

DESIGN AND ACCESS STATEMENT

60 LONG LANE, ICKENHAM

BACKGROUND

There have been a number of previous applications on the site as follows:

- Application for seven flats, reference 70282/APP/2018/612.
Refused planning 16th February 2018.
- Planning appeal on the above refusal, reference APP/R5510/W/19/3221731.
Appeal allowed.
- Application for extension to existing house, reference 70282/APP/2019/1883.
Approved.
- Application for eight flats, reference 70282/APP/2019/2773.
Granted planning permission on 20th August 2019.
- An application for nine flats, reference 70282/APP/2020/2522.
Refused planning permission on 29th September 2020.
- Planning appeal on the above, reference APP/R5510/W/20/3261227.
Appeal dismissed 1st March 2021.

The latest application dismissed at appeal referred to above has two main issues.

1. The effect of the proposed development on the character and appearance of the Ickenham village conservation area;
2. The effect of the proposed development on the living conditions of the occupants of No 1 Neela Close and No 1 Milton Road with particular regard to privacy.

The planning inspector concluded that issue No 2, the effect on neighbouring properties would not cause significant harm on the living conditions of the occupiers of No 1 Neela Close and No 1 Milton Road.

The inspector concluded that issue No 1, the effect on the conservation area, that the proposal would not preserve and enhance the character and appearance of the Ickenham village conservation area design.

DESIGN

The proposal has been designed to take into account the comments made in the appeal decision referred to above (dated 1st March 2021). The inspector referred to “the large crown roof” and the “3no second floor rear dormer windows”. He also referred to the very wide two storey rear element.

The proposal has been redesigned to address these problems as follows:

- The large two storey element referred to has been broken down by the introduction by two gable features to produce a more balanced rear elevation.
- The 3no dormers have been reduced to a single dormer in a central position with two small conservation area roof lights.
- The crown roof has been reduced by approximately 50% in size. The previous crown roof referred to by the inspector had an area of 46.7m². In the current proposal the crown roof has an area of 25.4m².

The current proposal we would contend answers the inspector’s concerns and the proposed rear elevation has been carefully considered to have the same degree of articulation as the front elevation as suggested by the inspector.

The inspector stated that “small and medium sized sites can make an important contribution to meeting the housing requirement of an area and are often build-out relatively quickly, as indicated in paragraph 68 of the Framework. The proposal would deliver public benefits in terms of adding to the overall provision of housing in an accessible location.”

The proposal provides a valuable additional unit of accommodation. The inspector can see that the views of the rear elevation would be limited within the conservation area but nevertheless requiring careful detailing and consideration. With the proposed modifications the design concerns have been addressed and the scheme should be allowed to go ahead with the additional unit set within the roof space.

ACCESS

Access to the proposed flats is off Long lane. Parking is provided to the front of the site. Pedestrian access will also be off Long lane again utilising the existing crossover.

Access to the flats from the parking area will be via a level threshold to facilitate access for the disabled.

Access to the rear amenity area will be provided to all flats via a passage way at the side of the building for which there is more than adequate scope in the layout.

The design as been conceived in accordance with Lifetime Homes requirements.

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