secured via condition.

14.5 The site is located within Flood Zone 1. This means the site is classified as being at low risk of fluvial and tidal flooding. Notwithstanding this point, it is our understanding that all development applications for residential development should actively demonstrate how water generated by the site shall be managed within the site boundary. Therefore, in the event of approval, we are happy to accept a condition requiring a sustainable water management scheme, with the incorporation of Sustainable Urban Drainage Systems (SUDS).

14.6 It is therefore considered that, subject to conditions, the proposal would not significantly increase the risk of flooding at the site or elsewhere, in compliance with Policies DMEI 9 and DMEI 10 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) and Policies SI 12 and SI 13 of the London Plan (2021).

15. BNG and Ecology

15.1 In England, Biodiversity Net Gain (BNG) is mandatory under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021). Developers must deliver a BNG of 10%. This means a development will result in more or better-quality natural habitats than there were before development.

15.2 Policy 15 of the National Planning Policy Framework (2024) states that planning decisions should contribute to and enhance the natural and local environment by minimising impacts on and providing net gains for biodiversity. Paragraph 8.6.6 of The London Plan (2021) states that biodiversity net gain is an approach to development that leaves biodiversity in a better state than before. This means that where biodiversity is lost due to development, the compensation provided should be of an overall greater biodiversity value than that which is lost. This approach does not change the fact that losses should be avoided, and biodiversity offsetting is the option of last resort. Paragraph 6.28 of Hillingdon Council's Local Plan Part 2 Development Management Policies (2020) states that it is important that planning decisions are appropriately informed by the right level of survey and information on ecology features.

Where appropriate, the Council will require the use of the approved DEFRA biodiversity impact calculator to inform decisions on no net loss and net gain.

15.3 The development site is under 0.2ha and contains no priority habitats and therefore falls under the 'small sites' exemption where there is no requirement to meet the Statutory BNG Condition.

15.4 Further to the above, the development site includes significant demolition works. To ensure there is no harm to bats a preliminary roost assessment has been submitted.

16. Conclusion

16.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the Development Plan unless material considerations indicate otherwise. The proposal is considered to accord with the Development Plan when read as a whole and with the relevant provisions of the National Planning Policy Framework.

16.2 The principle of residential development is established by the existing dwelling. The proposal would replace one family-sized home with a larger family dwelling within an established residential area.

16.3 The replacement dwelling has been designed to integrate with the character of Woodstock Drive and surrounding residential roads. It would remain predominantly two storeys in height (with roof accommodation), retain the established front building line, maintain appropriate separation from neighbouring properties and reflect the varied scale, roof forms, materials and architectural detailing found along the road.

16.4 The proposal would remove (in accordance with the submitted arboricultural assessment) the protected frontage tree. If necessary, we are happy for the tree to be replaced by condition. The majority of the rear garden is to be retained and satisfactory living conditions for neighbouring occupiers would be maintained. The new dwelling would also provide appropriate internal and external amenity standards for future occupiers.

16.5 Two off-street parking spaces would be retained using the existing access, while cycle parking, refuse storage, EV charging, drainage and other detailed matters can be secured through appropriate conditions. The proposal would therefore not give rise to unacceptable highway, parking, flooding or drainage impacts.

16.6 Overall, the proposal would provide a high-quality replacement family dwelling which respects the character of the area, safeguards neighbouring amenity and provides a satisfactory standard of accommodation. The proposal is therefore considered to be in compliance with relevant policies and material considerations.

16.7 It should also be noted that the site lies within an established settlement. Under NPPF Policy S3, proposals within settlements are considered under Policy S4, which states that development should be approved unless its benefits would be substantially outweighed by adverse effects when assessed against the national decision-making policies of the Framework.

16.8 The benefits of the proposal include the replacement of the existing dwelling with a larger, modern family home, the efficient use of an existing residential plot, minor economic benefits, retention of the established residential use and the opportunity to secure improved

design, energy efficiency, drainage, landscaping through the redevelopment of the site, and The Framework also supports the effective use of land within settlements.

16.9 No material harm has been identified in respect of character, neighbouring amenity, highways, parking, trees, drainage or residential living conditions. However, even if limited harm were identified in relation to any of these matters, that harm would need to be weighed against the benefits of the proposal. Given the scale and nature of the development, any such harm would be limited and capable of mitigation through design or appropriate planning conditions.

16.10 Accordingly, the benefits of the development would not be substantially outweighed by any adverse effects. The proposal therefore benefits from the presumption in favour of sustainable development under Policies S3 and S4 of the NPPF and should be approved subject to conditions.

16.11 **Should the case officer identify any issues with the proposal; we welcome discussion with them to resolve any concerns through amendments or additional information.**

Appendix A- Imagery of the site and surrounding area



Front elevation



Street scene showing 64 and 62 in the distance



Street scene and neighbouring property showing 64 and 66



Street scene long distance



Front elevation tree, access and parking arrangement



Rear elevation



GF side elevation and view toward No.62 obscure glazed window



View toward No.66 Rear elevation (closest single gf window and window set all serve No.66 kitchen – check approved plans at - 49120/APP/2023/1230 - for further details)



View toward rear and side of No.62

Other streetscene images






TILEWALE


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Woodstock Dr

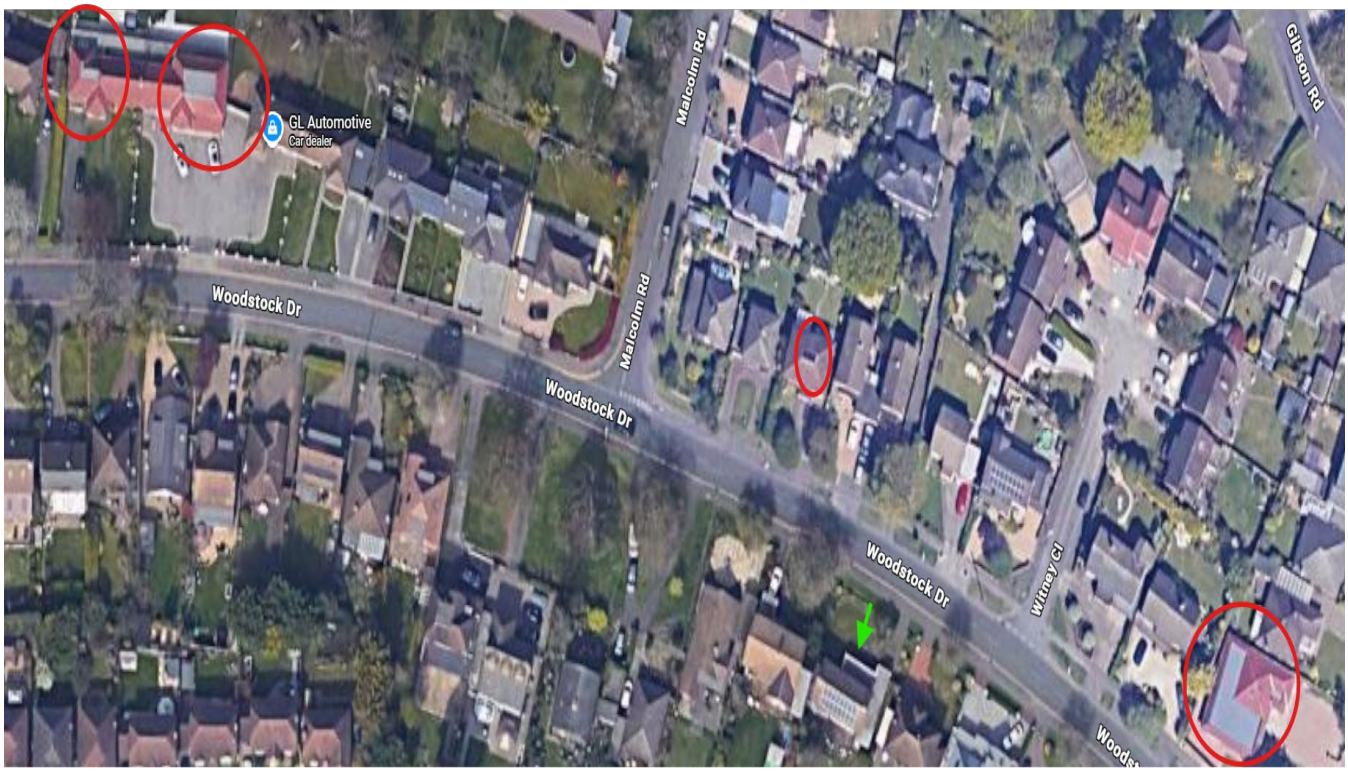


Two storey properties with crown roofs and accommodation in the roof

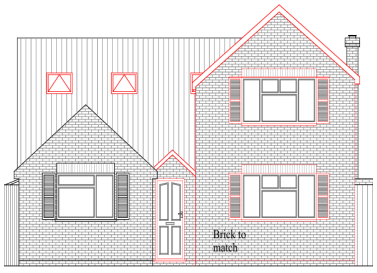


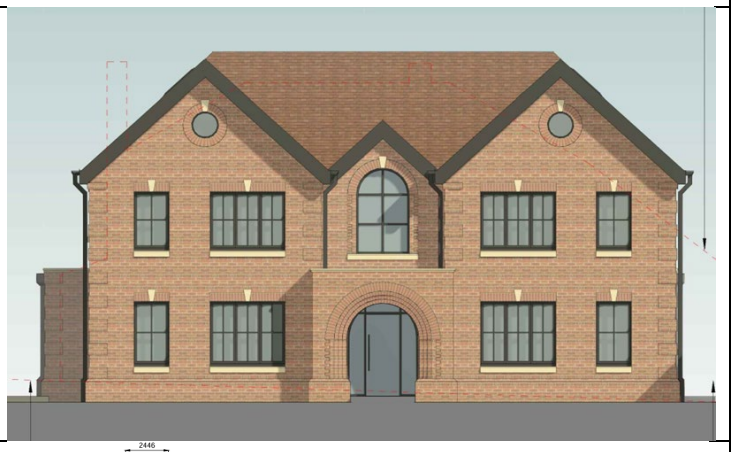
Other properties with Crown roofs on Woodstock Drive

Appendix B – Existing roofscape and flat roofs on Woodstock Drive



Appendix C – Elevation drawings of approved developments in the area

Address	App No.	Decision	Relevant Approved Plans
14 Woodstock Drive	9192/APP/2025/1536	Approved - 02/06/25	
66 Woodstock Drive	49120/APP/2023/1230	Approved – 16-06-23	
3 Woodstock Drive	63277/APP/2021/227	Approved – 20-01-21	
21 Woodstock Drive	68512/APP/2022/3686	Approved – 18/05/23	

8 Warren Road, Ickenham	23271/APP/2025/1515	Approved – 20/08/2025	
25 Warren Road, Ickenham	77289/APP/2022/3836	Approved – 30/01/23	
48 Warren Road, Ickenham	4185/APP/2022/429	Approved – 14/12/2022	