

Statement

for

part single part double storey extension at

14 Thornhill Road, Ickenham, UB10 8SF



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INTRODUCTION

This planning application follows a refused application dated 01/10/2020, ref. no. 42818/APP/2020/3128.

Full planning permission is sought for the erection of the a two storey, part single storey rear extension and conversion of roof space to habitable use to include 2 roof lights to front and rear roof slopes.

The application is supported by the following documents:-

Document	Drawing Nos.
Location Plan	4908 – II
Existing Plans & Elevations	4908 – 03, 04
Proposed Plans & Elevations	4908 – 07, 08

This re-submission of the planning application is for the proposal showing reduced width of the first floor extension. This change results in reduction of the size of the previously proposed new bedroom which now having a floor space area under the required standards of the London Plan and Local Plan is proposed to become a study.

The sizes of the existing bedrooms, bathroom, shower as well as the kitchen are minimal. The long corridor at the first floor is very cramped and the steep stairs do not meet current building regulations requirements.

The property is occupied by a family of five including three young children of which two have medical needs. It is very important to the applicant to make the alteration to the property which would provide a high quality environment, comfortable space and improve the living standards for the whole family.

LOCATION AND STREET SCENE

The site stands within a residential area to the west side of Thornhill Road.

Within the close vicinity of the application building, along the Thornhill Road there is a mixture of two and single storey residential properties characterised by rows of mostly detached houses of diverse details and characteristics as well as roof designs and shapes.

The property sits in a distance of over 40m from the Vinlake Avenue and while is partly visible from this road the view is mostly obstructed by high fencing and vegetation as well as garage structure at the rear of no 30 Vinlake Avenue.

The proposed changes will be barely noticeable from this road and will not have a harmful impact on the street scene.

PROPOSAL

This involves demolition of a rear conservatory and erection of the part single storey part double storey extension and full refurbishment of the property including loft adaptation.

The number of bedrooms will remain the same but in a different configuration on the plan including enlargement of a master bedroom involving creation of the walk-in wardrobe and en-suite.

The first floor extension will accommodate a large family bathroom and a study.

The ground floor extension is to create a spacious open area including kitchen and dining.

REASON

A statement explaining a need for the proposed works written by the current owner of the property as follows:

We very much hope that Hillingdon Council is able to grant planning permission. The rationale behind the proposal is that we aim to bring our home

up to an acceptable standard for our young family of three young children (two of whom have medical needs), and in particular, to have a reasonable sized bathroom and shower. At the moment, we have a separate bathroom and small shower room neither of which are fit for purpose.

We would also like to have a better functioning kitchen and accompanying family space. Presently we have a cramped "galley style" kitchen and a very drafty extension, which being subject to the vagaries of the weather is either too hot or cold to use during most of the year.

Thank you for considering our application.