

PLANNING STATEMENT

Site Address:
48 The Chase
Ickenham
UB10 8ST

Proposed: Single Storey Side/Rear Extension

Location & Background:

The application site is located along The Chase in Ickenham and is occupied as a Ground Floor Bungalow providing Two Bedroom and family Living spaces.

The properties within this part of Hillingdon consist of 1920's and 1930's Bungalows and Houses. These have traditional characteristics and design features, such a Mock-Tudor. Nearby properties have also been extended and demolished/rebuilt.

This application follows a previously Approved development (reference 75567/APP/2020/1415). However, with a number of neighbouring Planning Applications approved for similar/larger extensions, we are proposing to resubmit accordingly.

Similar Development –

Site Address	Reference	Approval Date	Extension Depth (m)
34 The Chase	77975/APP/2023/1111	31/07/2023	5.2m
30 The Chase	18317/APP/2023/416	11/04/2023	6.0m
20 The Chase	48712/APP/2022/517	08/11/2022	8.0m
45 The Chase	9384/APP/2021/3652	13/01/2022	5.0m
3 Halford Road	18476/APP/2019/2199	26/09/2019	6.2m

Design:

Physical building works include the following:-
Single Storey Side/Rear Extension

This proposal, to create additional space for the family Use, is considered to be an appropriate and sustainable use of the property site. It is considered that the proposal, represents a far better and more appropriate use of this space.

The proposed Ground Floor Side/Rear extension will help to provide much needed Family space for the current occupiers. With the cost of living and affordability, this is the only way additional living space can be created. As often promoted by Local Authorities, good standards of living are important for families.

To buy a larger property for the occupier is not financially possible, therefore the scope to extend helps address the need of better living conditions.

The development will still maintain a Garden to the Rear. Having considered other residential units within the immediate area, we can also maintain private amenity space.

The extension will project slightly further than the adjoining neighbour but with this being minimal, the impact will not be considered to effect their outlook or living conditions.

Access:

The property is accessed from the Chase itself. A Front Door opens to a Hallway leading to the Bedrooms/Living areas etc.

Off-Street Parking is available to this location, being within the Front forecourt of the site boundaries.