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Rev 1 – 23/05/2024

Planning Statement

Alteration and Extension of Existing Dwellinghouse

at

275 Swakeleys Road, Ickenham, UB10 8DR

To whom it may concern,

Please consider this letter as a supporting document for the application enclosed.

We have been instructed by our clients of 275 Swakeleys Road, UB10 8DR, to submit the enclosed planning application.

The proposal includes modifying and expanding the existing detached house, as well as demolishing the current garage and garden shed. Specifically, this includes a single-storey and part double-storey rear extension, a double-storey side extension, a front extension, and a roof extension for a loft conversion.

Prior to commencing the design process, an analysis of the site's history, its immediate surroundings, and the broader local area was conducted.

This analysis included:

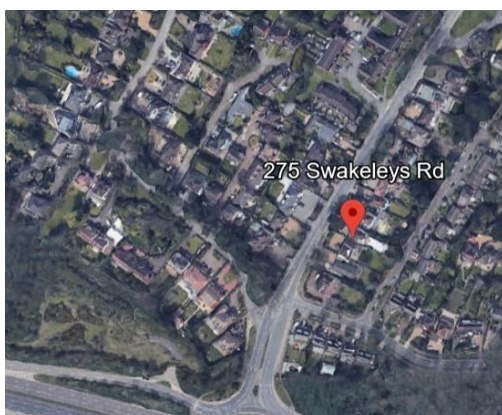
- Walking the area and compiling a photographic database to gain a greater knowledge and understanding of the character of the area and its setting.
- Review of the National Planning Policy Framework, London Plan, Local Plan, and other relevant planning policy guidance.
- Assessing local views into and out of the site

Prior to submitting formal planning application, pre-application advice was sought under application **32620/PRC/2024/58**.

1.The Neighbourhood

The local area comprises of predominantly 2 storey detached houses with additional accommodation in the roof. Many houses nearby have already been extended in similar character to that proposed in this application.

The subject site is a detached, two-storey dwellinghouse set behind high close-boarded fencing and vegetation and located on the east side of Swakeleys Road in Ickenham. The dwellinghouse benefits from a generous front driveway for off-street car parking and detached garage. To the rear of the property is a good-sized rear garden. The site is bounded to the north by a similar 2 storey detached house and to the south by a single storey detached bungalow house.



The subject building is not listed or locally listed and there are no listed or locally listed buildings in the immediate vicinity.

Fig.1 Area around 275 Swakeleys Road.

2. Single Storey Part Double Storey Rear Extension

Prior to pre-application advice, the ground floor rear extension was 5m in depth and 3.5m in height, this has been scaled back to a depth of 4m and eaves height of 3m. Similar rear extension can be observed at no.3 Woodstock Drive under application **63277/APP/2020/3786** where the depth is 4m, eaves height 3m and parapet height is 3.33m.

Given the high, close-boarded fenced boundary and using the 45-degree rule, we have carefully considered loss of light on the neighbouring properties due to the extension at first floor. We deem the proposal to be compliant as no part of the first-floor extension extends past the 45-degree line taken from the centre of a window, in a first-floor habitable room, of the neighbouring properties.

3. Double Storey Side Extension and Front Extension

In line with the bay window motifs observed among the existing dwellings along the street, the proposed front extension consists of a symmetrical double storey bay extension. This is similar the front elevation seen at no. 263 Swakeleys Road, approved as part of application 4395/APP/2009/1924.

To ensure high-quality architectural design achieved by the symmetry on the front elevation, no set back from the front elevation has been implemented on the double storey side extension. However, following the demolition of the existing out buildings, the side extension has been set back by a minimum of 1m away from the neighbouring boundary with no. 273.



Fig.2 Front Elevation at 263 Swakeleys Road. Overall ridge height from ground level approx. 8330mm.



Fig.3 Proposed Front Elevation at 275 Swakeleys Road. Overall ridge height from ground level approx. 8515mm.

5. Roof Extension to Facilitate Loft Conversion

The proposal has set out to extend the roof, providing two additional bedrooms in the loft, typical to the local area. While the existing eaves height and roof slope have been retained, the height of the roof ridge has been raised to facilitate the loft conversion, avoiding the use of a crown roof.

Similar alterations can be observed directly across the road at no. 250 as part of application 15595/APP/2019/2354 where the existing roof ridge has been raised by 1000mm, giving an overall ridge height of approx. 9700mm from ground level. The proposed ridge height at no. 275 is approx. 8515mm from ground level.

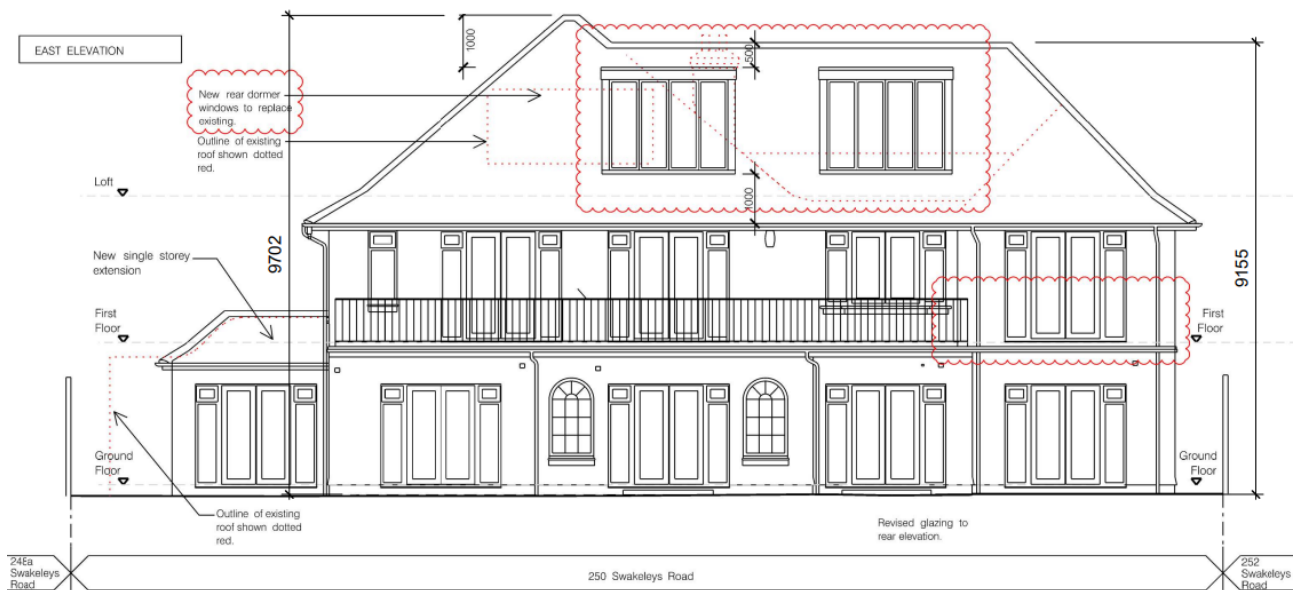


Fig.4 Front Elevation at 250 Swakeleys Road showing a roof ridge raise of 1000mm. Dimensions scaled from planning approved drawings, ref. 15595/APP/2019/2354.

The proposed raised ridge height has been implemented in part to avoid the use of crown roof which appears to be bulky and dominant as seen at numerous properties in the surrounding areas. Such examples can be seen at no.263 Swakeleys Road and no.5 The Drive.

Following pre-application advice, the dormer extension has also been reduced in width and depth to appear more subordinate to the rest of the roof.



Fig.5 Crown roof at 263 Swakeleys Road.

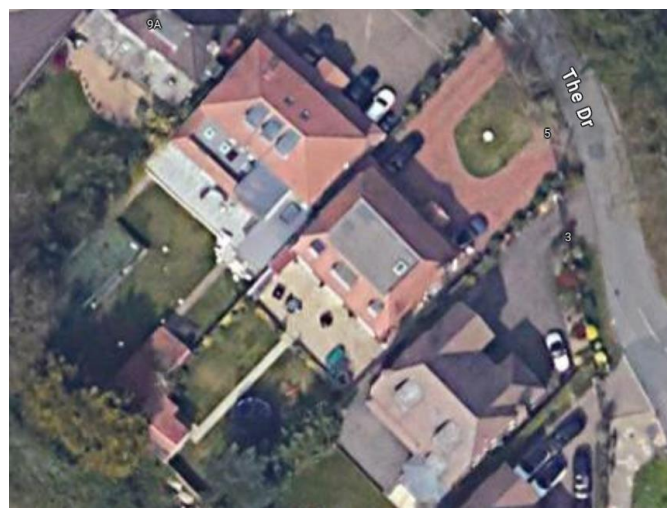


Fig.6 Crown roof at 5 The Drive

6.Conclusion

The proposal to extend the existing house has been developed through comprehensive research of the site and the local area as well as pre-application consultation. This sustainable plan aims to enhance the quality of accommodation for the current family home. The proposed extensions and alterations respect the existing building, the neighbouring properties, and the character and scale of the local area.

The design, scale, appearance, and materials are consistent with and sympathetic to the character of the immediate surroundings and the broader local area. The principle of improving the existing house aligns with the policies and guidance of the National Planning Policy Framework, the London Plan, the Local Plan, and other relevant planning policy documents.

Best regards,

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