

Planning Statement

Site Address:

52 Warren Road
Ickenham
UB10 8AD

November 2024

Proposed Development: Two-Storey Side and Rear Extension, Front First Floor Extension, Roof Alterations, and Internal Modifications

Site Address: 52 Warren Road, Ickenham, UB10 8AD

1. Introduction

This Planning Statement has been prepared in support of the planning application for the proposed development at 52 Warren Road, Ickenham, UB10 8AD. The application seeks approval for a two-storey side and rear extension, front first-floor extension, conversion of the existing gable-ended roof to a hipped roof, and raising the roof height to facilitate the conversion of the roof space into a habitable room. The proposal includes the addition of a rear-facing dormer, front-facing roof light, and two side-facing roof lights. Internal alterations will also be carried out to accommodate these changes.

The proposed development is designed to enhance the living accommodation of the property while ensuring the character and appearance of the area are respected. The proposal is in line with local planning policies and complies with the principles of good design, residential amenity, and sustainability.



Block Location Plan

2. Description of the Proposed Development

- Two-Storey Side and Rear Extension:** The proposal includes a two-storey side and rear extension, which will create additional living space at both ground and first-floor levels. The extension will be set back from the front elevation to ensure it does not dominate the street scene and respects the character of the surrounding area.
- Front First-Floor Extension:** A front extension at first-floor level will provide additional space while maintaining the symmetry of the existing property. The extension is designed to be in keeping with the existing architectural style and will not result in an overbearing presence from the street.
- Roof Alterations:** The existing gable-ended roof will be converted to a hipped roof to better match the surrounding properties. This change in roof form will reduce the massing of the property, creating a more harmonious relationship with neighbouring dwellings. The roof height will be raised to facilitate the conversion of the roof space into a habitable room.

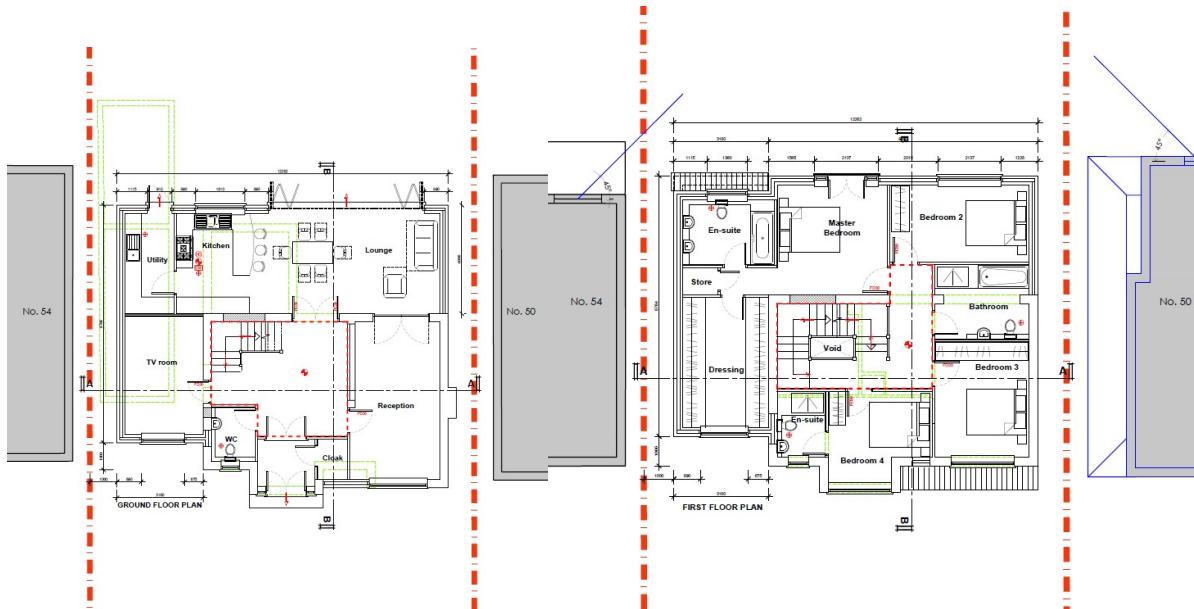
- **Dormer and Roof Lights:** A rear-facing dormer will be incorporated to provide light and headroom to the new habitable room in the roof space. In addition, a front-facing roof light and two side-facing roof lights will be installed to ensure adequate natural light and ventilation to the new space.
- **Internal Alterations:** The internal layout will be modified to integrate the proposed extensions and roof conversion, providing more functional living space suitable for modern family needs.

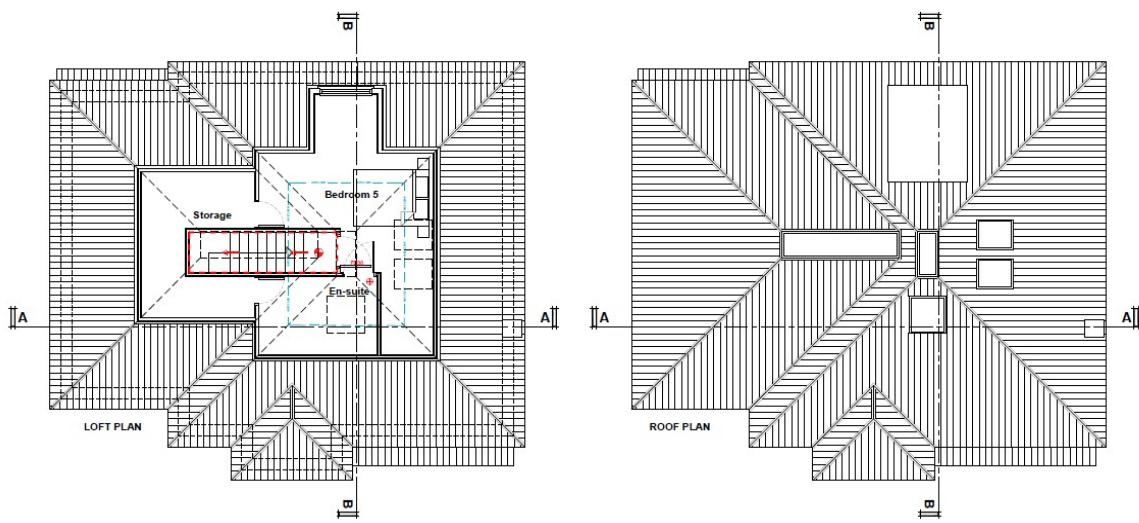
3. Design and Appearance

The proposed extensions and alterations have been carefully designed to respect the architectural character of the existing dwelling and the surrounding area. The two-storey side extension will be set back from the front elevation to create a subordinate addition that complements the host building. The front first-floor extension will be in keeping with the existing design, with matching materials and proportions.

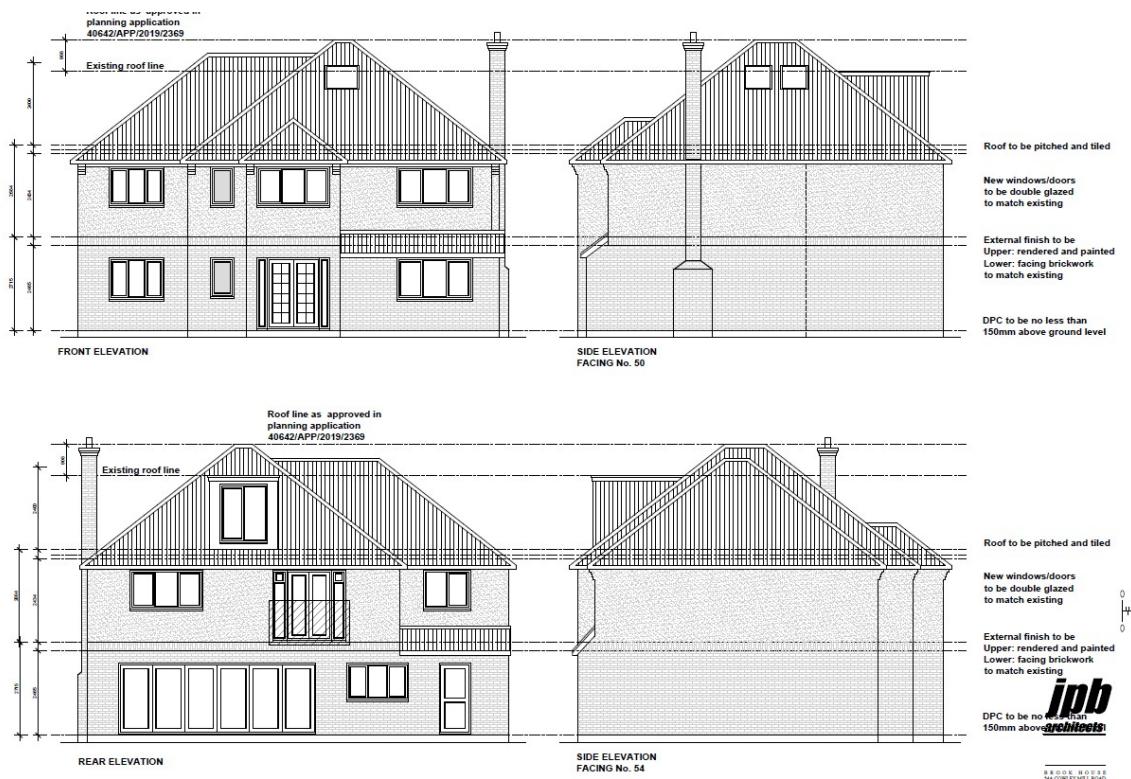
The conversion of the roof form from gable-ended to hipped roof will ensure a more balanced appearance, with the hipped roof reflecting the typical roof forms found in the area. The proposed dormer is designed to be in proportion with the existing roof, and the roof lights are positioned to minimize visual impact from the street while ensuring adequate lighting for the new spaces.

The choice of materials for the extensions, including matching brickwork, tiles, and render, will help the development blend seamlessly with the existing building and surrounding properties.





Proposed Floor and Roof Plans



Proposed Elevations

4. Impact on Neighbours and Residential Amenity

The proposed extensions have been designed with careful consideration of the potential impact on neighbouring properties. The two-storey side extension is located well away from the boundary with the adjacent property, minimizing the risk of overshadowing or overlooking. The extension has been positioned to avoid direct views into neighbouring gardens or habitable windows.

The rear dormer and roof lights are designed to minimize any overlooking or loss of privacy, with the dormer located away from neighbouring properties to avoid adverse visual or privacy impacts. The side-facing roof lights are positioned at a high level to ensure there is no direct overlooking.

Overall, the proposal is not expected to result in a significant loss of light, privacy, or outlook for neighbouring properties.



Existing and Proposed Street Scene

5. Compliance with Local Planning Policies

The proposal has been designed in compliance with relevant local planning policies, including:

- **Hillingdon Local Plan: Part 1 – Strategic Policies**
The proposed development will support the objectives of the Hillingdon Local Plan by contributing to the efficient use of land and the provision of additional living space in an established residential area.
- **Hillingdon Local Plan: Part 2 – Development Management Policies**
The proposal complies with policies related to residential extensions (DMHD 1, DMHD 2), which encourage the extension of existing homes while safeguarding the character of the area and protecting the amenity of neighbouring properties.
- **National Planning Policy Framework (NPPF)**
The proposal meets the NPPF's objectives for promoting sustainable development, enhancing the quality of life, and providing a well-designed built environment.

6. Conclusion

The proposed development represents a well-considered and balanced approach to extending and improving the property at 52 Warren Road, Ickenham, UB10 8AD. The design has been carefully

tailored to minimize impact on the surrounding area and neighbouring properties while providing additional living space that meets the needs of the occupants.

The development is in keeping with the character of the area, complies with local planning policies, and will not result in significant harm to residential amenity. Therefore, it is respectfully requested that planning permission be granted for the proposed works.

This application is repeat of the application 40642/APP/2019/2369 which was granted in 2019, there are some amendments to the previous application considering changes in planning guidelines.

We trust that the proposals will be viewed favourably and look forward to your consideration.