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London Borough of Hillingdon

3 North, Civic Centre
High Street, Uxbridge
UB8 1UW

Planning Application Statement

Site: 142 Glebe Avenue Ickenham, UB10 8PQ

This application seeks planning permission for the conversion of the existing garage, the erection of a single-storey rear extension with roof lights, and a front extension. The proposals also include the demolition of the existing rear extension, conservatory, and original rear structure. The application site comprises a two-storey semi-detached dwellinghouse located within an established residential area.

Residential Amenity

The proposed single-storey rear extension would infill the rear corner sections only and project to a maximum depth of approximately 3.6m. Given its siting, scale and single-storey form, the development would not result in any material loss of outlook, daylight or sunlight to the adjoining occupiers. In particular, it is considered that the proposal would not cause any significant harm to the residential amenity of No. 144 Glebe Avenue.

Parking Provision

No alteration is proposed to the existing driveway arrangement, and the proposal would not increase the number of bedrooms within the property. The existing garage is narrow and is currently used for storage rather than as a functional parking space. The property benefits from an existing front driveway measuring approximately 12m in width, which is capable of accommodating at least one vehicle. In addition, there is a further parking space to the side of the property. The site has a PTAL rating of 2, and the proposal is not considered to give rise to any unacceptable parking stress.

Private Amenity Space

The proposal would retain approximately 100 sq.m of private rear garden space, which would remain sufficient to serve the needs of the occupiers of the dwelling.

Character and Appearance

The proposed extensions have been designed to respect the character and appearance of the host property. A pitched roof form is proposed, reflecting the design and proportions of the existing dwelling. The rear extension would be located behind the principal elevation and would therefore not appear unduly prominent within the street scene. Overall, the proposed development would be sympathetic to the appearance of the existing dwelling and the surrounding area.

Relevant Nearby Developments

There are a number of comparable developments nearby, including:

- **172 Glebe Avenue** – Similar front extension and garage conversion approved and implemented
- **32 Thirlmere Gardens, Northwood (Ref: APP/R5510/D/25/3370785)** – Similar front extension allowed on appeal
- **25 Swakeleys Drive, Ickenham (Ref: 39588/APP/2021/1849)** – Similar front extension approved
- **144 Glebe Avenue (Ref: 6089/APP/2020/2086)** – Two-storey side and rear extension approved
- **125 Glebe Avenue (Ref: 79439/APP/2025/1131)** – Two-storey side and rear extension approved

These examples indicate that the proposed form of development is consistent with the character of the wider area.

Conclusion

The proposed development represents an appropriate and well-designed form of householder development. It would not result in unacceptable harm to the character and appearance of the host dwelling or surrounding area, nor would it adversely affect the amenities of neighbouring occupiers. Adequate parking and private amenity space would also be retained. In light of the above, it is respectfully requested that planning permission be granted.

Yours faithfully,
Sevda Kucuk
Senior Architectural Technologist
AVA Home Design Ltd.