

# Supporting Statement

60 Breakspear Road South, Ickenham, UB10 8HE

Prepared by EH for London Interiors Ltd

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## **Proposal:**

Minor Material Amendment to approved scheme ref: 25728/APP/2021/3623; to extend the single storey rear extension to the rear of the garage.



## 1. Introduction

1.1 This statement accompanies a revised set of drawings and a minor material amendment application to an approved scheme.

1.2 The approved planning permission ref: 25728/APP/2021/3623 is for the development of a single storey side/rear extension, part single-storey, part two-storey rear extension, front porch, conversion of roof space to habitable use to include a side dormer and 5 side roof lights and new and replacement side and rear windows/doors, approved 22/11/2021.

1.3 The proposed minor material amendment seeks to extend the width of the approved ground floor rear extension to extend to the rear of the existing garage.

1.4 The proposal does not alter the use of the property, nor would alter the overall appearance of the property, visually from the public realm and would make greater quality internal layout space in line with the vision of the property owners.

1.5 The proposal would not have any negative impact on the existing approved planning permission, would not be visible from the primary elevation and would not have any impact on the neighbours' right to light, privacy or amenity.

1.6 The proposed amendment has been designed in line with Hillingdon's Local Planning Policy including The Local Plan Part 2 - Development Management Policies, adopted in 2020.



## 2. Location

2.1 The property is located along Breakspear Road South which is a long residential road sited on the edge of a suburban estate of predominantly larger detached homes on the Western edge of Ickenham.

2.2 The site itself is sited approximately halfway along Breakspear Road South, which is opposite rural farmland.

2.3 The property itself is a detached dwelling house with an attached single storey garage.

2.4 The property is not located within a Conservation Area or in an area of Special Local Character.

2.5 The approved planning permission includes a single-storey side/rear extension, part single-storey, part two-storey rear extension, front porch, conversion of roof space to habitable use to include a side dormer and 5 side roof lights and new and replacement side and rear windows/doors.

### 3. The Proposal

3.1 The proposed minor material amendment creates an extension to the approved ground floor single-storey rear extension, extending to the rear of the existing garage.

3.2 The proposed section of extension would be no more than 2.3m in width and would extend up to the rear elevation of the approved single-storey rear extension.

3.3 The proposed extension would infill behind the garage and would be constructed in the same material as the approved extensions under the approved permission reference ref: 25728/APP/2021/3623.

3.4 The proposed extension would retain a space from the boundary with 58 Breakspear Road South and would be in line with the existing rear elevation of 58 Breakspear Road South.

3.5 The proposed extension would create an additional small window to the rear elevation identical in style and scale of the existing windows to the rear elevation.

3.6 The proposed extension of the approved extension would be within the bounds of the 45-degree rule as prescribed within Appendix A Householder Development Policies of the Development Management Policies (2020).

3.7 The proposed extension would have no impact on 58 Breakspear Road South as it is understood there are no existing habitable windows to its flank elevation and that the existing built form of 58 Breakspear Road South ensures that the proposed extension of extension at the subject site would have no impact to the right of light, privacy and amenity of its neighbour.

3.8 The proposal would not be visible from the public realm, nor the primary elevation of the property and would have little impact on the scale and massing of the existing property and its approved permissions.

#### 4. Conclusion

4.1 The proposed minor material amendment seeks to extend the width of the approved ground floor rear extension to extend to the rear of the existing garage.

4.2 The approved planning permission Ref: 25728/APP/2021/3623 is for the development of a single storey side/rear extension, part single-storey, part two-storey rear extension, front porch, conversion of roof space to habitable use to include a side dormer and 5 side roof lights and new and replacement side and rear windows/doors, approved 22/11/2021.

4.3 The proposal does not alter the use of the property, nor would alter the overall appearance of the property, visually from the public realm and would make greater quality internal layout space in line with the vision of the property owners.

4.4 The proposal would not have any negative impact on the existing approved planning permission, would not be visible from the primary elevation and would not have any impact on the neighbours' right to light, privacy or amenity.

4.5 It is considered that the proposed addition to the approved extension would be in-line with Hillingdon's Local policies and is a minor material amendment to the approved development scheme.