

SUSSEX ROAD

1 SITE PLAN - EXISTING
Scale: 1:200

2 LOCATION PLAN - EXISTING
Scale: 1:1250

20 0 20 40 60 80 100
Metres

0 2m 4m 6m 8m 10m

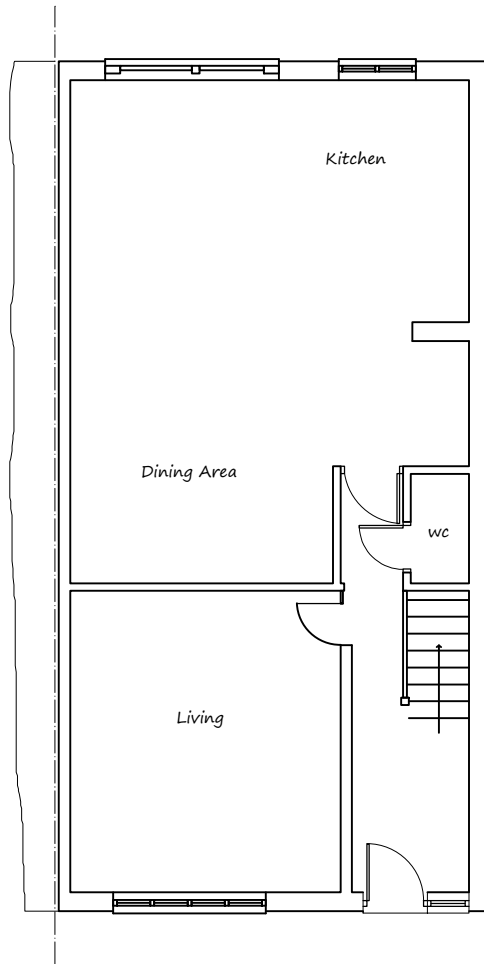
7 SUSSEX ROAD, ICKENHAM
UXBRIDGE
UB108PN

SITE PLAN

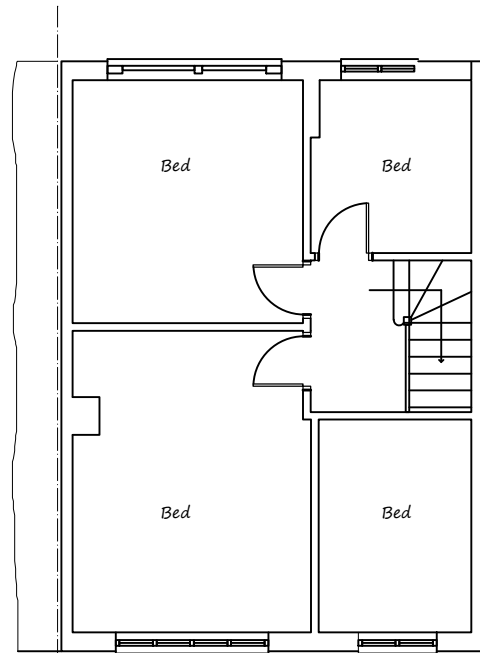
Scale: 1:200 & 1:1250
@ A3

June 2025

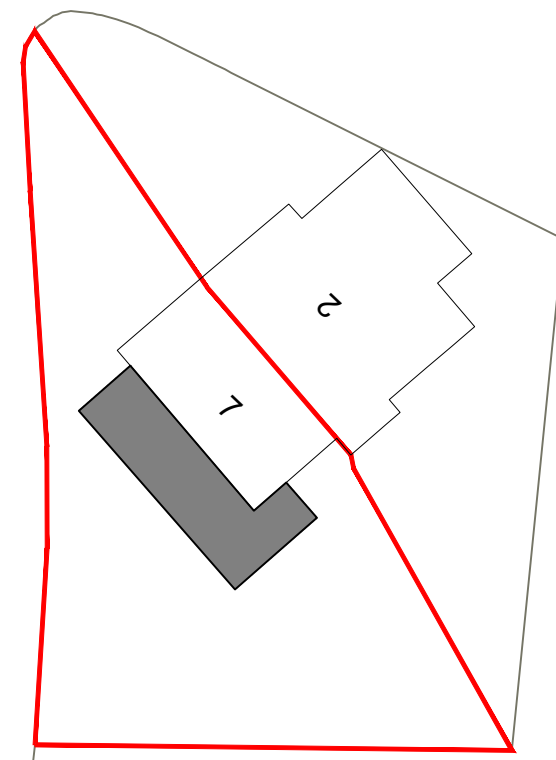
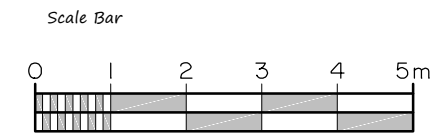
Dwg. 25_00_P1



EXISTING GROUND FLOOR PLAN



EXISTING FIRST FLOOR PLAN



This drawing to be read in conjunction with Drg No 3972 / 02

Date	Revisions	

Client

Job Title

7 Sussex Road
Ickenham
Middlesex

Drawing Title

Existing Details and Site Plan

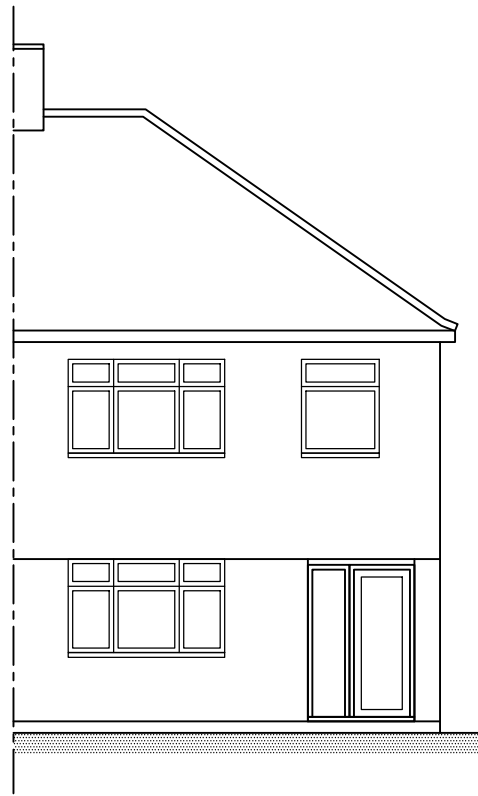
1:100 on A3

Date
June 2025

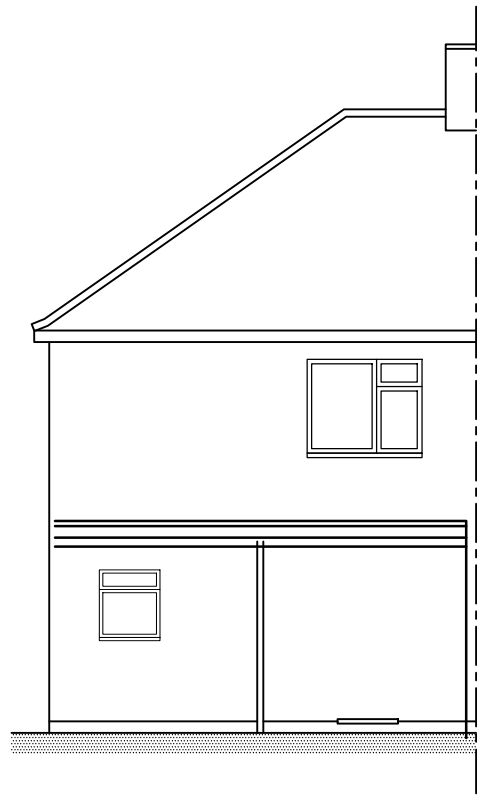
Drawn by

Drg No.

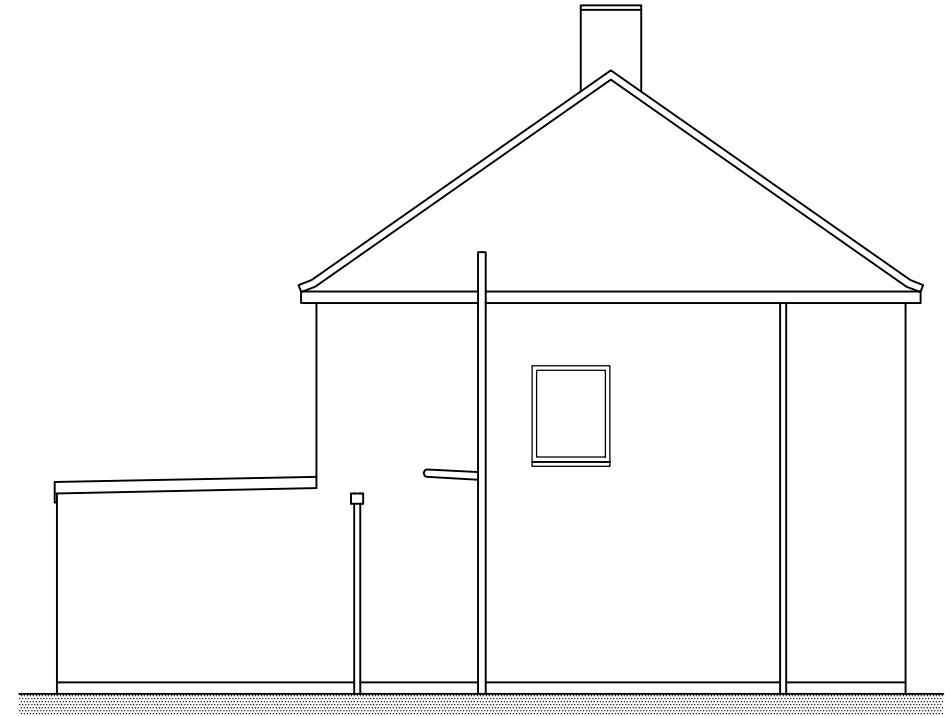
Dwg. 25_00_P3



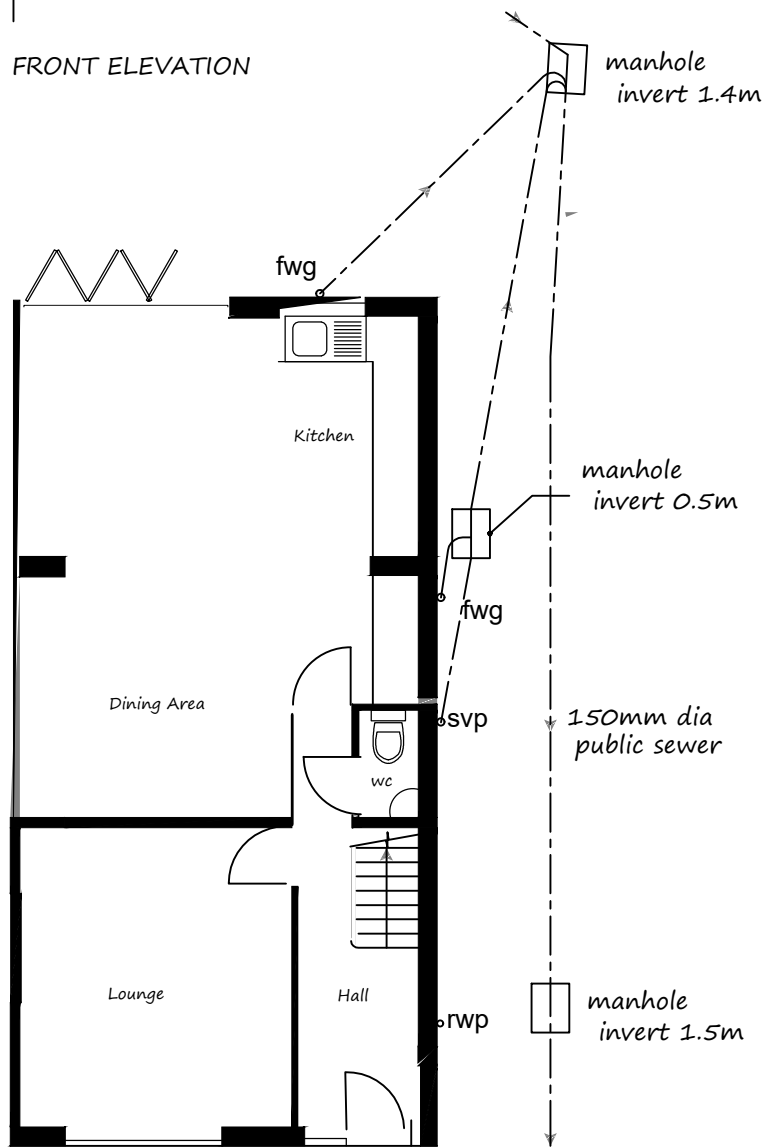
FRONT ELEVATION



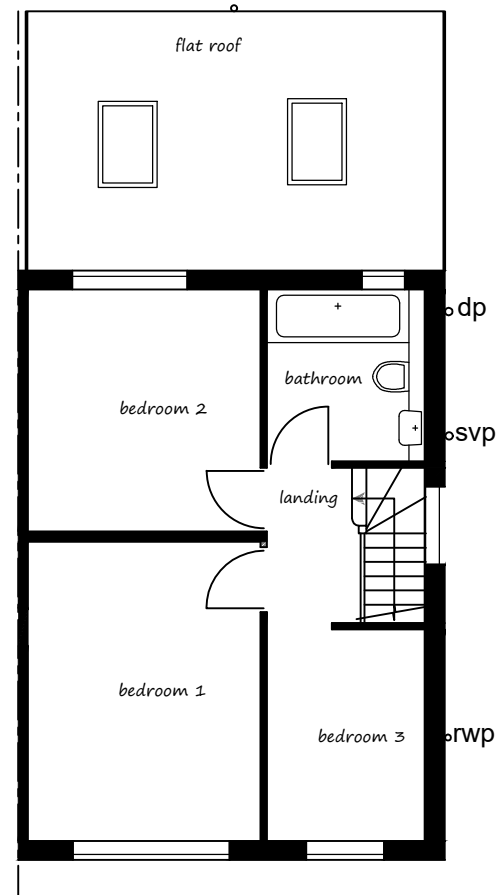
REAR ELEVATION



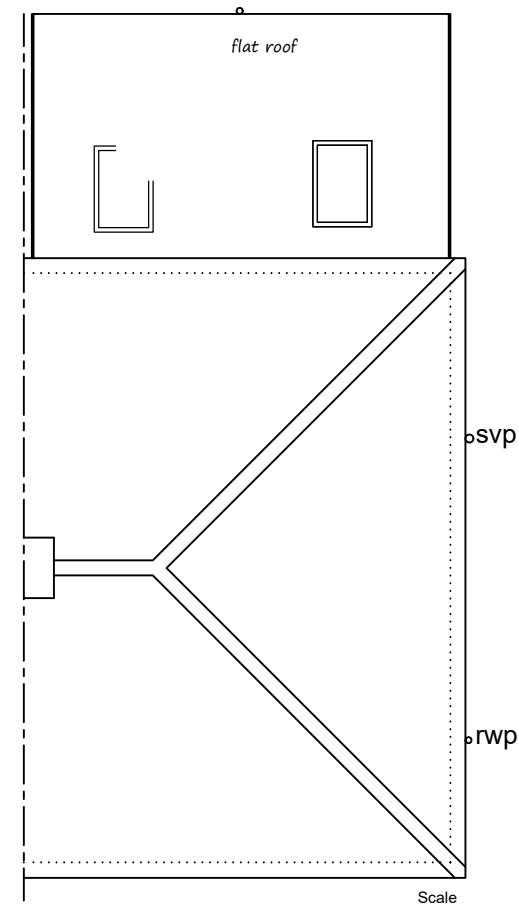
SIDE ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN



ROOF PLAN

NOTES:
All dimensions must be checked on site and not scaled from this drawing.

Date	Revisions

Client

Job Title

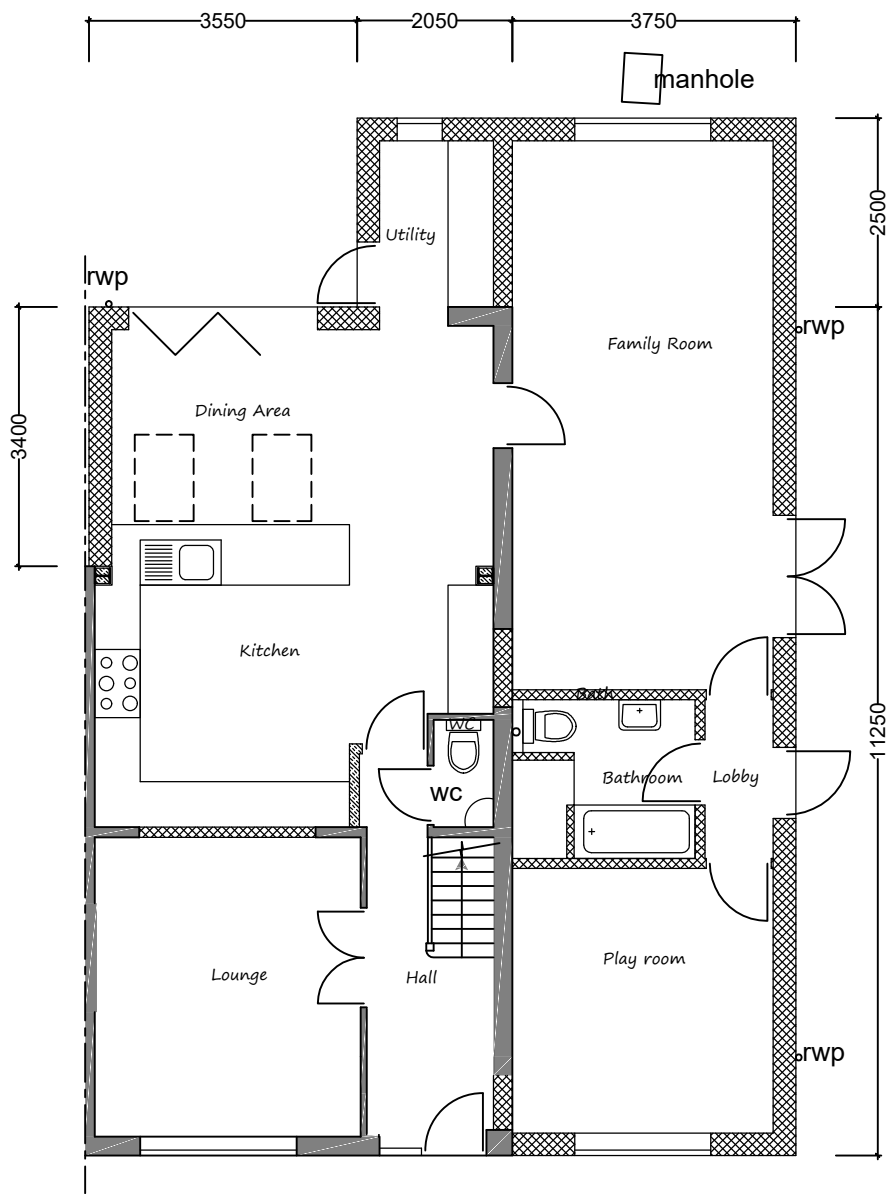
7 Sussex Road
Ickenham
Middlesex

Drawing Title
Existing
General layout, Elevation
& Survey

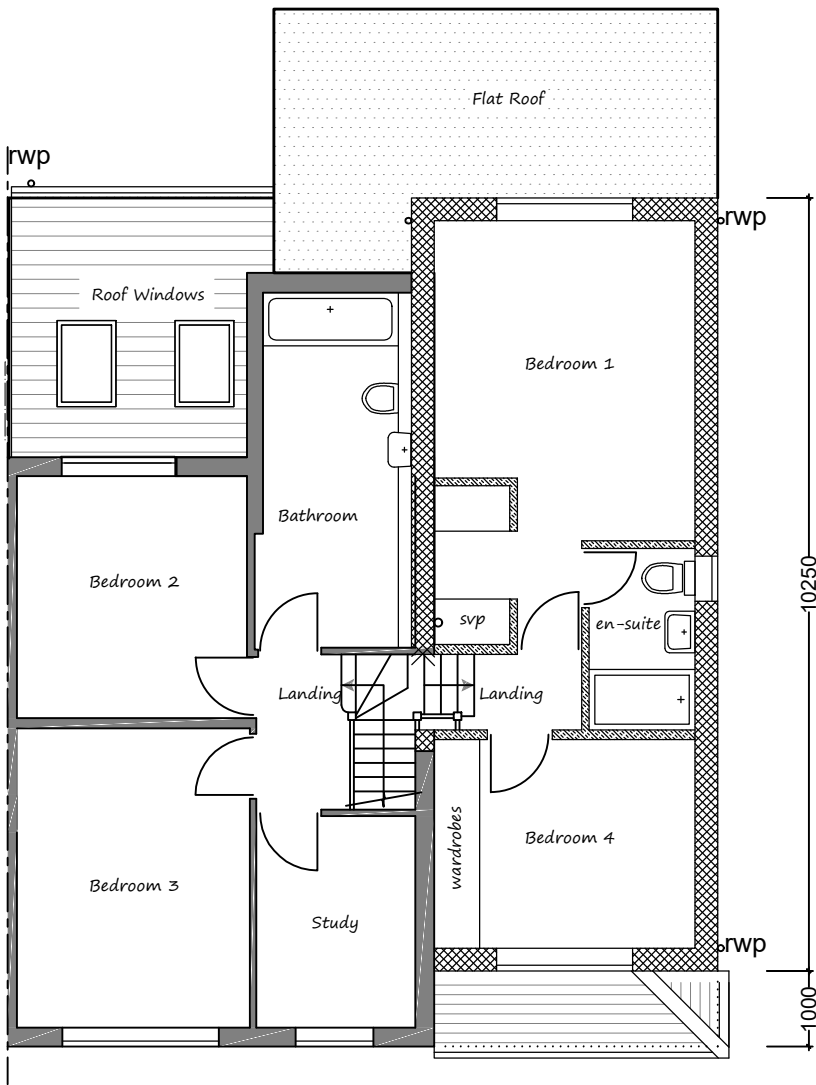
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Date June 2025P	Drawn by
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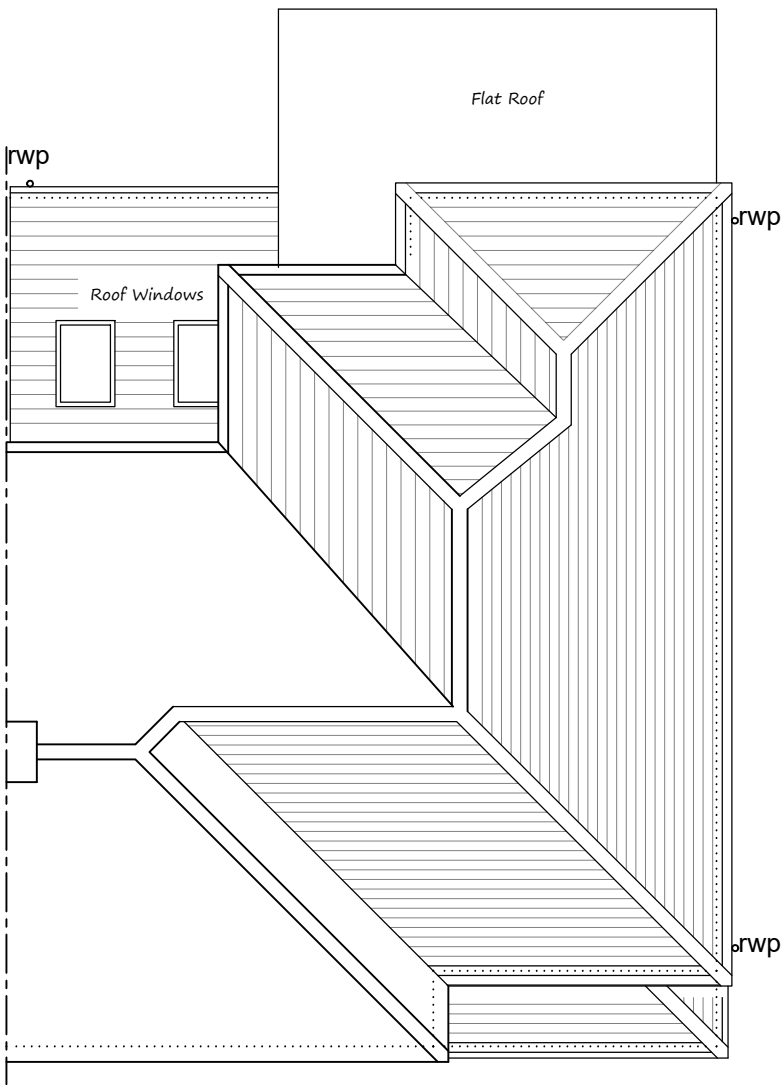
Drg No.
Dwg. 25_00_P2



GROUND FLOOR PLAN

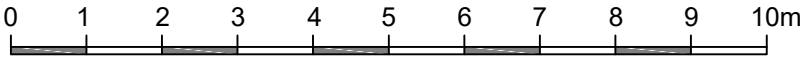


FIRST FLOOR PLAN



ROOF PLAN

materials to be similar in appearance to the existing house
all work to comply with current building regs & allied legislation
this drawing is not to be scaled



NOTES:
All dimensions must be checked on
site and not scaled from this drawing.

Date	Revisions

Client

Job Title

7 Sussex Road
Ickenham
UB10 8PN

Drawing Title

Proposed Floor Plan and Roof Plan

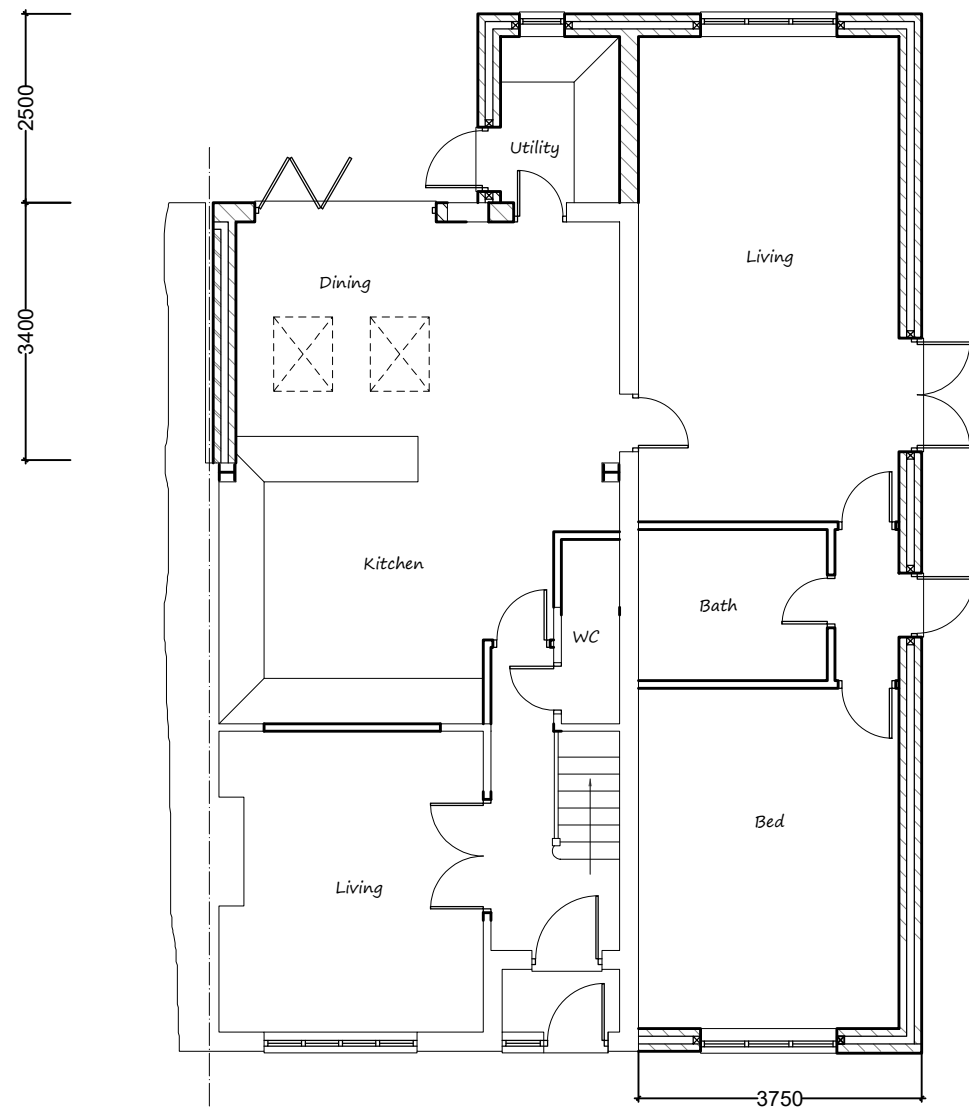
Scale
1:100 on A3

Date
June 2025

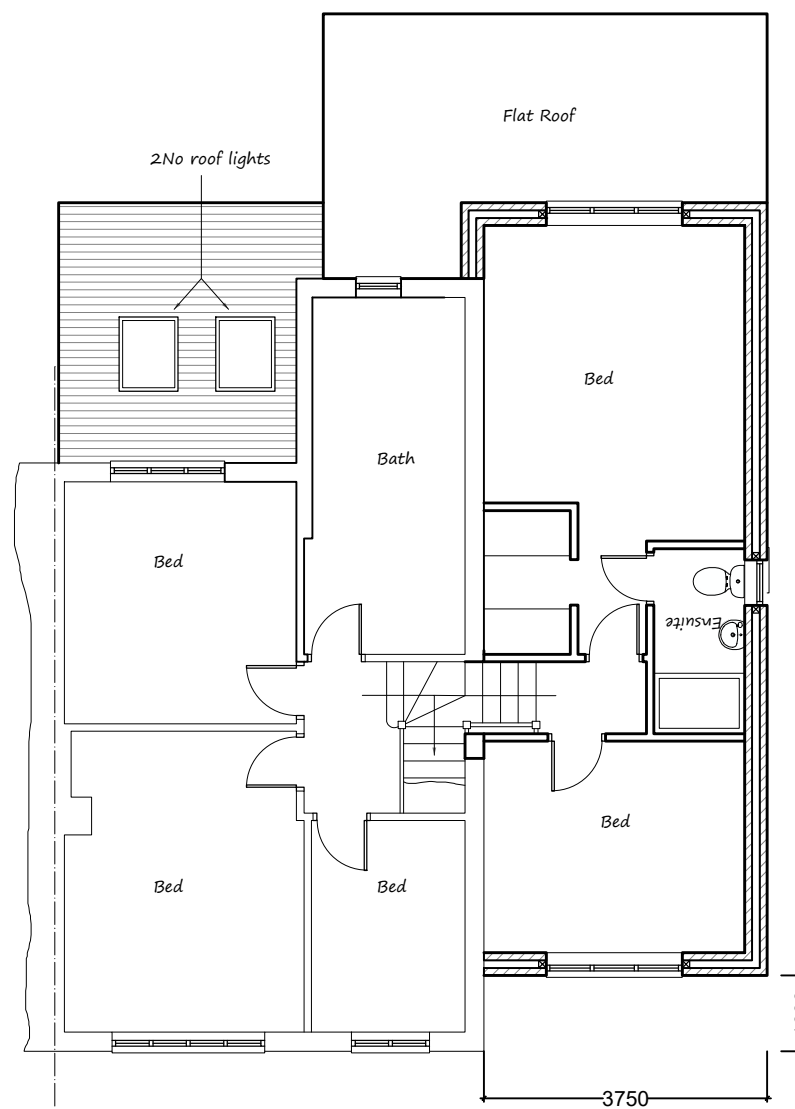
Drawn by

Drg No.

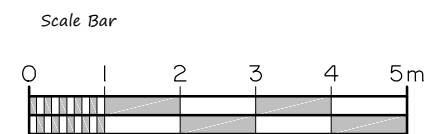
Dwg. 25_00_P6



PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN



This drawing to be read in conjunction with Drg No 3972/01

Proposed Elevations - All Materials to Match Existing



FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION

NOTES:
All dimensions must be checked on site and not scaled from this drawing.

Date	Revisions

Client

Job Title

7 Sussex Road
Ickenham
Middlesex

Drawing Title

Proposed Two Storey Side and
Part Two Storey, Part Single
Storey Rear Extension.

Scale
1:100 on A3

Date
June 2025

Drawn by

Drg No.

Dwg. 25_00_P5



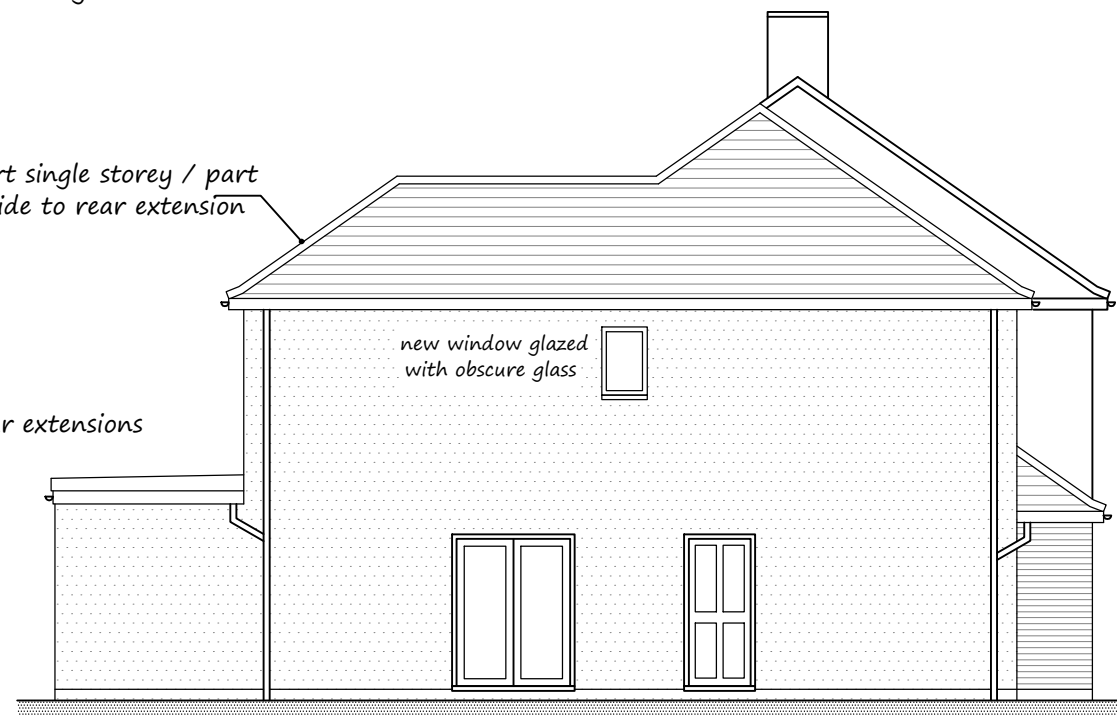
FRONT ELEVATION



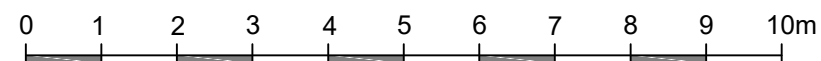
REAR ELEVATION

materials to be similar in appearance to the existing house
all work to comply with current building regs & allied legislation
this drawing is not to be scaled

proposed part single storey / part
two storey side to rear extension
proposed single storey rear extensions



SIDE ELEVATION



NOTES:
All dimensions must be checked on
site and not scaled from this drawing.

Date	Revisions

Client

Job Title

7 Sussex Road
Ickenham
UB10 8PN

Drawing Title

Proposed Elevations

Scale
1:100 on A3

Date June 2025	Drawn by
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Drg No.
Dwg. 25_00_P4

Design and Access Statement

*For Proposed Part Single-Storey and Part Two-Storey Side and Rear
Extension*

*7 Sussex Road, Ickenham, UB10 8PN***

June 2025

Introduction

This Design and Access Statement is submitted in support of a householder planning application for the proposed part single-storey and part two-storey side and rear extension at 7 Sussex Road, Ickenham, located within the London Borough of Hillingdon.

The objective of the proposal is to provide additional internal living space to accommodate the evolving needs of the applicant's family. The extension has been carefully designed to respect the architectural character of the existing property and the surrounding residential context. This statement explains the design rationale, assesses the development in relation to planning policies, and outlines considerations around access and amenity.

Site Context

The application property is a two-storey, semi-detached dwelling situated on Sussex Road in a well-established residential area of Ickenham. The house is located on a generous corner plot with a wide side garden and an extensive rear garden, offering ample scope for a sympathetic extension.

The surrounding area consists primarily of residential properties of similar scale and character, many of which have been extended in various ways over the years. The site is not within a conservation area, nor is the building listed. There are no trees protected by Tree Preservation Orders (TPOs) on the site. The site benefits from good public transport links and local amenities, making it a sustainable location for family living.

Design Proposal

The proposal comprises a part single-storey and part two-storey extension to the side and rear of the property. The ground floor rear extension will provide an expanded kitchen/dining/living space and utility area, while the side extension will accommodate a family room, playroom and WC. The first-floor extension provides an additional bedroom and bathroom, enhancing the functionality of the house.

The design adopts a pitched roof at the two-storey level and a flat roof over the single-storey elements to harmonise with the existing roofscape. Rooflights are incorporated to maximise natural light. All proposed materials are to match the existing dwelling in appearance and finish, including brickwork, roof tiles, and fenestration style, ensuring a seamless integration.

Scale and Appearance

The scale and massing of the proposed extension have been carefully considered to remain subordinate to the existing house. The ridge height of the two-storey element aligns with the original roof, while the single-storey sections sit comfortably below.

Materials and detailing will replicate those of the existing property, including brick facing, uPVC framed windows, and concrete roof tiles. The appearance of the extended dwelling will be coherent, preserving the street scene and visual amenity.

Access

The proposal does not alter the principal access arrangements to the property. The main pedestrian entrance remains at the front, with vehicular access and off-street parking retained on the driveway.

Internally, the layout ensures accessibility between rooms and to sanitary facilities on the ground floor, improving usability for all occupants. No adverse impact on public footpaths or highway access is anticipated.

Impact on Neighbours

Careful attention has been paid to the position, height, and design of the extension to minimise any potential impact on adjoining properties. The massing respects the 45-degree guideline and avoids undue overbearing, overshadowing, or loss of privacy.

New side-facing windows on the first floor will be fitted with obscured glazing and fixed openings to preserve neighbour privacy in accordance with Hillingdon's design policies.

Planning Policy Compliance

The proposal has been developed in accordance with the National Planning Policy Framework (NPPF), the London Plan, and the Hillingdon Local Plan. It adheres to guidance set out in the 'Residential Extensions' SPD, ensuring that the development complements the existing dwelling and does not harm the character of the local area.

Given that similar extensions are evident on neighbouring properties, the proposal aligns with the established pattern of development.

Conclusion

The proposed extension at 7 Sussex Road is a proportionate and well-considered development that provides much-needed internal space while maintaining the visual and

spatial quality of the area.

It fully respects the architectural integrity of the existing dwelling and the amenity of neighbouring residents and is compliant with all relevant planning policies. We therefore respectfully request that planning permission be granted.