

Planning Department
Hillingdon Council

17th February 2025 Revised as indicated 07/06/25

For the attention of The Planning Officer

**Re 71 Thornhill Road, Ickenham, Hillingdon UB10 8SH
Design & Access Statement**

This proposal has been developed further to the guidelines supplied during the recently submitted pre application as the previous planning application, reference 64731/APP/2022/2744 was refused by reason of its scale and other sizes and sitings as listed in the report.

My client is keen to comply with planning in order to get permission for this build.

This property is a bungalow dwarfed by its flanking neighbours. It was purchased by my client a few years back with a view to extend it to become more in scale with these neighbouring houses and to make it a home for her expanding family.

The proposal is to retain the front area of the existing house and add a second storey to accommodate four bedrooms, two with en suites. This would then enable the living area to remain at ground level which would provide for good sized rooms including a living and alternate reception room, along with an open plan kitchen diner with large rear facing patio doors for plenty of natural light.

It is also worth noting that it is my client's intention to fully embrace and maximise today's guidelines as set by the environmental energy and climate action by fitting an air source heat pump and PV solar panels for energy supplies.

To enable these proposals, it is believed that the planning guidelines have been carefully considered and adhered to as follows.

Whilst keeping the existing front line of the house, at ground level the side walls have been bought forwards to remain 1.5 metres back enabling subservience from this retained front line.

The roofline to the front elevation, although with a shallower pitch to ensure the height remains slightly below the neighbour's, reflects the existing with its larger roof to the rear and smaller to the front right over the existing retained front projection and is, indeed, a reflection of the architectural roof forms within the immediate area.

The property has been extended sideways to the south and within the boundary line whilst the north side wall has had its footprint reduced to the rear to enable a metre wide side access from front to back garden.

The north side at first floor is set back by a metre from the extended line at ground floor.

Given the proximity to the neighbouring property at number 69, the second floor has a corner cut out with a flat roof over the dining area to enable a clear 45% angle right to light. Whilst allowing for this provision, it has been noted that an application for number 69 for substantial double storey rear and side extensions has been submitted whereby should it get permission then this allowance would not be applicable.

Further to the grant of a planning application to the neighbour's at no 69 – reference [33436/APP/2025/65](#) the provision for the corner cut out to enable the 45% angle right to light is now null and void. Therefore, this element has now been removed and the proposal now includes a full right angle corner as indicated on the submitted updated drawings herewith.

Regarding landscaping, it has been indicated on the drawings that there is only the one (Ash) tree and a hedge to the front and rear gardens, all of which will be retained. The Ash tree located in the front lawn is approximately 7 metres high and 8.9 metres away from the front wall of the house, therefore there would be no harm to this tree during build works.

It is proposed to include landscaping to the front garden to allow for extra foliage (shrubs) to soften the look whilst increasing its parking capacity of up to three cars to further deter street parking.

The assessment of daylight/sunlight has been demonstrated on the drawings (Roof plans in Grounds) where the sun's movement and 45 degree line of angle from both the neighbouring properties have been indicated and, indeed, show that there would be no detrimental impact here.

It is considered that this proposal would be far more in proportion with its immediate neighbours whilst complimenting the general trend of development in this road. The carefully considered design is to be built to the highest level of quality whilst adding a touch of style and attractiveness alongside these other new builds.

Yours faithfully

Julie Bliss
Bliss Interiors Limited

Bliss Interiors Ltd undertake the role of all works pertaining to an Architectural Designer. This does not include the capacity available to an RIBA Architect. Where specific works be required Bliss Interiors Ltd would refer to specialists in that field of works.