

SUBMITTED VIA PLANNING PORTAL
PP-11239095

5 May 2022

Our Ref: PD/KH/22034

Mr James Rodger
Head of Planning, Transportation & Regeneration
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Dear Mr Rodger

TOWN AND COUNTRY PLANNING ACT 1990
HOUSEHOLDER APPLICATION
ERECTION OF PART SINGLE STOREY, PART DOUBLE STOREY FRONT AND REAR EXTENSIONS. CONVERSION OF ROOF TO CROWN TO INCLUDE 2 REAR DORMERS AND 7 ROOF LIGHTS. ALTERATIONS TO FENESTRATION
66 THE DRIVE, ICKENHAM, HILLINGDON UB10 8AQ

I am submitting a householder application for part single and part two storey front and rear extensions and roof alterations at 66 The Drive, Ickenham, Hillingdon UB10 1AQ. The application is submitted on behalf of Mr J Valand, the landowner.

The application comprises the following plans and documents:

- (1) Householder Planning Application Form and Ownership Certificate
- (2) Drawings prepared by Faluck Patel, Architect:

2021/187-11A – Location Plan and Block Plan (1:1250 and 1:500 at A4)
2021/187-01 – Existing Ground Floor Plan (1:100@A3)
2021/187-02 – Existing First Floor Plan (1:100@A3)
2021/187-03 – Existing Roof Plan (1:100@A3)
2021/187-04 – Existing Elevations (1:100@A3)
2021/187-05A – Proposed Ground Floor Plan (1:100@A3)
2021/187-06A – Proposed First Floor Plan (1:100@A3)
2021/187-07A – Proposed Loft Plan (1:100@A3)
2021/187-08A – Proposed Roof Plan (1:100@A3)
2021/187-09A – Proposed Elevations (1:100@A3)
2021/187-10A – Proposed Ground and First Floor Context Plan (1:200@A2)

- (3) Planning Statement prepared by Paul Dickinson & Associates, Town Planning and Development Consultants, May 2022
- (4) Photographs
- (5) CIL Additional Information Requirement Form dated 5 May 2022
- (6) CIL Self Build Extension Exemption Claim Form dated 5 May 2022

There is no planning application fee payable as this is the first revision of an application for a development of the same character or description on the same site by the same applicant within 12 months of the date of refusal of the earlier application.

This is a resubmission of revised proposals following the refusal of application 4011/APP/2022/313 by a Decision Notice dated 31 March 2022. The changes seek to address the Council's reasons for refusal. The main changes are:

- The scale and bulk of the central gable on the front elevation has been reduced.
- The feature window at the top of the gable has been removed to reduces the dominance of the gable feature so the proposal has the appearance of a traditional two-storey building with limited accommodation set within the roof.
- Removal of porch and balcony which the Council objected to in the previous application.
- Repositioning of the gable projection to avoid creating a dominant overly symmetrical appearance to the building.
- Reduction in roof pitch and consequent reduction in width and depth of the crown roof. Overall, the area of crown roof would therefore reduce from 136m² to 47m² or a reduction of nearly two-thirds (65.4%). The reduced form of crown roof in these revised proposals would not be incongruous or out of keeping with the surrounding area.
- Reduction and simplification of fenestration on rear elevation.

These changes are more fully described in the Planning Statement submitted with the application and which demonstrates how the revised proposals comply with national and local plan policies.

I trust that the submitted information is sufficient to enable the Council to approve the application, but please do not hesitate to contact me if you require any further information.

Yours sincerely



PAUL DICKINSON
BA (Hons) MRTPI MRICS MCMI