

Planning statement / Design & Access Statement

**Minor revisions to approved first floor side extension, roof alterations
to approved single storey extension and replacement front boundary
wall to include gates:**

56 LONG LANE, ICKENHAM, HILLINGDON UB10 0EQ.



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1 INTRODUCTION & PROPOSED CHANGES:

- 1.1 The following statement outlines details for minor revisions to extant approvals for a first floor extension to the side and a ground floor side single storey extension to the existing property as well as further associated works to the front boundary wall. The proposal changes to the approved scheme alter fenestration mostly, removing the attic conversion and associated rooflights completely. The footprint remains the same as well as the overall massing and scale to the previous approval, the lower completely flat roof also reduces the impact.
- 1.2 This statement is to be read in conjunction with the submitted plans:
- 1) Floor plans and elevations of existing,
 - 2) Floor plans and elevations of proposals for both approvals combined,
 - 3) Existing and proposed block plans with roof plans and site location plans
 - 4) Larger scale frontage illustrations showing changes and the wall front boundary wall detail with this planning and design statement.
- 1.3 The property is large semi-detached house, being the right-hand side of the pair, located on a corner plot on the junction between Long Lane and Milton Road. The property is one of a number of similar semi-detached properties in the immediate area, the properties have been built in the mid 20th Century in traditional form and placement within the Ickenham village. Characteristic in the design are steeply pitched gables with a long sloped main frontage roof overhanging the ground floor elevation to form a feature canopy area to the front entrance door. The properties give a positive contribution by way of character and appearance forming an attractive grouping in the Conservation Area of traditional houses of the period.
- 1.4 The main walls have a brick base plinth course at ground floor meeting the predominant wall material of render on block. The property has a traditional cut roof clad in plain tiles.
- 1.5 The current property provides lounge, kitchen, dining room, utility and attached garage to the ground floor area, with 3 bedrooms, bathroom and 2 cramped areas under a lean-to

roof to the side (bathroom and store) at first floor. The integral garage area will be incorporated into the house.

- 1.6 The approved earlier applications have been re-evaluated by the recent new owner and some minor changes are required to suit his requirements rather than the previous owner's.
- 1.7 **Application 41074/APP/2020/793:** The proposed loft conversion is considered both impractical to use as very limited in floor space and headroom as well as difficult and expensive to convert this type of building. Therefore, the conversion will be deleted from the scheme and allowing better room layout to the first floor as well as re-positioning the window to front and rear elevations for the new first floor extension.
- 1.8 **Application 41074/APP/2020/794:** The ground floor extension has been commenced however the roof construction as originally designed has a number of construction issues that can be removed if a lower flat roof is built instead. This will also have less visual impact at street scene level and will sit behind the annex just in front (see application 41074/APP/2022/3885).
- 1.9 The changes are viewed as minor material alterations however would require further approval as the revisions would not be in compliance with the approval plans. To simplify the changes as well as incorporate further revised details to the rebuilt wall frontage approved in the additional application 41074/APP/2022/3885 then a new full application taking all the above into one application is felt a better way forward.

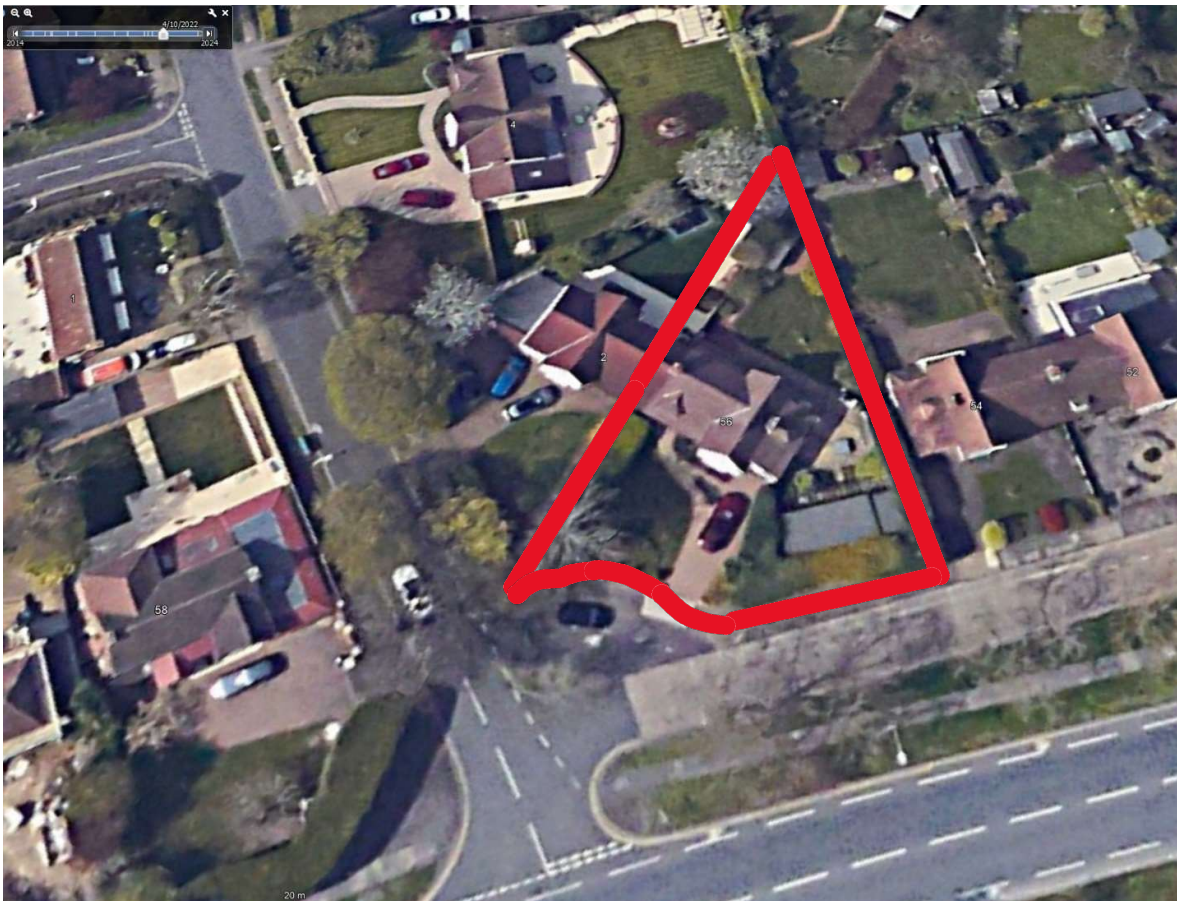
2 SITE DESCRIPTION AND CONTEXT:

- 2.1 The application site is within the Ickenham village Conservation Area in a predominantly residential area, the site is a large corner plot of land, the area is level ground having mature gardens and trees to both frontage and rear garden areas.
- 2.2 The site is occupied by a right hand part of a semi-detached two storey dwelling with feature steep gable frontage, the main house roof slopes down to ground floor eaves height allowing for an open canopy area to the main entrance, first floor windows being

set into the roof as a dormer feature. The garage is integral to the right-hand side under a lean-to roof. The property is full two storey to the rear with addition lean to area at ground floor.

2.3 The garden frontage is large with a central driveway, with car parking area in front of the house, the remaining has a lawn and hard surfaced parking area predominantly with mature shrub areas.

2.4 The dwelling is constructed in a traditional manner the walls with brick and render finishes under a hand cut roof with plain tile roof covering. The overall style is relatively simple, based on a large rectangular footprint with a projecting steep gable to the front and rear elevations echoing an Arts and Crafts style vernacular to the area and period.



Milton Road junction to Long Lane, Ickenham Google maps



56 Long Lane, Ickenham as viewed from the road frontage showing the access and driveway.



56 Long Lane, Ickenham front elevation.

2.5 Recent relevant planning history for the site as below:

41074/APP/2023/463	Details pursuant to the discharge of Condition 5
41074/APP/2022/3885	Erection of a replacement outbuilding for use as an annexe
41074/APP/2020/794	Single storey side extension (appeal allowed)
41074/APP/2020/793	First floor side extension and conversion of roof space

2.6 The site is located at the more central area of Ickenham, the area is a mix of detached and semi-detached mid to earlier 20th century properties

2.7 The earlier extant permissions set both the principle and the size of extensions to the property. The minor revisions still retain the traditional style of design complimenting and enhancing the host dwelling as well as according with local policies for design.

2.8 The application site is within the Ickenham village Conservation Area.

3 PLANNING POLICY

3.1 In order to demonstrate acceptability of the proposal the relevant planning policies have already been considered in the previous submitted applications and designs and found acceptable.

4 APPRAISAL:

4.1 The Application proposal: The application is for planning permission to amend the current 2 approved consents to extend the existing property. The revisions as stated above change the designs in a small but positive way still retaining and preserving the character of the Conservation area.

- 4.2 The principle of extensions on the site has been established and have been found acceptable complying with the Local Plan Policies as acknowledged by the Hillingdon Council planning department. This application follows a largely similar proposal and therefore will be in accordance with the Local Plan. The proposals retain adequate amenity space and parking, with the design pattern commensurate with existing dwellings in the area.
- 4.3 The Impact on the Character Appearance of the Area: The site can be viewed from the main road that abuts the frontage boundary, the changes will hardly be perceptible and will not give rise to any harmful impact, more reflecting typical designs & features found locally.
- 4.4 Effect on character and buildings locally: To reflect the local area and character as well architectural style of the existing building the design aim was to reflect the distinct style of the properties introducing minimal change. The proposal will not conflict with any neighbouring properties and will appear as a minimal impact to the area. There are no listed buildings close to the site so any detrimental impact on them is not applicable.
- 4.5 It is considered that the site can accommodate proportional extensions and has therefore given approvals for the above earlier, the design should not have an adverse impact on the character or appearance of the area or Conservation Area.
- 4.6 The application site is not subject to any other landscape or heritage designations, i.e. the site is not within an Area of Outstanding Natural Beauty, Special Landscape Area, Site of Special Scientific Interest, apart from the Conservation Area.
- 4.7 Residential amenity consideration: The proposed development is located a sufficient distance away to avoid impinging the residential amenity of neighbouring properties to the northeast and southwest boundaries.
- 4.8 Apart from the obvious inconvenience during any demolition and building of the property, it is considered there will be little effect on the residential amenity of neighbouring properties. Building work would not result in any permanent or long-term harm to the amenity of adjoining neighbours.

- 4.9 Overall, it is considered that the proposed extensions would preserve the amenity of adjoining neighbours and is acceptable.
- 4.10 Flooding and Drainage: The site is within flood risk zone 1 (a preferred location for residential development), no measures are required apart from sensible consideration of discharging and disposing of storm and foul water. It is anticipated crate storage systems with attenuation to percolate into the surrounding topsoil will be proposed with some of the stormwater also being collected, conserved and re-used for domestic purposes.

5 DESIGN CHANGES

- 5.1 The object of the revisions:
- 1) Improve the first floor layout by removing the access stairs to the no longer needed attic conversion to room.
 - 2) Position first floor windows to both front and rear aspect instead of retaining the side elevation position and increasing the width.
 - 3) To remove the flat roof mansard style roof to the ground floor and constructing a flat roof with overhangs.
 - 4) Revise the front boundary wall detail to allow for a pair of iron railing style access gates as well as a side pedestrian opening gate to the house
- 5.2 Materials used in the design will compliment the existing house matching following the details approved in the discharge of consent application 41074/APP/2023/463 approved earlier.

6 SUMMARY

- 6.1 Based on the information and justification set out above, the principle of the changes proposed are therefore considered acceptable given the compliance with policy.

- 6.2 The proposal is of an appropriate design and will not have a detrimental effect on Neighbour amenity, building appearance, highways, Heritage assets or the street scene.
- 6.3 The site is within a Conservation Area where extensions are acceptable in principle as outlined above. The proposed scheme has previously been considered acceptable in relation to the scale, appearance and siting of the adjoining dwellings and the wider context. No unacceptable level of harm to the appearance of the host dwelling will result.
- 6.4 The impact on the residential amenity of surrounding properties will be negligible, locating primary windows to both the front and rear (obscure glazed to bathroom).
- 6.5 With reasons laid out in this statement, and the proposed plans, the scheme is considered to be in keeping with the character and appearance of the surrounding area and offers an improvement over the existing extant permission.
- 6.6 With the above in mind, it is therefore respectfully requested that the Local Authority can support and approve the changes proposed in this new application.

END OF STATEMENT