

Planning Statement

Extensions to the existing house



224 Swakeleys Road, UB10 8AX

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1. Introduction

1.1 The application relates to an existing detached dwellinghouse situated on the north-west side of Swakeleys Road. Various extensions and alterations are proposed in order to create desirable family house for the new owner.

1.2 The proposed development comprises:

- Conversion of the garage to habitable space (new front door);
- New front porch;
- Replacement of 2 front windows;
- 1 x oriel windows and new door to ground floor rear;
- Removal of existing canopy and part rear extension;
- First-floor rear extension;
- New crown roof and rear dormer;

1.3 The proposed extensions and alterations are broadly compliant with the LB Hillingdon's planning policies for the area and are discussed in detail in this planning statement.

2. The site

2.1 The existing site comprises a large two-storey detached property located on the north-west side of Swakeleys Road in Ickenham. The site benefits from being situated in a large plot with spacious front and rear gardens (see Fig.1 below). The forecourt is some 14 metres deep.

Fig.1 – Aerial image of the application site.



2.2 The existing house is built from brick with a pitched plain tiled roof (see Fig.2 below). The property dates from the 1950s.

Fig.2 – Street view image of the application site.



2.3 The property benefits from a large garage (with a mono-itch roof) to the side.

Fig.3 – Image of the rear elevation.



2.4 The rear garden contains outbuildings and mature trees.

2.5 There is also a residential annexe on the first-floor of the property. The annexe is ancillary to the existing dwellinghouse and is not rented out separately. The presence of the annexe is referred to in the delegated report for a previous planning application on this site (ref: 2018/4123).

2.6 The surrounding area is predominantly residential with large plot sizes and buildings (large detached houses and large flatted buildings). The site falls within the 'developed area' as designated in the Hillingdon Local Plan.

Planning history

2.7 A search of LB Hillingdon's online planning application record returned the following results:

15571/APP/2018/4123 Two storey building to provide 5 x 1-bed and 2 x 2-bed self-contained flats with associated parking, cycle store and amenity space. **Refused 22nd July 2019.**

15571/APP/2018/234 Three storey building to provide 4 x 1-bed, 3 x 2-bed and 1 x 3-bed self-contained flats with associated parking, cycle store and amenity space. **Refused 27th April 2018.**

15571/APP/2000/687 Erection of two-storey rear extension and first floor side extension. **Approved 21st June 2000.**

3. Proposed amendments to the frontage

3.1 Minor alterations and extensions are proposed to the front of the house and the existing and proposed elevations are shown in Fig.1 below.

Fig.1 – Existing front elevation.



Fig.2 – Proposed front elevation.



Conversion of the garage to habitable space (new front door)

3.2 Firstly, it is proposed to convert the existing side garage into habitable space and this necessitates the bricking up of the existing roller shutter garage door and the creation of a new entrance door.

3.3 As the new brickwork will closely match that of the existing property this particular alteration will not have an adverse effect on the principal elevation. In fact, the bricking up of the garage and creation of a new door will actually improve the appearance of the front elevation as this will be more attractive than the existing roller shutter door.

New front porch

3.4 The enlarged entrance porch will have a roof style to match that of the existing property and is considered acceptable in this regard. This also results in a bigger gap to the window above and is another positive aspect of the new porch.

3.5 The new porch is 1.5 metres deep and 2.6 metres wide and its size is considered appropriate to the size of the front elevation – which covers the entire width of the plot (including the garage).

3.6 Hillingdon's Householder Development policy (A1.15) for porch extensions says that "*A porch should be designed to respect the character of the existing building and retain existing original features such as bay windows.*" The proposed porch retains the existing bays on either side and also respects the character of the building as its roof matches the style of the main house roof. The size of the front porch is proportional to that of the principle façade and is therefore acceptable in terms of design. For

these reasons the front porch complies with the provisions of policy (A1.15) for porch extensions.

Replacement windows

3.7 It is proposed to increase the width of the ground floor window adjacent to the front door and also to increase the width of the first-floor window above the front porch.

3.8 The increase to the width of the ground floor window adjacent to the front door will have a negligible impact on the appearance of the property. There is sufficient space between the porch and the bay window to permit this window to have an increased width.

3.9 The enlarged first-floor window will match the size and proportions of the existing first-floor windows and will therefore ensure a consistent rhythm to the first-floor fenestration.

3.10 Hillingdon Local Plan (2020) Policy DMHD1 'Alterations and extensions to residential dwellings'.

4. Proposed amendments to the rear

- 4.1** The existing and proposed rear elevations are shown in Figs 3 & 4 below for comparison.

Fig.3 – Existing rear elevation.



Fig.4 – Proposed rear elevation.



Ground floor rear extension

- 4.2** Fig.5 below shows the existing and proposed ground floor plans in comparison. It is proposed to: (i.) rebuild a section of the rear garage and shed adjacent to the boundary with no.226 and (ii.) demolish the existing utility, toilet and canopy on the side of the property adjacent to no.222.

Fig.5 – Existing and proposed ground floor plans.



- 4.3** The new ground floor extension adjacent to the boundary with no.222 will replace the existing utility, toilet and canopy area. The existing canopy extends approximately 0.6 metres beyond the existing ground floor extension and the proposed extension to this area will extend a further metre beyond this (see Fig.5 above).
- 4.4** The extension is set approximately 0.9 metres from the shared boundary with no.222. The built form along the boundary with no.222 will improve as a result of the removal of the canopy and the use of a

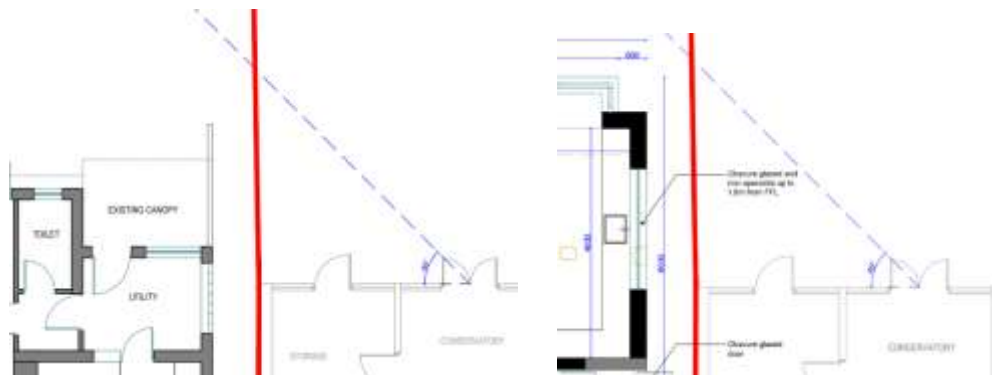
flat roof. The image below shows how the existing canopy structure relates to the neighbouring property.

Fig.6 – Existing relationship along the shared boundary with no.222.



4.5 The proposed extension will not have an adverse impact on the amenities of the neighbour at no.222 because it will not break the 45-degree line from the conservatory window of this neighbour (see Fig.7 below). There is also an existing boundary fence separating the properties and the built form of the extension will not be built hard on the boundary and will instead be 0.9 metres away.

Fig.7 – Existing and proposed ground floor showing relationship with no.222.



- 4.6** The roof form of the proposed ground floor extension will be a flat roof and this will match the roof form proposed for the existing ground floor extension. It is proposed to remove the mono-pitch to the existing ground floor extension that currently obscures the flat roof form. The proposed rear extensions and alterations at ground floor level will result in a consistent flat roof across the rear elevation and this will improve the appearance of the property. It should also be noted that the ground floor rear elevation is not readily visible from outside the site and does not affect the public realm.
- 4.7** The site already benefits from large rear extensions and the existing single-storey rear extension is already some 5.6 metres deep. The proposed new kitchen extension will only extend an additional metre beyond the 0.6 metres which the existing canopy extends beyond the rear extension. Therefore, in this context, the depth of the proposed rear extension is acceptable in relation to Policy DMHD 1 (B.ii) and the depth of rear extensions. Finally, in the context of the size of the plot and the depth of the rear garden (some 30 metres beyond the existing rear extension), the depth of the proposed extension is also acceptable.
- 4.8** The proposed rebuilding of the rear section of garage and shed adjacent to the boundary with no.226 will be 4.1 metres deep and will match the depth of the existing structures. Therefore, there will be no adverse impact to the adjoining neighbour at 226.

Proposed first-floor extension & amendments to the roof

- 4.9** It is proposed to add a first-floor rear extension to the property that will be 4 metres deep on the side closest to no.226 and 2 metres deep on the side adjoining no.224.
- 4.10** The first-floor extension will be well contained within the existing built form as it will not extend over the side garage and will also be well setback from the edge of the existing ground floor extension below.

Fig.7 – Existing and proposed first-floor plans.



- 4.11** The proposed extension will also involve the reshaping of the roof so that it will have a crown roof. However, this will not affect the appearance of the property when viewed from the street.
- 4.12** affect significantly enlarge the bedroom accommodation on the first-floor.

Impact of first floor extension on neighbours

- 4.13** In terms of its impact on no.226, the proposed first floor extension will not have an adverse impact on the side-facing first-floor kitchen window of the first-floor flat at no.226. The flank wall of the proposed first-floor extension is approximately 5.3 metres from this neighbouring non-habitable room window. The living room window of this neighbouring flat is also unaffected because of its position and orientation – looking north-west down the rear garden of no.226.
- 4.14** With regard to the impact of the first-floor extension on no.224, the proposed first floor extension will not have an adverse impact on the nearest first-floor bedroom of this property as it does not break the 45-degree line of its rear window and this neighbouring room does not have any side-facing windows.
- 4.15** As the neighbouring property to the rear will be more than 50 metres away, the proposed first floor extension would not result in any adverse amenity impacts to neighbours to the rear in Highfield Drive.
- 4.16** For the above reasons, the proposed first floor extension will comply with the provisions of Hillingdon Local Plan Policy B DMDH 1 (vi.).

Replacement dormer window

- 4.17** The proposed new roof will contain a flat roof rear dormer similar to the existing property except for the fact that the new proposal will have a dormer that sits better within the roof and is less dominant than the existing dormer – as Fig.8 below demonstrates.

Fig.8 – Existing rear dormer compared to the proposed rear dormer.



- 4.18** The proposed dormer is set down from the ridgeline and setback from the eaves and is also generously set in on either side.
- 4.19** The proposed dormer complies with the provisions of Hillingdon Local Plan Policy DMDH 1 (E) (i.) in that it is subservient to the scale of the roof and does not exceed more than two thirds the average width of the original roof – it is 6 metres wide and roof is 12 metres wide. Also, it is positioned below the ridge tiles of the existing roof and retains a substantial element of the original roof slope above the eaves line.

5. Precedent in Highfield Drive to the rear.

- 5.1** The overall scale and nature of the proposed extensions compare favourably those approved at 49 Highfield Drive to the rear of the application site (under LPA ref: 3460/APP/2008/330).

Fig.9 – Existing & approved front & rear elevations 49 Highfield Drive.



- 5.2** Similarly, the overall scale and nature of the proposed extensions compare favourably those approved at 45 Highfield Drive to the rear of the application site (11217/APP/2019/4070).

Fig.10 – Existing & approved front & rear elevations 45 Highfield Drive.



5.3 In light of the above examples, the proposed development is in keeping with the scale and character of recently approved development in the vicinity of the application site in terms of the scale and nature of the extensions proposed.

6. Conclusion

6.1 The proposed alterations to the frontage comply with the provisions of Policy DMHD 1 'Alterations to Residential Dwellings' in that:

- (i.) there is no adverse cumulative impact of the proposal on the character, appearance or quality of this existing street or wider area;
- (ii.) A satisfactory relationship with adjacent dwellings is achieved;
- (iii.) The new extensions appear subordinate to the main dwelling in their floor area, width, depth and height;
- (iv.) The new extensions respect the design of the original house and be of matching materials;
- (v.) there is no unacceptable loss of outlook to neighbouring occupiers;
- (vi.) adequate garden space is retained;
- (vii.) adequate off-street parking is retained;
- (viii.) trees, hedges and other landscaping features are retained.

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