

PLANNING STATEMENT



DRIVING DEVELOPMENT

155 Swakeleys Road, Ickenham, UB10 8DL

Erection of a single storey rear extension and a double storey side extension

August 2025

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1. INTRODUCTION

1. Introduction

This document supports a householder application for planning permission to the London Borough of Hillingdon made by Mr Malik.

The application seeks permission for householder development comprising a double storey side extension and a single storey rear extension at 155 Swakeleys Road, Ickenham, UB10 8DL.

In preparing the submitted scheme, regard has been given to the local Development Plan (comprising London Borough of Hillingdon's Local Plan Parts 1 & 2, and the London plan), the National Planning Policy Framework (December 2024) and all other material considerations which affect the application site.

The Planning Statement assesses the proposed development against all relevant planning policies and relevant material considerations. The Statement identifies why the scheme accords with the development plan and subsequently, why permission should be granted.

2. SUPPORTING INFORMATION

2. Supporting Information

This Planning Statement should not be read in isolation. The current submission is supported by the following information:

Plans

- Location Plan - PA-2547-00
- Existing and Proposed Plans - PA-2547-01 to PA-2547-08

Documents

- Application Form
- This Planning Statement

3. SITE DESCRIPTION

3. Site Description

The application site comprises an existing detached dwelling and its surrounding curtilage.

Lying approximately 0.95km to the west of Ickenham's centre, the property sits on the southern side of Swakeleys Road.

The site is immediately bounded by the residential properties 153 Swakeleys Road and 17 Vinlake Avenue to the east and south respectively, a pedestrian walkway to the west which facilitates access between Swakeleys Road and Vinlake Avenue, and by Swakeleys Road itself to the north.

The site does not lie within any environmental planning designations e.g. conservation area, SSSI, National Landscape or National Park.

The table below sets out which environmental designations (if any) are of relevance to the site.

Designation	Relevance
Green Belt	No
Listed Building	No
Conservation Area	No
World Heritage Site	No
Scheduled Monument	No
Historic Park & Garden	No
Registered Battlefield	No
National Landscape	No
National Park	No

Designation	Relevance
Local Landscape Designation	No
National Nature Reserve	No
Local Nature Reserve	No
Ramsar Site	No
SSSI	No
SAC	No
SPA	No
SINC	No
Ancient Woodland	No
Tree Preservation Order	No
Flood Zone	Flood Zone 1
Surface Water Flood Risk	Very Low
Air Quality Management Area	Yes
Best and Most Versatile Agricultural Land	No BMV

This statement will assess the impact of the Proposed Development upon these designated features as relevant.

4. PLANNING HISTORY

4. Planning History

Relevant Planning History

In preparing this Statement, the London Borough of Hillingdon's publicly accessible online planning register has been accessed. The table below identifies planning history which is considered to be of relevance to the site and the proposed development.

Reference	Address	Description	Outcome
20345/APP/2021/10 37	155 Swakeleys Road, Ickenham	Part two storey, part single storey side/rear extension, conversion of roofspace to habitable use to include a rear dormer and 3 rooflights and conversion of garage to habitable use with alterations to front elevation	Approved
20345/APP/2021/37 51	155 Swakeleys Road, Ickenham	Part two storey, part single storey side/rear extension, single storey front extension and front entrance porch, conversion of roofspace to habitable use to include a rear dormer and 3 rooflights and conversion of garage to habitable use.	Refused
20345/APP/2021/43 64	155 Swakeleys Road, Ickenham	Erection of a single storey outbuilding to use as an indoor swimming pool, gym and game facility ancillary to the main use of the house.	Refused
20345/APP/2022/15	155 Swakeleys Road,	Erection of outbuilding with	Refused

Reference	Address	Description	Outcome
29	Ickenham	pitched roof.	
20345/APP/2024/31 56	155 Swakeleys Road, Ickenham	Erection of a part single storey, part two storey rear extension, a first floor side extension, and front porch following demolition of existing porch and conservatory. Conversion of roof space into habitable use to include a rear dormer, 1 rear facing roof light and 1 x front facing roof light. Removal of two existing chimneys. Conversion of garage to habitable use including amendments to fenestration.	Approved
20345/APP/2024/32 28	155 Swakeleys Road, Ickenham	Erection of an outbuilding (Application for a Certificate of Lawful Development for a Proposed Development)	Approved

The Applicant received informal pre-application advice from Officers in August 2025. The response welcomed changes to the proposed rear extension element of the scheme, and provided advice on the setbacks encouraged by the Council's adopted design guidance. This is discussed in greater detail in the Assessment section of this Statement.

5. PROPOSED DEVELOPMENT

5. Proposed Development

The proposals would see the existing property enlarged with extensions at ground and first floor level. The description of development is:

“Erection of a single storey rear extension and a double storey side extension”

The scheme comprises two elements. The first is a single storey rear extension which would extend the property across the entire width of the existing dwelling with a flat roof design to reduce its impact. The double storey side extension would extend over the area currently occupied by the existing attached garage at ground and first floor levels and would provide symmetry to the appearance of the building when viewed from all external elevations.

Internally, the enlargements to the property would facilitate the reconfiguration of the primary living space at ground floor level, with a resulting open plan living/kitchen dining area and an additional bedroom and shower room. At first floor level, the side extension would facilitate the creation of a bedroom and en-suite.

The proposed development would not affect access or parking arrangements at the site.



The Proposed Scheme

6. PLANNING POLICY FRAMEWORK

6. Planning Policy Framework

The Legal Framework for Planning Decisions

Section 38(6) of the Planning and Compulsory Purchase Act 2004 provides the legal foundation for decision-making in the planning system. It establishes the primacy of the development plan by requiring that decisions on planning applications be made in accordance with the policies of the development plan unless other material considerations indicate otherwise.

This principle ensures that local planning authorities make decisions based on policies that reflect the strategic and site-specific priorities of their area. Development plans, which include local plans, neighbourhood plans, and spatial development strategies, provide a clear framework for assessing whether proposals are acceptable in planning terms.

However, Section 38(6) also recognises that planning decisions cannot rely solely on development plan policies. It allows decision-makers to take into account material considerations, which may include national planning policies such as the National Planning Policy Framework (NPPF), site-specific circumstances, or emerging policies in draft development plans. This flexibility ensures that decisions remain responsive to changing circumstances while retaining the central role of the development plan.

Ultimately, Section 38(6) provides a balanced approach to planning decision-making, ensuring that local policies remain the starting point for evaluating proposals while enabling wider factors to be considered where relevant.

Relevant Planning Policies

The below is a summary of the national and local planning policies which are most relevant to the Proposed Development.

National

National Planning Policy Framework

The National Planning Policy Framework (NPPF), updated in December 2024, is the central national planning policy document for England and serves as a material consideration in the determination of all planning applications. While the local 'Development Plan' containing the London Borough of Hillingdon's planning policies, remains the primary basis for decision-making, the NPPF provides critical guidance, ensuring planning decisions align with national objectives.

Central to the Framework is the presumption in favour of sustainable development, set out in Paragraph 11. This policy directs decision-makers to approve proposals that align with an up-to-date Development Plan without delay. Where there are no relevant policies within the Development Plan, or where the policies most important for determining the application are out of date, permission should generally be granted unless specific policies in the NPPF provide a strong reason for refusal, or the adverse impacts significantly outweigh the benefits.

The principles of sustainable development, as outlined in Paragraphs 7-10, provide the foundation for the planning system. These principles are guided by three interdependent objectives (economic, social, and environmental) that must be pursued in a balanced and supportive manner. Paragraph 9 highlights the need for planning policies and decisions to consider local circumstances while contributing to overarching national goals. This ensures that development reflects local needs and opportunities while delivering sustainable outcomes.

Effective and positive decision-making is a key theme of the Framework, as detailed in Paragraph 39. Local planning authorities are encouraged to work proactively with applicants to secure high-quality developments that improve the economic, social, and environmental conditions of their areas. Paragraph 48 further reinforces the statutory requirement for planning decisions to be made in accordance with the Development Plan unless material considerations suggest otherwise, maintaining the centrality of the Development Plan in decision-making processes.

National Planning Practice Guidance

To complement the NPPF, the National Planning Practice Guidance (NPPG) offers practical support to ensure that national policies are applied consistently and appropriately. The NPPG provides detailed advice on topics such as evaluating material considerations, assessing viability, and addressing technical issues like flood risk, biodiversity, and heritage conservation. This guidance equips decision-makers with the tools to navigate complex planning scenarios while remaining consistent with the principles of the NPPF.

Together, the NPPF and NPPG establish a robust framework for planning in England, ensuring that all decisions are informed, balanced, and aligned with national objectives while being responsive to local needs. This integrated approach fosters sustainable, high-quality development that serves both present and future generations.

Local

The London Borough of Hillingdon's adopted Development Plan consists of the following documents:

- Local Plan: Part 1 - Strategic Policies
- Local Plan Part 2 - Development Management Policies
- Local Plan Part 2 - Site Allocations and Designations
- The West London Waste Plan
- The London Plan

Of these documents, only **The Local Plan Part 1, The Local Plan Part 2 - Development Management Policies, and The London Plan** are likely to be relevant for the purposes of the current application.

Emerging

The Council is in the process of preparing a new Local Plan, but this is not expected to be adopted until the summer of 2027 and as such there are no emerging policies that carry weight for the purposes of determining the current application.

The following policies are likely to be most relevant to the determination of the current planning application which seeks permission for householder extensions comprising a single storey rear extension and a double storey side extension.

Local Plan: Part 1 - Strategic Policies

- Policy NPPF1 - National Planning Policy Framework - Presumption in Favour of Sustainable Development
- Policy BE1 - Built Environment
- Policy EM6 - Flood Risk Management

Local Plan Part 2 - Development Management Policies

- Policy DMHB 11 - Design of New Development
- Policy DMHB 16 - Housing Standards
- Policy DMHB 18 - Private Outdoor Amenity Space

- Policy DMT 2 - Highways Impacts
- Policy DMT 6 - Vehicle Parking
- Policy DMHD 1 - Alterations and Extensions to Residential Dwellings

The London Plan

- Policy D6 - Housing quality and standards

7. ASSESSMENT

7. Assessment

This section of the Statement assesses the Proposed Development against the relevant policies of the Development Plan and identifies any other material considerations which are relevant to the determination of the application.

Principle of Development

The application site lies within the built up area of Ickenham, which is located outside of the Green Belt.

The principle of the proposed development is clearly acceptable, as evidenced by the Council's position on similar applications across the District. In the absence of specific local policies relating to the principle of householder development, the proposal should be assessed against the National Planning Policy Framework (NPPF).

The NPPF contains a presumption in favour of sustainable development at Paragraph 11, which is repeated in Local Plan Part 1 Policy NPPF1. The application site comprises the residential curtilage of the existing dwelling and is therefore defined as previously developed land. The proposal represents an efficient and sustainable use of this land by improving the quality of the existing housing stock to meet the current and future needs of the household.

The proposal is therefore consistent with the core principles of the NPPF and the strategic objectives of the Local Plan and London Plan, which support the enhancement of existing residential properties within established communities. The acceptability of the proposal is therefore subject to an assessment of its detailed impacts concerning design, amenity, and highways, which are addressed in the subsequent sections of this statement.

Impact on the Character and Appearance of the Area

The application site is not within a 'valued landscape' for the purposes of NPPF Paragraph 187(a) such as a National Park, National Landscape, or Local Landscape Designation.

Policy BE1 of the Local Plan Part 1 states, *inter alia*:

“The Council will require all new development to improve and maintain the quality of the built environment in order to create successful and sustainable neighbourhoods, where people enjoy living and working and that serve the long-term needs of all residents. All new developments should:

1. Achieve a high quality of design in all new buildings, alterations, extensions and the public realm which enhances the local distinctiveness of the area, contributes to community cohesion and a sense of place...”

Policy DMHB 11 of the Local Plan Part 2 - Development Management Policies states, *inter alia*:

“A) All development, including extensions, alterations and new buildings will be required to be designed to the highest standards and, incorporate principles of good design including:

i) harmonising with the local context by taking into account the surrounding:

- scale of development, considering the height, mass and bulk of adjacent structures;**
- building plot sizes and widths, plot coverage and established street patterns;**
- building lines and setbacks, rooflines, streetscape rhythm, for example, gaps between structures and other streetscape elements, such as degree of enclosure;**
- architectural composition and quality of detailing;**
- local topography, views both from and to the site; and**
- impact on neighbouring open spaces and their environment.**

ii) ensuring the use of high quality building materials and finishes;

iii) ensuring that the internal design and layout of development maximises sustainability and is adaptable to different activities...”

Policy DMHD 1 of the Local Plan Part 2 - Development Management Policies states, inter alia:

"A) Planning applications relating to alterations and extensions of dwellings will be required to ensure that:

- i) there is no adverse cumulative impact of the proposal on the character, appearance or quality of the existing street or wider area;**
- ii) a satisfactory relationship with adjacent dwellings is achieved;**
- iii) new extensions appear subordinate to the main dwelling in their floor area, width, depth and height;**
- iv) new extensions respect the design of the original house and be of matching materials..."**

Before considering the individual expectations of Policy DMHD 1 in relation to side and rear extensions, it is important to first consider compliance with the above parts of the policy.

The proposed development would result in the enlargement of the dwelling when viewed from the public realm and the side extension will be the only visible component of the proposals that would impact the surrounding public vantage points. The proposed design would 'balance' the appearance of the dwelling, especially when compared to the existing property which is unbalanced by the presence of the existing flat roof garage which does not appear as a complementary addition to the property. In contrast, the proposed design would result in the dwelling being read as a cohesive and well designed whole, when viewed from the street scene. The proposed enlargements would also be of matching materials as expected by criterion (A)(iv).

Given that the proposal meets the majority of expectations found within DMHD 1 (A) and is well-reasoned, it naturally follows that the proposals are accordant with the requirements of BE1 and DMHB 11, as the development will provide for a high quality design response that respects the host dwelling and the surrounding area.

In respect of rear extensions specifically, part B of Policy DMHD 1 states, inter alia:

- “ii) single storey rear extensions to detached houses with a plot width of 5 metres or more should not exceed 4.0 metres in depth;
- iii) flat roofed single storey extensions should not exceed 3.0 metres in height and any pitched or sloping roofs should not exceed 3.4 metres in height, measured from ground level...”

The proposed rear extension is a single storey only. This component would not exceed 4m in depth and would not exceed 3m in height. It is therefore fully compliant with the expectations of part B of DMHD 1.

Part C of DMHD 1 sets out specific expectations for side extensions. This part of the policy states, *inter alia*:

- “i) side extensions should not exceed half the width of the original property;
- ...
- iv) two storey side extensions should be set in a minimum of 1 metre from the side boundary or in the case of properties in the Copse Wood and Gatehill Estates, at least 1.5 metres, but more if on a wider than average plot, in order to maintain adequate visual separation and views between houses;
- v) two storey side extensions to detached and semi-detached properties should be set back a minimum of 1 metre behind the main front elevation...”

The proposed side extension would not exceed half the width of the original property, in accordance with criterion (i). However, the side extension would not be set back from either the side boundary or the front elevation of the property by 1m, as expected by criteria (iv) and (v).

Within the informal pre-application advice received from the Council, Officers noted that *“given the public accessway to the side I also believe the one metre set-in from the boundary is not absolutely critical”*.

In this case, the applicant considers there is a robust case to be made to ignore the expectation of criterion (v) as well. Policy DMHD 1 is designed to be applied to all proposals for householder alterations and extensions within the Borough. This therefore necessarily means that the design guidelines set out within the policy may not always be appropriate, as every site is different and the variety in context must be factored into any assessment. This is evidenced by the Officer's reasonable position that a side step in by 1m as expected by criterion (iv) is not critical in the present case.

In the vast majority of cases where a double storey side extension may be proposed, the existing design of the host dwelling is unlikely to be suited to a double storey side extension that would not be set back. A set back is a design measure which is taken in order so that the resulting extension reads as a subservient addition to the original form. This is appropriate in the majority of cases, because there will not exist the opportunity to create a resulting dwelling that appears as a cohesive whole. Indeed, in many cases where a side extension would continue along the principal elevation without a setback the extension would be immediately obvious and unattractive.

However, in the present case, the host dwelling is unbalanced and the proposed side extension would remedy this by creating a symmetrical principal elevation to the street. The side extension would, by virtue of the design symmetry, be read with the remainder of the dwelling as a cohesive whole and as such it would not be necessary to incorporate a setback in order to facilitate a high quality design

Incorporating a set back to the design would, in contrast and contrary to the overarching aims of the Development Plan, appear odd in comparison to the proposed design and would therefore result in a lower quality design response to the site.

It is therefore contended that whilst the proposed development would be contrary to parts of Policy DMHD 1, it would nonetheless result in a high-quality design which is entirely accordant with the overarching aims of both DMHD 1 and the other design related policies of the Development Plan.

Impact on Residential Amenity

Policy DMHB 1 states, *inter alia*:

“B) Development proposals should not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space.”

Policy DMHD 1 (A) also requires, *inter alia*:

“v) there is no unacceptable loss of outlook to neighbouring occupiers”

The proposed development would not, by virtue of the siting, separation, design and fenestration arrangements, have any adverse effect on the adjacent residential properties in terms of impact on outlook or the provision of adequate natural light. As such, the proposals are wholly accordant with the above parts of DMHD 1 and DMHB 1.

Policy DMH 16 sets out internal space standards expected for new developments. The proposed development would improve the offering of the host property and would far exceed the requirements of the policy and so is fully accordant.

Policy DMHB 18 sets out standards for private outdoor amenity space within residential developments and DMHD 1 (A) (iv) also requires that adequate garden space is retained following any enlargement of an existing dwelling. The proposed development would be compliant with these policy expectations.

Access and Parking

Policy DMT 2 states, *inter alia*:

“Development proposals must ensure that:

- i) safe and efficient vehicular access to the highway network is provided to the Council’s standards...”**

The proposals would not have any impact on the access arrangements to the property or the local highway network and are therefore accordant with DMT 2. Similarly, the proposals would not impact parking arrangements at the site and are therefore accordant with Policy DMT 6 which sets out parking standards for development within the Borough.

Ecological Impact

The site is not located within an area which is designated for its ecological significance, such as an SSSI, Ramsar Site, SPA, SAC, SINC, National Nature Reserve, or Local Nature Reserve.

The proposed development would not be required to deliver a 10% biodiversity net gain (BNG) under Schedule 7A of the Town and Country Planning Act 1990. This is because the submitted application is householder development, which is provided a specific exemption under the relevant BNG legislation.

Flood Risk

The site lies within Flood Zone 1, which is the category of land in England which is subject to the lowest level of fluvial flood risk. According to the Environment Agency’s mapping, the site has a very low risk of surface water flooding.

Policy EM6 states, *inter alia*:

“The Council will require new development to be directed away from Flood Zones 2 and 3 in accordance with the principles of the National Planning Policy Framework (NPPF).”

Given the site’s location within Flood Zone 1, the proposed development is wholly compliant with EM6.

Other Material Considerations

The site is located within an Air Quality Management Area, but within such areas small-scale householder development is acceptable without the need for development-specific mitigation.

8. PLANNING BALANCE

8. Planning Balance

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning decisions are made in accordance with the provisions of the adopted Development Plan, unless material considerations indicate otherwise. This is reinforced by Section 70(2) of the Town and Country Planning Act 1990 and Paragraph 2 of the National Planning Policy Framework.

This Statement has assessed the proposed development against the policies of the Development Plan. The assessment has found that the proposals would be compliant with all policies within the Development Plan with the exception of part of DMHD 1. The proposals would not be wholly compliant with DMHD 1 because the design expectations for double storey side extensions are not met due to the lack of 1m setbacks on the side and front elevations.

Given the site-specific context and the potential to worsen the design if setbacks are introduced (particularly on the front elevation), there exists an opportunity for the proposed extensions to create an attractive and logical symmetrical frontage to the property, meaning the development would read as a cohesive whole. Despite the identified conflict, the proposals would nonetheless result in an extended dwelling which is of a high-quality design. This accords with the overarching objectives of DMHD 1, and the scheme would comply with the remaining design policies within the Development Plan. Given this, the proposed scheme would accord with the Development Plan when read as a whole.

The S38(6) assessment therefore swings in the application's favour and permission should be granted.

9. CONCLUSION

9. Conclusion

This Planning Statement has been submitted in support of an application seeking full/outline planning permission for the erection of a single storey rear extension and a double storey side extension at 155 Swakeleys Road, Ickenham, UB10 8DL.

The Statement has assessed the development proposals against the policies of the Development Plan and has found that the scheme would accord with the Development Plan when read as a whole.

Planning permission should therefore be granted for the proposed development.



DRIVING DEVELOPMENT

We look forward to helping shape your next project.