

DESIGN AND ACCESS STATEMENT

This supporting statement is submitted in support of a householder planning application relating to a proposed two storey side/rear extension, roof alterations and fenestration changes at 19 Highfield Drive, Ickenham. The application was made following a detailed pre-app submission with Diana Verona.

The design of the dwelling has taken its derivative from the vernacular of the local character which relates wholly to Highfield Drive, as well as recent appeal decisions which are material planning considerations.

Dwellings within Harefield Drive are varied in their character which is the result of a number of sizable extensions, roof alterations and replacement dwellings. The prevailing characteristic between the dwellings are their general plot width and size, although the dwellings which sit within them are architecturally varied.

The application dwelling is more modest owing to its original features. However, this is not within itself a reason to restrict extensions or re-modelling of the property having regard for the established character.

In 2017, under appeal reference APP/R5510/D/17/3178470 (35 Highfield Drive) the Inspector assessed the street scene as follows:

‘Like many properties along each side of Highfield Drive, No 35 is of individual design and is set back from the road behind a driveway and garden. Together, the diversity of the existing built form and the spacious informal feel to the street scene positively contribute to the overall character and appearance of the local area’.

Further to this and with relation to the roof alterations proposed, the Inspector also commented that:

‘The inclusion of a part crown roof would differ to the existing building with its pitched roof and hipped ends. Nevertheless, the flat roof element would not be visible from ground level given the upward angle of view. From Highfield Road and the rear of the site, the hipped roof slopes would be evident and the overall roof form would be in proportion and in keeping with the style of the completed dwelling. Given the wide variety in roof styles of properties in the vicinity of the site, which include gable, crown and hipped roofs, this element of the proposal would not draw the eye because it would not look out of place’.

Having regard to the proposed changes it is considered that the proposals would appear subordinate to the main house by virtue of their size/scale. In turn their overall appearance would harmonise with the wider setting of Highfield Drive which has been appropriately assessed by Inspectors prior to this proposal.

For matters relating to access, the property remains the same and would be served by the same vehicular access and parking provision.