

Design & Access Statement

For the Refurbishment to 30 Roker Park, Ickenham, UB10 8ED

The proposed development :

Is a small double storey rear extension and the conversion of the garage into a habitable room.

Is the proposal in keeping with the character of the neighbouring properties ?

Many houses in the street have had similar approvals. Numbers 8,13,15,17,19,23 to name only some, have had similar approvals.

Impact on neighbouring properties :

1. The proposed two storey rear extension would not be visible when looking at the front of the house and it will not be overly dominant to the immediate neighbour due to its siting and distance from the side boundary.
2. There would be a minimal loss of privacy to the neighbouring property as there are no proposed windows on the new side flank elevation (north) and the new rear (east) ensuite window will be small.

Trees and Amenity Space :

There are no trees on the site subject to a Tree Preservation Order and the proposal would not impact any trees.

There will remain parking spaces on the driveway that are sufficient to comply with the Council's parking standards and the rear garden will be retained.

External Materials :

The new front & rear elevations are proposed to be in matching brick to the existing front and rear elevations.

The side (north) wall is proposed to be a render finish as this elevation is only seen by the immediate neighbour to the north and the render finish allows for a more affordable development.

The new roof and windows are all to match the existing.

Conclusion :

Currently this is a three bedroom house with one bathroom.

The proposed extension and conversion of the garage will significantly improve the property and the quality of life for its residents.

The proposed conversion of the garage and rear extension are in keeping with the neighbouring properties as numerous similar applications in this road have been approved by Hillingdon council.

The proposal complies with design principles in the Council's Residential Extensions Design Guide and would help achieve the council's preference for providing good quality housing for families.