

03 MARCH 2022

DESIGN & ACCESS STATEMENT

**39 OAK AVENUE
ICKENHAM
UB10 8LR**

INTRODUCTION

This report has been prepared to support an application for full planning approval at 39 Oak Avenue, Ickenham, UB10 8LR, for a single storey outbuilding at the rear of the garden. The property sits within the London Borough of Hillingdon. The site is not in a designated Conservation Area or Archaeological Priority Zone, and the existing buildings are not listed locally or nationally. The proposed development responds directly to relevant planning policy and is sensitive to its neighbours and the wider context.

- Application Site
- Existing Outbuilding Location



EXISTING SITE

The existing property at 39 Oak Avenue is a detached bungalow with a hipped roof, for which planning permission has been granted regarding (REF: 321/APP/2021/4094) demolition and replacement of the existing detached bungalow with a new two-storey detached dwelling, together with alterations to the front driveway, new decking to rear and all associated ancillary works. There is an existing outbuilding and a wooden shed in the rear of the garden, with mostly green space through the rest of the garden. An oak tree protected by TPO is also present in the rear garden.



Existing outbuilding (right) and wooden shed (left)



Rear garden view toward existing house, showing the Oak Tree protected by TPO.

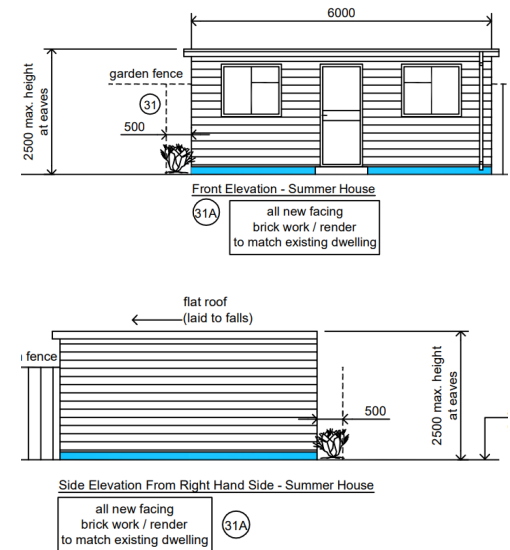
PLANNING PRECEDENTS

Erection of single storey outbuilding is a common development along Oak Avenue. This study shows the approved applications for a single storey outbuilding on Oak Avenue.

Planning ref: 24261/APP/2020/4003

25 Oak Avenue

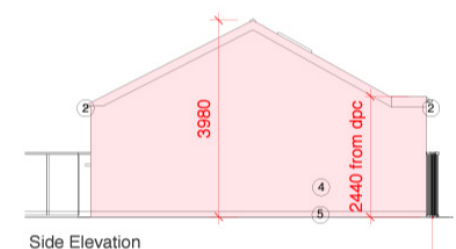
Extension to existing outbuilding for use as equipment storage for continued ancillary use (retrospective).



Planning ref: 24261/APP/2020/4003

25 Oak Avenue

Extension to existing outbuilding for use as equipment storage for continued ancillary use (retrospective).



PROPOSAL

The existing outbuilding has a wooden shed attached and the flat roof over the existing outbuilding are not structurally sound. Therefore, the proposal is for part demolition of the existing outbuilding and erection of a single storey outbuilding and replacement of door, window and installation of a new roof over existing outbuilding.

USE

The proposed outbuilding is intended for family use as a gym and garden storage. The proposal does not change the dwelling's existing residential use.

LAYOUT

The outbuilding will occupy the land at the end of the garden of 39 Oak Avenue. To the side of 41 & 37a Oak Avenue and back of 44 Parkfield Road. The addition of the outbuilding in the rear of the garden will create a much more usable and better flexible space for a growing family to enjoy. Other properties on Oak Avenue have also undergone comparable improvements and extension works in a similar strategy to help improve their overall use, as shown on the previous page.

AMOUNT

The GIA of the proposed outbuilding will be 20 sqm and the existing outbuilding retained GIA is 7.9 sqm.

SCALE

The outbuilding is a single storey flat roof structure. The eaves are 2.5m from the finished ground level in order to reduce the impact on the surrounding gardens.

IMPACT ON NEIGHBOURS

This proposal has very limited impact on neighbours. No overlooking occurs as a result of the single storey outbuilding proposal and there is no change to the daylight of the surrounding properties. The proposal will not be visible from any public roads.

APPEARANCE

All materials have been selected with careful consideration for the surroundings, the existing structure and the properties within the vicinity. The proposed outbuilding materiality will be exposed brick and felt roof to match with the main house and existing outbuilding.

LANDSCAPING

The outbuilding has been proposed at the corner of the rear garden, adjacent to the existing outbuilding. Six existing trees at rear garden which are not under the TPO protection are to be removed, and new trees are to be planted at rear garden. There will be no other effect on landscaping and the protected Oak tree will not be harmed, further details for this can be found in the Arboricultural Report by Trevor Heaps submitted alongside this document.

ACCESS

The proposed outbuilding does not alter the access arrangement to the main house and the traffic/parking provision is unaffected.

