



PLANNING STATEMENT

*1 Burford Close,
Ickenham, Uxbridge,
UB10 8EH*

IN SUPPORT OF A VARIATION OF CONDITION 2
(APPROVED PLANS) PURSUANT TO PLANNING
PERMISSION REF. 11752/APP/2021/4019 FOR
'DEMOLITION OF THE EXISTING BUNGALOW AND
ERECTION OF 1 NO. DETACHED DWELLINGHOUSE
WITH ASSOCIATED PARKING, LANDSCAPING,
REFUSE AND CYCLE STORAGE' AT
1 BURFORD CLOSE, ICKENHAM,
UXBRIDGE, UB10 8EH

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1.0 Introduction

- 1.1 David Mansoor Consultants are instructed by the applicant to apply for the variation of Condition 2 (approved plans) of planning permission Ref: 11752/APP/2021/4019, dated 7th June 2022 for 'Demolition of the existing bungalow and erection of 1 no. detached dwellinghouse with associated parking, landscaping, refuse and cycle storage'.

Variation to include loft conversion to habitable, ground & first floor rear extension, minor fenestration changes, plus the inclusion of Solar Panels to the south elevation of the roof form, at 1 Burford Close, Ickenham, Uxbridge, UB10 8EH.

- 1.2 The primary reason for varying the plans condition was due to a desire to provide usable floorspace at loft level and the provision of solar panels to enhance the dwellings sustainable credentials through the inclusion of renewable energies.

- 1.3 Condition 2 states:

'The development hereby permitted shall not be carried out except in complete accordance with the details shown on submitted plans numbers 064-0006 Rev A, 064-0110 Rev A, 064-01111 Rev A, 064-0112 Rev A, 064-0113 Rev A, 064-0120 Rev A, 064-0121 Rev A, 064-0122 Rev A, 064-0123 Rev A, 064-0130 Rev A and shall thereafter be retained/maintained for as long as the development remains in existence.

Reason: *To ensure the development complies with the provisions of the Hillingdon Local Plan Part 1 (2012), Part 2 (2020) and the London Plan (2021)'.*

- 1.4 This application, including the supporting statement and revised plans, should be read in conjunction with the documents submitted as part of the approved planning application Ref. 11752/APP/2021/4019. This supporting statement will set out how the proposed revision will meet Hillingdon Council's relevant policies and guidance.

2.0 Proposal and Assessment

- 2.1 The proposal will involve alterations to the approved design of the family dwelling, to facilitate additional habitable floorspace to cater for the needs of the applicant and his family, as noted below.
- a) Internal alterations proposed to the host dwelling, to allow for staircase access up to the loft level;
 - b) Conversion of the existing loft void amenity to habitable, to form an additional bedroom, with dormer window within the rear roof slope;
 - c) Fenestration changes to the front, side and rear elevations to include the installation of Velux style roof lights serving the property;
 - d) Alterations to the depth of the rear extension, to enhance the usability of the ground floor level; Erection of a first-floor rear extension with pitched roof over;
 - e) Installation of Solar panels to the southern side elevation and roof of the property
- 2.2 No changes are proposed to the brickwork detailing or to the window materials as approved, which will be retained to match the prevailing style seen on the approved development. No changes are proposed to the access requirements for this property.
- 2.3 The proposed changes will enhance the usability of the host dwelling, whilst not having any discernible impact on any of the neighbouring properties. The installation of Solar Panels (See Appendix 3) has been proposed in order to enhance the properties sustainability credentials, as advocated in Hillingdon Council's policy guidance. The changes are considered to be minor in nature and are proposed to enhance the usability of the family dwelling. Please refer to the revised floor plans and elevations, prepared as part of this proposal.
- 2.4 No alterations are proposed to the parking provision at this site. The external parking layout would not be affected over that previously approved. The creation of additional floorspace at ground and first floor levels are not considered to be harmful, as the existing dwelling is detached, with an appropriate separation distance between the host dwelling and the nearest neighbouring property to the south. No alterations are proposed to the refuse and recycling provisions over the previously approved layout. In this regard the scheme would comply with the Council's relevant policies and guidance.
- 2.5 All remaining elements of this scheme are to remain as per the approval.
- 2.6 It is envisaged that the varied condition (2) would read as per the following:

*'The development hereby permitted shall not be carried out except in complete accordance with the details shown on submitted plans numbers **BRFRD-L701, BRFRD-E701, BRFRD-E702, BRFRD-E703, BRFRD-E704, BRFRD-P701, BRFRD-P702, BRFRD-P703, BRFRD-P704, BRFRD-S701 & BRFRD-S702** and shall thereafter be retained/maintained for as long as the development remains in existence.*

Reason: *To ensure the development complies with the provisions of the Hillingdon Local Plan Part 1 (2012), Part 2 (2020) and the London Plan (2021)'.*

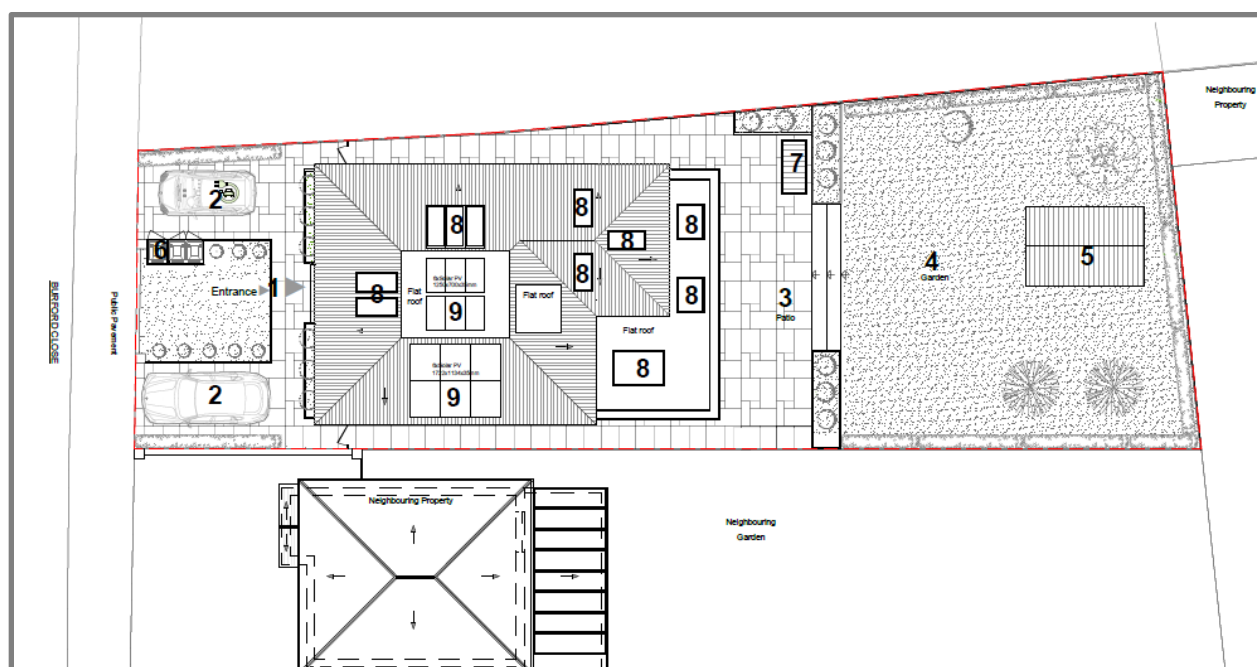


Fig. 1: Proposed Site Plan

3.0 Conclusion

- 3.1 Revised plans are sought by the applicant following planning permission, Granted by Hillingdon Council - Ref: 11752/APP/2021/4019 - dated 7th June 2022 for 'Demolition of the existing bungalow and erection of 1 no. detached dwellinghouse with associated parking, landscaping, refuse and cycle storage' at 1 Burford Close, Ickenham, Uxbridge, UB10 8EH.
- 3.2 The changes are considered to be minor amendments. This application has therefore been submitted to the Local Authority by way of a variation of condition 2 - Plans.
- 3.3 This statement demonstrates that the revised design, elevation fenestrations and the inclusion of Solar Panels to enhance the dwellings sustainability, would not adversely affect the character of the local area or the approved fenestration detail to this detached single-family dwelling. Additionally, the revised fenestration, would allow additional light into the loft bedroom and the proposed first-floor bedroom for this family home.
- 3.4 In conclusion the revisions, whilst material, are considered acceptable and policy compliant and as such the Council are respectfully requested to vary condition 2 as per the wording under paragraph 2.6.