

Design and Access Statement

Relating to

Proposed New Detached Outbuilding

at

**41 Highfield Drive
Ickenham
UB10 8AW**

for

Mr Gurinder Madhan

Prepared by

Stones Architects Ltd
50 Coldharbour Lane
Hayes
UB3 3EP

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Project ref: 2023.006

Description of Existing Site

The site relates to the rear of the property at no.41 Highfield Drive which is a two-storey detached property. The current use of the premises is a single dwelling family house. The surrounding area is all residential dwellings.

Ickenham Underground and Hillingdon Underground Stations are both a 30-minute walk away from the site, providing good transport links into London.

The site is not located within an area of Conservation nor are the buildings on site or adjacent to statutory or locally listed. The site is not the subject of a heritage policy.

Existing survey drawings are enclosed with the planning application.

Proposal

The proposal seeks planning consent for a single storey detached outbuilding to an existing residential dwelling. This new proposal would accommodate a study, playroom and an outdoor covered patio area.

Planning History

The application site and adjoining properties have the following relevant planning history:

Application Reference	Address	Description	Decision
30871/APP/2023/2582	41 Highfield Drive, Ickenham UB10 8AW	Single storey rear extension, first floor rear extension infilling the area to the side of the existing first floor rear addition, roof extension with two rear dormers to provide additional second floor living accommodation and two storey front extension.	Approval 15/12/23
30871/APP/2022/1516	41 Highfield Drive, Ickenham UB10 8AW	Single storey rear extension, a first floor rear extension infilling the area to the side of the existing first floor rear addition, a roof extension with two rear dormers to provide additional second floor living accommodation and a two storey front extension.	Appeal Dismissed 18/04/23

30871/APP/2001/2555	41 Highfield Drive, Ickenham, UB10 8AW	Erection of two storey side and rear extensions and a single storey rear extension	Appeal Allowed 17/10/02
30871/APP/2001/376	41 Highfield Drive, Ickenham UB10 8AW	Erection of a single storey rear extension and a first-floor side extension	Approval 16/04/01

Although not part of the application site, but worth noting the following recent planning consent at no. 39 Highfield Drive, which was also for a new outbuilding, ref. 67201/APP/2023/1376. The approval is similar to the application scheme as follows:

- Gross external floor area 46.75m², with an outdoor living area
- Positioned at rear of garden
- Accommodation ancillary to the home

Planning

The following Local Plan policies are considered applicable:

- Local Plan – Part 1
- Local Plan – Part 2

Brief

The applicant wishes to erect a detached outbuilding for accommodation that is ancillary to the home.

Design

The Architects obtained Pre-application advice with the duty planner (LBH) and report as follows:

1. The original application scheme was too large for planning to support, circa 60m², this has been reduced to a footprint of 49.71m², with an outdoor living area. The reduction was welcomed by LBH
2. The design shows a flat roof and follows the skew in the rear boundary line. Note the flat roof will be lower than the pitched roof approved on the adjoining property, ref. 67201/APP/2023/1376

3. The lintels above the new openings and the parapet walls were welcomed, as they would match the design language of recent planning consent at the main house (no.41 Highfield Drive)
4. The Architects questioned if an Arboricultural Assessment is required, as the rear boundary is lined with trees. LBH advised as the trees do not have any TPO's, unlikely to be required.
5. Sufficient gaps between the boundaries have been provided on the proposal

The proposals are shown on drawings listed in the Appendix at the end of this statement.

Access

The existing street access will be retained.

The new proposal will comply with the Building Regulations current at the time of commencement, as it is greater than 30m².

Ends

Appendix A

List of documents submitted with the application.

Drawing no.	Drawing title
S01	Site location plan
C101	Proposed Outbuilding Ground Floor
C102	Proposed Outbuilding First Floor
C103	Proposed Outbuilding Elevations
C104	Proposed Site Layout
Doc	Design and Access Statement