

PLANNING STATEMENT

Including Design and Access Statement &
Heritage Statement

Erection of detached garden room

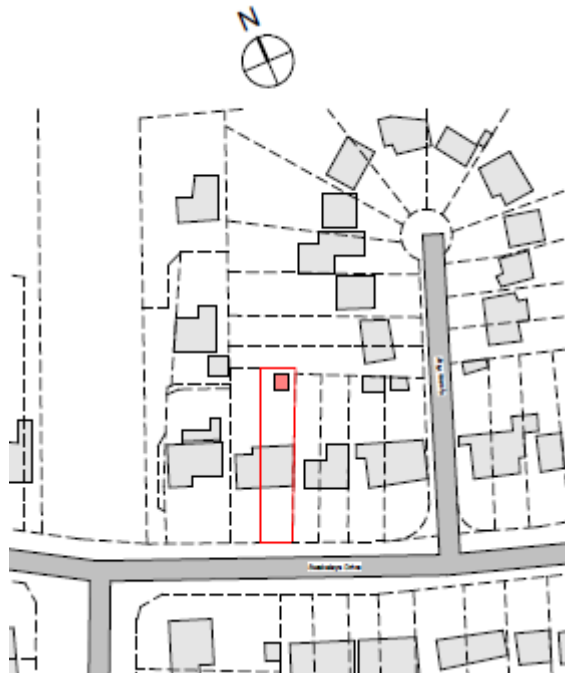
50 Swakeleys Drive
Ickeham
UB10 8QE

April 2026

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1.0 INTRODUCTION

1.01 This application seeks planning permission for the erection of a detached garden building in the rear garden of 50 Swakeleys Drive, Ickenham.



Extract from Location Plan

1.02 The application site consists of a semi-detached two storey dwelling located on the north side of Swakeleys Drive.

1.03 The proposed building would have the following dimensions;

- ◇ Depth – 4.55 metres
- ◇ Width – 4.85 metres
- ◇ Height – 2.50 metres

1.04 The site is located in the built up area and within a Conservation Area. The building is not listed.

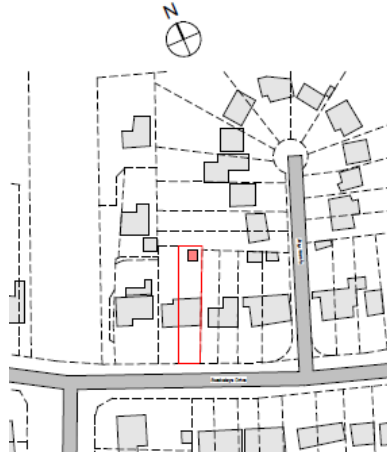
2.0 DOCUMENTS AND PLANS

2.01 The following plans and documents are submitted in support of the planning application;

- ◇ IFG1068 Sheet 1 of 5 - Location Plan
- ◇ IFG1068 Sheet 2 of 5 - Proposed Block Plan
- ◇ IFG1068 Sheet 3 of 5 – Proposed Floor and Roof Plan
- ◇ IFG1068 Sheet 4 of 5 – Proposed Elevations
- ◇ IFG1068 Sheet 5 of 5- Proposed Section
- ◇ Application forms
- ◇ CIL Form 1
- ◇ This Planning Statement including Design and Access Statement & Heritage Statement

3.0 THE SITE AND ITS SURROUNDINGS

3.01 The application site is located on the northern side of Swakeleys Drive and consists of one half of a pair of 1930s two storey dwellings.



Extract from the Location Plan

3.02 As can be seen from the location plan, the houses sit within in a linear grain of development and are set back from the road. The streetscape is characterised by grass verges and street trees.



Google Streetview Image of the application site

3.03 The rear garden is flat and open with fencing on the boundaries. A small shed is located on the western flank boundary.



Photograph of rear garden

3.04 The site is located in the built up area and within a Conservation Area. The building is not listed.

3.05 It is also within Flood Zone 1.

4.0 PLANNING HISTORY

4.01 The Council's records show the following planning applications;

- ◇ 66042/APP/2009/2678 - Single storey rear extension with 2 rooflights and 1 roof lantern, single storey side infill extension and conversion of integral garage to habitable use – APPROVED 2010

- ◇ 66042/APP/2009/1080 - Single storey side/rear extension with 4 rooflights, involving demolition of existing outbuildings and conversion of integral garage to habitable use. REFUSED 2009

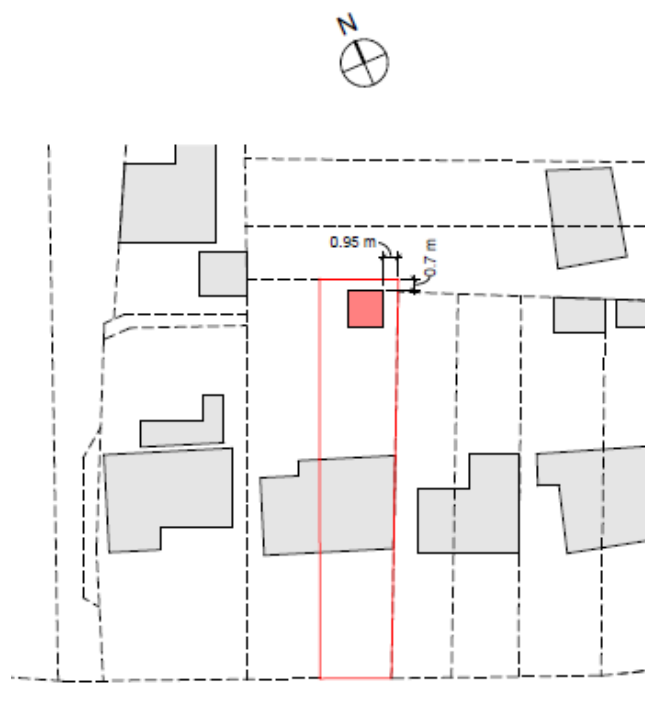
5.0 THE PLANNING APPLICATION

Use

- 5.01 The proposal involves the erection of a detached building which would be used for ancillary residential purposes. The use of the site would remain as residential.

Amount and Layout

- 5.02 The proposed structure would be positioned close to the rear boundary of the site and would form a multi use space.



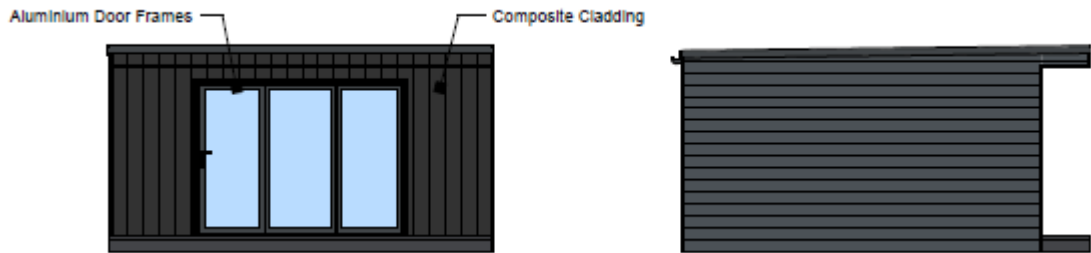
Block Plan Extract

- 5.03 The dimensions of the building would be:

- ◇ Depth – 4.55 metres
- ◇ Width – 4.85 metres
- ◇ Height – 2.50 metres

Scale and appearance

- 5.04 The proposed structure would have a flat roof and a contemporary appearance with composite cladding on the elevations. The windows would be aluminium.



Proposed Front and Side Elevations

Landscaping and Trees

- 5.05 There are no significant trees that would be adversely affected by this modest proposal.
- 5.06 No further landscaping would be required apart from making good the ground around the garden room.

6.00 THE DEVELOPMENT PLAN

NPPF and the Planning Guidance Suite

6.01 The National Planning Policy Framework was published in 2025. The following sections are relevant to the current proposal;

- ◇ Section 2 – Achieving sustainable development
- ◇ Section 4 – Decision making
- ◇ Section 12 - Achieving well-designed and beautiful places
- ◇ Section 16 – Conserving and enhancing the historic environment

London Plan (2021)

6.02 The main policies applying to the site are:

- ◇ D4 Delivering good design

Hillingdon Local Plan Part 1 (2012) and Part 2 (2020)

6.03 The following Part 1 policies are relevant to this application:

- ◇ HE1 Heritage
- ◇ BE1 Built Environment

6.04 The following Part 2 policies also apply:

- ◇ DMHB 11 – Design of New Development
- ◇ DMHB 18 - Private Outdoor Amenity Space
- ◇ DMHD 1 - Alterations and Extensions to Residential Dwellings

7.0 THE PLANNING APPLICATION

7.01 The following issues are considered pertinent to the consideration of this planning application:-

- ◇ Policy Background
- ◇ Impact on the character of the Conservation Area (HERITAGE STATEMENT)
- ◇ Effect on the amenity of nearby residents
- ◇ Trees and Landscaping
- ◇ Parking

Policy Background

7.02 The site is located within an urban area where the principle of the development is acceptable. This is subject to all other relevant planning considerations and policies which are set out below.

7.03 The site is located within a Conservation Area and therefore policies HE1, DMHB1 and DMHB4 apply; these policies require that development should not harm heritage assets

7.04 Part Two policy DMHD2 sets criteria for residential outbuildings and requires that;

i) they are of high-quality design and do not harm neighbours' amenity;

ii) their footprint is proportionate to the host dwelling and garden, with appropriate regard for existing trees;

iii) they are used only for purposes incidental to the enjoyment of the dwelling and not as independent residential accommodation; and

iv) they do not contain primary living spaces such as bedrooms, bathrooms or kitchens.

7.05 Paragraph A1.34 of Part Two of the Local Plan advises that outbuildings should generally not exceed 30 square metres and must not significantly reduce private amenity space or the garden's landscape or ecological value. Outbuildings must also protect neighbouring properties from undue loss of amenity, privacy, outlook or sunlight/overshadowing.

7.06 These matters are considered below.

Impact on the character of the Conservation Area (HERITAGE STATEMENT)

7.07 The heritage asset to which this report relates to is the Ickenham Conservation area. The conservation area is a large area based around the historical hall of Swakeleys and land surrounding St Giles Church.

7.08 The conservation area encompasses most of central Ickenham with a focus on the early 20th century development including inter war housing.

7.09 The impact of the proposed building, which would have a footprint of 18.7sqm, in the rear garden of a property within this conservation area would be minimal.

7.10 The structure has been designed to be a low key addition and would be discretely sited in the rear garden of the site; it would not be readily visible in public view.

7.11 Furthermore, sufficient garden would be retained and it is therefore considered that the proposal would not undermine the external amenity provision at the site.

7.12 We therefore consider that the proposal would have an acceptable impact on the character of the Ickenham Village Conservation Area in accordance with the relevant national and local policies.

Effect on the amenity of nearby residents

- 7.13 Policy DMBH11 requires development to avoid adversely impacting the amenity, daylight and sunlight of adjacent properties and open space.
- 7.14 The modest scale of the building and its position within the site would ensure that the structure would not materially impact the amenities of adjoining occupiers.

Trees and Landscaping

- 7.15 There are no trees in the immediate visibility of the proposed building and No further landscaping would be required apart from making good the ground around the proposal.

Parking

- 7.16 The parking at the site would not be affected by the proposal.

8.0 SUMMARY

- ◇ The application seeks permission for the erection of detached outbuilding which would be ancillary to the main use of the dwellinghouse.
- ◇ The building would not have a detrimental impact on the visual amenities of the Conservation Area or the wider locality, or the amenities of any neighbouring property, and therefore complies with the relevant local plan policies.
- ◇ Sufficient garden space would be retained by the property.
- ◇ The proposed garden building therefore accords with Government advice in the National Planning Policy Framework and the policies of the Development Plan.

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