



Householder Design Statement

Planning Statement Proposed Garage Conversion to Habitable
Room and Construction of New Incorporated Porch Site
Address: 45 Lawrence Drive, Ickenham, UB10 8RW

1. Introduction

This Planning Statement has been prepared in support of a householder planning application for the conversion of an existing garage into a habitable room and the construction of a new incorporated porch at 45 Lawrence Drive, Ickenham, UB10 8RW. The proposal seeks to enhance the functionality of the dwelling while maintaining its character and ensuring compliance with local planning policies.

2. Site and Surroundings

The site is a residential property located within the London Borough of Hillingdon. The surrounding area is characterised by a mix of terraced and semi-detached houses, many of which have undergone similar alterations particularly the adjacent property at 47 Lawrence Drive. The property benefits from an existing driveway providing off-street parking.

3. Proposed Development

The proposal includes:

- The conversion of the existing garage into a habitable room, including internal insulation and necessary modifications to comply with building regulations.
- The construction of a new porch, incorporated into the existing building design, to enhance the entrance and provide additional weather protection.
- The use of materials matching the existing dwelling to ensure visual continuity and compatibility with the streetscape.

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4. Planning Policy Considerations

This proposal has been designed in accordance with the Hillingdon Local Plan and the London Plan. The key considerations are:

A. Design and Appearance:

- The external alterations will be in keeping with the existing architectural style and materials.
- The proposed porch will be modest in scale and complement the main entrance.

B. Residential Amenity:

- The proposed conversion does not result in any loss of privacy or overlooking.
- There is no adverse impact on neighbouring properties in terms of light or overshadowing.

C. Parking:

- Sufficient off-street parking will be retained in compliance with Hillingdon Council's parking standards.
- The proposal does not generate additional traffic or require any changes to highway access.

5. Conclusion

The proposed development represents a minor alteration to the existing dwelling, providing improved living accommodation while respecting the character of the property and surrounding area. The proposal complies with relevant planning policies and does not result in any adverse impact on residential amenity or the local environment.

We respectfully request that Hillingdon Council grants planning permission for the proposed development.