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Design and Access Statement

For a full planning permission from
London Borough of Hillingdon

for

Removal of existing
roof, extension of building to
create new first floor
including the provision of a
pyramid roof and alterations to
side and rear elevation
at
No 66 Thornhill Road
Ickenham UB10 8SQ

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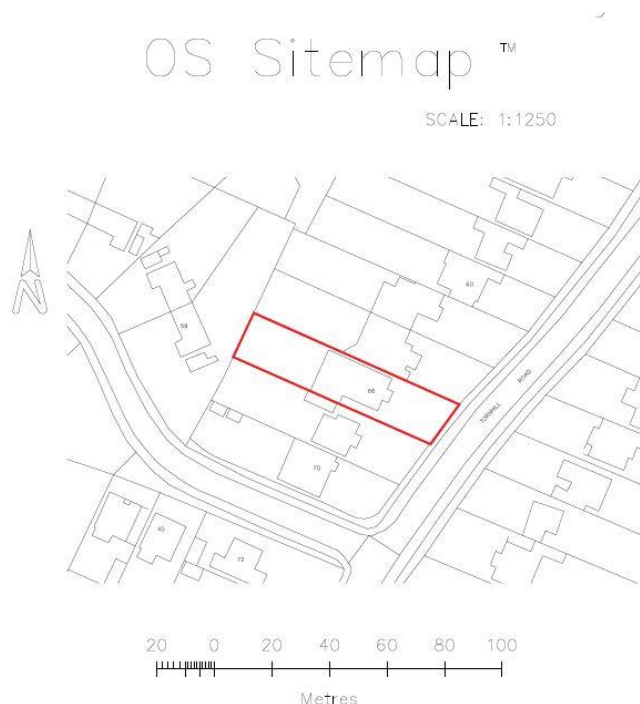
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1.0 Introduction

- 1.1 This Statement is prepared for a full planning permission for the development at 66 Thornhill Road Ickenham UB10 8SQ 9DG for Removal of existing roof, extension of building to create new first floor including the provision of a pyramid roof and alterations to side and rear elevations.
- 1.2 This statement is prepared on behalf of Mr Ranjit Singh. The freeholder of the land.
- 1.3 The land is accessed from Ickenham Road, Hillingdon

2.0 Location & Site Assessment

- 2.1 The application site is located on the western side of Thornhill Road and is occupied by a detached bungalow three bedroom house with a single storey front projection, a rear roof dormer and a single storey rear element. To the front of the property is a large garden, with a larger portion of it paved over to provide parking spaces for four vehicles. At the rear, there is a substantial garden.
- 2.2 No.64, to the north is one of a similar Bungalow type with a substantial single storey rear and side extension and set within a similar sized plot. The neighbouring property to the south (No. 68) is a two-storey detached house.
- 2.3 The surrounding area is primarily residential in character comprising of a mix of housing types including several bungalows and two-storey dwellings. The application site thus forms part of the Developed Area of the Borough as identified.



- 2.4 The site area is 701.00 sqm.



66 Thornhill Road front view



66 Thornhill Road rear view

3.0 Proposed scheme

- 3.1 The application seeks permission to raise the roof to create first floor extension. The extension would internally provide en suite bedrooms. It would be built on the existing footprint of the bungalow, retaining the front projection on the principle elevation with alterations to the front and rear elevations. The property would remain as a single dwelling.

4.0 Planning History

4.1

[13018/APP/2016/2756](#)

66 THORNHILL ROAD ICKENHAM

Planning Reference: [13018/APP/2016/2756](#)

Type: Full Applications

Date: 15-07-16

Status: Approved Planning Permission

Installation of 2 front and 1 rear dormers and installation of window to ground floor side.

4.2

[13018/APP/2016/676](#)

66 THORNHILL ROAD ICKENHAM

Planning Reference: [13018/APP/2016/676](#)

Type: Full Applications

Date: 18-02-16

Status: Approved Planning Permission

Single storey side/rear extension including 2 roof lanterns, 3 rooflights and dormer to front to create additional habitable floorspace and porch to front

4.3

[13018/APP/2009/863](#)

66 THORNHILL ROAD ICKENHAM

Planning Reference: [13018/APP/2009/863](#)

Type: Full Applications

Date: 23-04-09

Status: Approved Planning Permission

Single storey rear extension with habitable roofspace and extension and conversion of existing roofspace to habitable use, involving the conversion of roof from hip to part gable ends at the sides with 3 front and 2 rear roof lights (works involve a new ground floor window to side and partial demolition of detached garage).

4.4

[13018/APP/2009/255](#)

66 THORNHILL ROAD ICKENHAM

Planning Reference: [13018/APP/2009/255](#)

Type: Full Applications

Date: 09-02-09

Status: Refused Planning Permission

Single storey rear extension with habitable roofspace to include a rear gable end window and conversion of existing roofspace to habitable use to include a front rooflight, conversion of roof from hip to part gable ends at sides with 2 gable end windows and alterations to windows at side involving demolition of existing rear extension.

4.5

[13018/APP/2009/256](#)

66 THORNHILL ROAD ICKENHAM

Planning Reference: [13018/APP/2009/256](#)

Type: Full Applications

Date: 09-02-09

Status: Approved Planning Permission

Conversion of roof from hip ends to half gable ends, installation of side first floor windows and front rooflight to allow conversion of space to habitable use (Application for a Certificate of Lawfulness for a proposed use or development).

5.0 Relevant Planning Policies

- 5.1 The following Planning policies were considered relevant in our proposal
- 5.2 New development and car parking standards.
- 5.3 New development must harmonize with the existing street scene.
- 5.4 Alterations and extensions to existing buildings
- 5.5 New development must improve or complement the character of the area.
- 5.6 Daylight and sunlight considerations.
- 5.7 Siting, bulk and proximity of new buildings/extensions.
- 5.8 Residential extensions/buildings of two or more storeys.
- 5.9 Requires the provision of adequate amenity space.
- 5.10 Requires new development to ensure adequate levels of privacy to Neighbours.
- 5.11 Retention of topographical and landscape features and provision of new
- 5.12 planting and landscaping in development proposals.
- 5.13 Residential Extensions, Hillingdon Design & Access Statement.

6.0 Main Planning Issues

- 6.1 The schemes main issues relate to the impact the proposals may have on the character and appearance of the property and on the street scene in general, the impact the proposals may have on the adjacent neighbouring properties; the retention of private amenity space and parking are also discussed.
- 6.2 Hillingdon Local Plan seek to resist any development which would fail to harmonise with the existing street scene or would not complement the character and amenity of the residential area in which it is situated.
- 6.3 Policy states a requirement for all new buildings of two or more storeys to be set back a minimum of one metre from the side boundary for its full height.
- 6.4 The proposal would create a first-floor extension with a transformation from gable to hipped end roof on the application property, resulting a two-storey dwelling. The angle of pitch of the roof, its design and overall height are consistent with the adjoining property at No. 68 and other similar designs interspersed between bungalows and other surrounding residential properties. The siting

and footprint, which does not change, would also adhere to the established front building line in this part of Thornhill Road. The proposed alterations to the front elevation are also modest with little or no additional impact on the street scene.

- 6.5 The application site is of a reasonably large width with generous gaps separating it from the adjoining properties and the proposal can be accommodated without resulting in a cramped appearance and gaps. There would be a gap of 1.1m and 2.26m maintained to the side boundaries with Nos. 64 and 68 respectively.
- 6.6 For these reasons, we believe that the proposal would harmonise with the street scene and complement the surrounding residential area in accordance with the aims of Policies of the Hillingdon Local Plan
- 6.7 The Hillingdon Local Plan seeks to safeguard the amenities of neighbouring residents in a number of ways. The effect of the siting, bulk and proximity of a new building on the outlook and residential amenity of these adjoining occupiers have been considered, whilst potential impacts on daylight/sunlight privacy are also assessed.
- 6.8 The proposal does not increase the ground floor footprint of the existing bungalow and therefore does not extend beyond the front or rear building lines of the adjoining properties. The properties on either side would not thus be affected by any loss of daylight, sunlight, or outlook.
- 6.9 There are 2 small first floor windows on the side elevation of No. 68, which are not to a habitable room, these windows are fitted with obscure glazing, that would face towards the new two storey flank wall. There are no side windows on the flank wall of no 64 which face into the site. Thus, a material loss of residential amenity would not arise, and the proposal would comply with Policies of the Local Plan. Regarding potential loss of privacy, the rear windows would face onto the rear garden.
- 6.10 There may be some oblique overlooking from these rooms, but these would not look directly into rear rooms or the private amenity space immediately to the rear of the neighboring properties and given that the windows in the existing rear dormer already overlook these areas the proposal would be unlikely to result in a material loss of privacy to the occupiers of these adjoining properties.
- 6.11 Policy states that space should be retained to protect the amenity of existing and future occupants which is usable in terms of its shape and siting. The supporting text relating to this policy emphasises the importance of protecting private amenity space and considers it a key feature of protecting residential amenity.

- 6.12 Policy states that a dwelling with four bedrooms should have at least 100sq.m. The garden area retained as a consequence of the extension would be in excess of 268sq.m. thus in accordance with Local Plan Policy.
- 6.13 Hillingdon Local Plan considers the traffic generation of proposals and will not permit development that is likely to prejudice the free flow of traffic or pedestrian safety generally. Thornhill Road is a quiet residential area with ample on street parking during the daytime. Currently the property is a 3-bedroom dwelling, and the proposal would result in the provision of a 4-bedroom dwelling. The proposal has existing off street parking for 4 vehicles and there is no additional parking requirement for a 4-bedroom dwelling as opposed to a 3-bedroom dwelling. Thus, the traffic generated in association with the proposal would have little or no significant effect on general traffic conditions in the immediate vicinity or the parking requirements for the site.

7.0 Conclusion

- 7.1 The proposals seek to make better use of underutilised site and increase the stock of much needed accommodation. The site is in an established residential area.
- 7.2 No harmful impact will arise to the amenities of adjacent properties due to this proposed development.
- 7.3 We believe that our proposal complies with the NPPF, Hillingdon Council's Policy and London plan.

8.0 Limitations

This statement and design scheme are prepared for our client. It is provided for the stated purpose and sole use of our client Mr Singh. It is confidential to the client and his/her professional advisers. Neither the whole, nor any part of this report, or any reference to it may be made available to any third party. It has been prepared with skill, care, and diligence reasonably to be accepted of a competent Architect's practice but accepts no responsibility whatsoever to any other person than the client. Any such person relies upon the report at his /her own risk.

In making our enquiry the following assumptions have been made unless otherwise stated: It is assumed that the site is not subject to any unusual or especially onerous restrictions, encumbrances, covenants that may be found in the title deeds. No account has been taken in respect of soil condition, landfill, contamination etc

9.0 Appendix

Drawings submitted with this application

FDC/21/11/01	Location Plan
FDC/21/11/02	Existing block plan
FDC/21/11/03	Existing ground floor plan
FDC/21/11/04	Existing first floor plan
FDC/21/11/05	Existing roof plan
FDC/21/11/06	Existing Elevations (1 of 2)
FDC/21/11/07	Existing Elevations (2 of 2)
FDC/21/11/08	Existing street elevation
FDC/21/11/09	Proposed Ground floor plans
FDC/21/11/10	Proposed first floor plans
FDC/21/11/11	Proposed roof plans
FDC/21/11/12	Proposed Elevations (1 of 2)
FDC/21/11/13	Proposed Elevations (2 of 2)
FDC/21/11/14	Proposed street elevation