

DESIGN & ACCESS STATEMENT

35 Campden Road, Ickenham

London Borough of Hillingdon

1. Introduction

This Design and Access Statement has been prepared in support of a Section 73 application seeking to vary Condition 2 (approved plans) of the previously approved planning permission.

The application relates to a minor amendment to the approved scheme, specifically the alteration of the roof design to the front element of the extension.

2. Site and Surroundings

The application site comprises a residential property located on Campden Road, Ickenham. The surrounding area is characterised by similar residential dwellings, many of which have been extended and altered over time.

A number of properties within the street feature variations in roof forms, including pitched roof extensions, which contribute to a varied but cohesive streetscape.

3. Planning History

Planning permission has previously been granted for:

Erection of a single storey side and rear extension.

The approved scheme (SS002) included a flat roof design to the extension.

4. Proposed Amendment

This application seeks to amend the approved drawings (Condition 2) to allow for:

- Replacement of the flat roof with a pitched roof to the front element of the extension
- Updated drawings submitted as SS005

The footprint and overall extent of the extension remain unchanged.

5. Design

The proposed pitched roof has been introduced to improve the overall appearance of the development.

- The design is more in keeping with the host dwelling, which features a pitched roof
- It reflects the character of surrounding properties, where similar roof forms are evident
- The amendment creates a more cohesive and visually balanced elevation

The scale and proportions remain subordinate to the main dwelling.

6. Impact on Neighbouring Amenity

The proposed amendment does not result in any additional impact on neighbouring properties.

- No additional overlooking is introduced
- No material loss of daylight or sunlight
- No overbearing impact

The changes are limited to the roof form and do not extend the footprint or proximity to boundaries.

7. Access

There are no changes to access arrangements as part of this amendment.

Existing pedestrian and vehicular access to the property will remain unchanged.

8. Conclusion

The proposed amendment represents a minor alteration to the approved scheme, improving the overall design and ensuring it is in keeping with both the host dwelling and surrounding area.

The proposal does not result in any adverse impact on neighbouring amenity and is therefore considered acceptable.