

09-07-2021

London Borough of Hillingdon

3 North, Civic Centre
High Street, Uxbridge
UB8 1UW

Planning Application Statement

Site: 36 Milton Court, Ickenham, UB10 8ND

With this application, we are applying for a less than 1m long first floor extension and re-rendering of the extended house, which will be an addition to the approved extension stated below:

A single-storey rear extension (Already approved, Ref: 27126/APP/2021/1167).

The application site comprises a semi-detached house with a large rear garden.



The proposed first floor addition will extend up to the original rear wall and less than 1m long. We have borrowed the existing house architectural features; therefore there will be no negative impact on the rear view. Furthermore, the extension cannot be

seen from the street so there will be no change to the street view. (No 20 extension is approved even though it can be seen from the street.) The proposed extension will not affect the right of light of the neighbour. It will improve the privacy of the neighbour as the existing side window will be removed with this proposal. The adjacent neighbour (No 34) supports the extension and they are happy for the gutter to enter to their side. Notice 1 is served to No 34 as necessary.

The existing house finish is pebble dash render. We are proposing to re-render the existing house and the extensions in smooth white, which will match the neighbour buildings as seen on the photo below. We will keep the brick plinth as it is, to maintain the traditional look.





The attached neighbouring property (No 34) has an existing extension. Therefore, the proposed rear extension will not affect their right of light as shown on the drawing submitted. Rear wall of No 38 is about 2.6m beyond the rear wall of No 36 (as shown on the map above) and there is a gap of 3m between these two buildings.

The proposed rear extension's depth from the rear wall of the original house will be between 3m to 4m. There are similar applications approved by the Council such as:

- No 20 Milton Court, corner property, Ref 74741/APP/2020/2773: **4m** deep rear & side extension (part two storey, part single storey)
- No 5 Milton Court, Ref 43903/APP/2018/582: **4m** deep rear & side extension
- No 35 Milton Court, Ref: 4706/APP/2012/1261: **4m** deep rear extension

The extension cannot be seen from the street; therefore, there will be no impact on the street view.

There are two existing parking spaces.

There will be 170 sqm garden space after the extension.

We trust that this will meet with your approval. If you require any further information please do not hesitate to contact me.

Yours faithfully,

Sevda Kucuk
Senior Architectural Technologist
AVA Home Design Ltd.