

DESIGN AND ACCESS STATEMENT

Plans Prepared for Local Authority Approvals
Planning & Building Regulations
Extensions
Loft Conversions
Structural Alterations
Party Wall Services

APPLICATION SITE:

22 Pepys Close, Ickenham, UB10 8NL

PROPOSAL:

Enlargement of front & rear dormer and addition of skylights to rear roof-slope.

1.0 INTRODUCTION

1.1 This statement is submitted in support of the Householder Planning Application and Conservation Area Consent for the enlargement of the front and rear dormer and addition of skylights to rear roof-slope with re-roofing, at 22 Pepys Close, Ickenham, UB10 8NL.

2.0 THE SITE & LOCATION

2.1 The subject property is a detached chalet bungalow, benefiting from an integral garage; one of a group of similar design, that characterise this part of the 'Ickenham Village Conservation Area'. Pepys Close is located within a primarily residential community.

2.2 There is a significant rear garden and the front forecourt is currently soft & hard surfaced with off street parking space.

2.3 The site is not within a flood plain as defined by the Environmental Agency.

3.0 THE PROPOSAL

3.1 The proposal is to increase the width of the front and rear dormer so it is matching the adjoining properties at 20 & 24 Pepys Close, in style and character. There are a number of other properties similar in character and also benefit from a similar dormer width extension at 1, 3, 7, 8, 9, 16 Pepys Close. The front and rear dormers will be set in from the flank wall by 1.3m.

3.2 The roof tiles will be upgraded as part of the dormer extensions with similar materials to match with existing.

3.3 The central chimney is noted to be in poor condition with risk of collapse. It is therefore proposed to remove the external stack as part of the dormer extensions and re-roofing structural works. This will then be similar in character with 7 & 9 Pepys Close. The side chimney stack is however to be retained, as existing.

3.4 The proposed extension has been designed to consider the surrounding properties and thus having been designed to ensure it is maintaining the characteristic features and ensuring the proposed extension does not form an overbearing dominance to adjoining properties.

4.0 ACCESS

4.1 To remain as existing.

5.0 CONCLUSION

5.1 Having reviewed the different elements of the Councils UDP, Supplementary Planning Guidelines, and other National Standards applying to this form of development, it is felt that the proposal at this property is satisfactory and does meet the main considerations.

5.2 We would welcome any further recommendations that are offered from the Planning Case Officer.