

Design and Access Statement – incorporating a Planning Statement

92a Swakeleys Drive, Ickenham, Middx UB10 8QG

Amendment to Planning Approval 34228/APP/2021/3129 which consents a single storey front, side and rear extensions (following partial demolition of dwelling); new rear pool including raising (following removal of existing); hard and soft landscaping changes; extension link from garage to the dwelling; new windows/doors and painting of existing cladding. The current application proposes a curved end to bedroom 1, changes to the materials and the removal of 1 window.

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Introduction.

The current application comprises the following documents:

Planning Forms

CIL forms

Covering Letter

Design and Access Statement – R Clarke Planning Ltd

Ecology and Trees Checklist

Arboricultural Report - GHA Trees

AIA Rev B - GHA Trees

Materials schedule

FRA - WtFR Ltd

2124-PL01 – Site Location Plan.

2124-PL02C – Existing Site Plan Prior to Extensions.

2124-PL04B – Existing Ground Floor Prior to Extensions.

2124-PL03-E - Proposed Site Plan.

2124-PL05-C - Proposed Ground Floor Plan.

2124-PL06-C - Proposed Elevation SW.

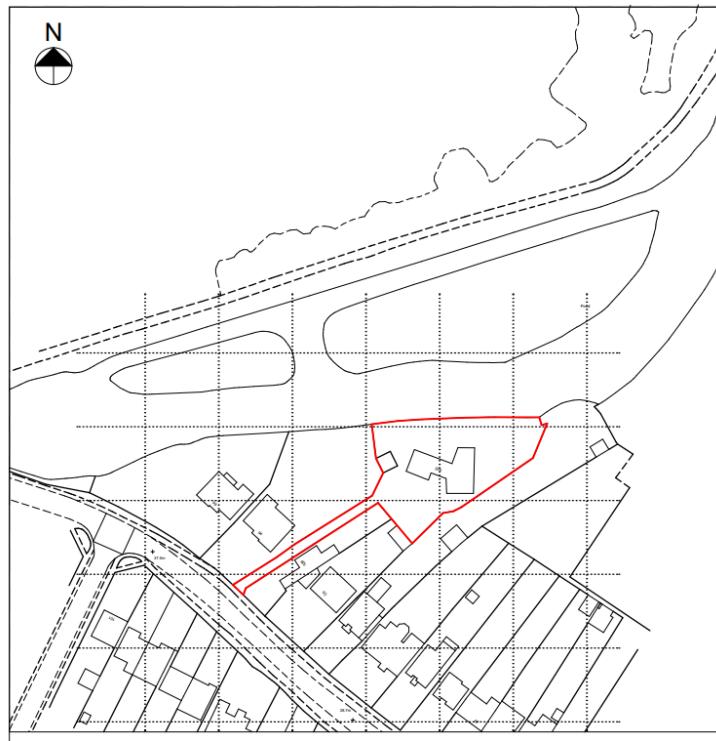
2124-PL07-C - Proposed Elevation SE.

2124-PL08-C - Proposed Elevation NE.

2124-PL09-C - Proposed Elevation NW.

The Site

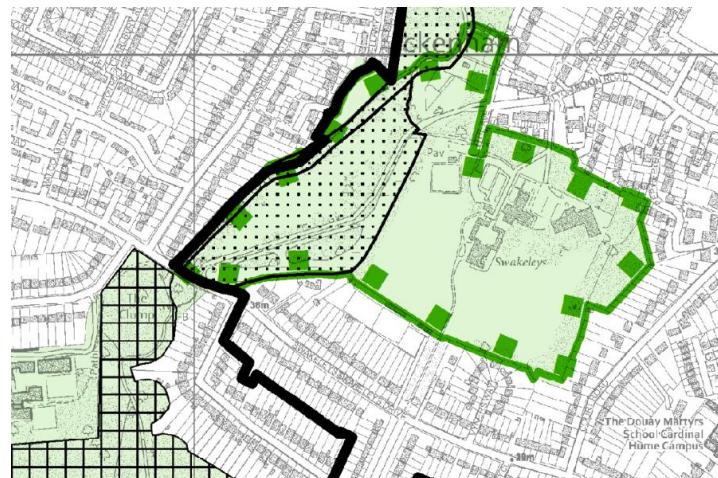
The application site is located to the rear of Swakeleys Drive in Ickenham, access is via a private drive running between 92b and 94 Swakeleys Drive. To the rear of the site is an area of water. The site is shown on the ordinance survey extract below:



The surrounding area is predominantly a residential area, where the adjacent houses are separated by fencing as well as vegetation.

The existing property is a bungalow with a detached garage to the west side, parking area to the front and a large rear garden.

The application site is within the Ickenham Conservation Area however outside of the Green Belt- see extract from the proposals map below:



Set out below are a selection of photographs showing the house prior to the extension works:



Planning Policies and Guidelines

The following Local Plan Policies are considered relevant to the application:-

Part 1 Policies

PT1.BE1 (2012) Built Environment

Part 2 Policies:

DMEI 9	Management of Flood Risk
DMHB 4	Conservation Areas
DMHB 11	Design of New Development
DMHB 12	Streets and Public Realm
DMHB 14	Trees and Landscaping
DMHB 18	Private Outdoor Amenity Space
DMHD 1	Alterations and Extensions to Residential Dwellings

The Proposal

On the 19/5/2022 under planning reference 34228/APP/2021/3129, full planning permission was granted for a single storey front, side and rear extensions (following partial demolition of dwelling); new rear pool including raising (following removal of existing); hard and soft landscaping changes; extension link from garage to the dwelling; new windows/doors and painting of existing cladding. The planning permission has been implemented however the following changes have been undertaken:

- * Bedroom 1 extension - the shape of the end of the room has been changed from a rectangular end to a curved end.
- * The timber cladding has been changed from dark varnished brown to a natural brown finish.
- * A stone panel has been added to rear elevation and window removed to same facade.

In all other respects the scheme remains unchanged from that which has been approved.

Relevant Planning History

Reference	Location	Proposal	Received	Status
34228/APP/2023/2778	92A SWAKELEYS DRIVE ICKENHAM	Non-material amendment to planning permission ref. 34228/APP/2021/3129 dated 19/05/2022 (Single storey front, side and rear extensions (following partial demolition of dwelling); new rear pool including raising (following removal of existing); hard and soft landscaping changes; extension link from garage to the dwelling; new windows/doors and painting of existing cladding) to change the shape of bedroom one and make amendments to fenestrations including alterations to cladding and stone panelling.	21-09-23	Refusal
34228/TRE/2022/150	92A SWAKELEYS DRIVE ICKENHAM	To fell One Alder within Area 1 on TPO 98. To fell Three Conifers (G3 on application), To crown reduce by 2m Two Alders (G1 on application), and to Reduce back/ lift low branches to 5.5m overhanging driveway to Two Sycamores (G2 on application) all protected by virtue of their location within Ickenham Village Conservation Area	01-08-22	Approval
34228/APP/2021/3129	92A SWAKELEYS DRIVE ICKENHAM	Single storey front, side and rear extensions (following partial demolition of dwelling); new rear pool including raising (following removal of existing); hard and soft landscaping changes; extension link from garage to the dwelling; new windows/doors and painting of existing cladding.	13-08-21	Approval
34228/APP/2016/4615	92A SWAKELEYS DRIVE ICKENHAM	Two x 2-storey, 5-bed detached dwellings with garages, associated parking and amenity space involving demolition of existing dwelling	22-12-16	Refusal
34228/A/95/1827	92A SWAKELEYS DRIVE ICKENHAM	Erection of a single storey front extension	28-11-95	Approval

Main Planning Issues.

Planning approval 34228/APP/2021/3129 is a material consideration of significant weight informing the determination of the current application. The current application only differs from the approved scheme in the following respects:

- * Bedroom 1 – the extension shape has been changed from a rectangular end to curved end.
- * Timber cladding on the house has been changed from dark varnished brown to a natural brown finish.
- * Stone panel added to rear and window removed to same facade.

Change to bedroom 1

The introduction of a curved end wall, softens the appearance of the approved extension and produces a design which improves the overall quality and appearance of the development. The curved end wall responds to the organic shape of the waters edge, creating a sympathetic response to the curving edge of the bank.

Change to timber cladding.

The change allows for a more subtle and low key use of colour, harmonising with the surroundings. The brown colour reflects the colour previously used on the house.

Addition of a Stone Panel

The introduction of a natural stone panel serves to improve the appearance of the rear façade breaking up the bulk and mass of the built form. The removal of the window has a neutral change in the elevation.

The proposed revisions serve to enhance the quality of the development, without adversely impacting on the character and appearance of the conservation area or the amenity of neighbouring properties. The proposed plans are considered to fully comply with the Development Plan policies and the policies of the National Planning Policy Framework. In light of the above it is respectfully considered that planning permission can be granted for the proposed changes.