

20-02-2026

London Borough of Hillingdon

3 North, Civic Centre
High Street, Uxbridge
UB8 1UW

Planning Application Statement

Site: 23 Parkfield Road, Ickenham, Uxbridge UB10 8LN

1. Introduction

We are reapplying under the previously approved application, with the only changes being the addition of four side dormers and other minor amendments. Dormers are already present on the street and are in keeping with the character of the area, for example the newly built front dormer at No. 16 (16192/APP/2020/3935) and the side dormers at No. 49 (75217/APP/2021/712).

2. Site and Surroundings

23 Parkfield Road is a detached bungalow set on a generous, level plot within a long, flat cul-de-sac. The street contains large detached dwellings of varied age, form and finish. Many have been significantly extended, including roof alterations that create first-floor accommodation. Building lines are broadly consistent; front setbacks are generous. The road opens onto a busier, predominantly commercial route, and the wider backdrop includes taller buildings such as flatted developments. Please see appendix A for images of nearby buildings.



Figure 1-proposed street scene

3. Proposal

The application seeks permission for:

- A part single-storey, part two-storey side, front and rear extension;
- A single-storey front porch; and
- Raising of the main roof to facilitate conversion of the roof space to habitable accommodation, including conversion from hipped to gable ends and installation of side rooflights and new gable windows

4. Context and Precedent

Extensions and roof enlargements are a consistent feature of Parkfield Road and the immediate parallel streets. Recent permissions on comparable plots include (references as published by the Council):

- **13 Parkfield Road** – Ref. 16409/APP/2019/2215: Addition of a first floor; roof form changed from hip to gable to front and rear; new roof over existing single-storey front; part two-storey/part single-storey side/rear extension.
- **13 Oak Avenue** – Ref. 47107/APP/2012/2352: Roof raised to create habitable space; hip-to-gable conversions with gable windows; single-storey rear extension with roof lantern; front porch.
- **17 Oak Avenue** – Ref. 29194/APP/2011/2252 (Appeal allowed): Single-storey side/rear and front extensions; installation of a new higher pitched roof and 8 side rooflights.
- **15 Oak Avenue** – Ref. 29190/APP/2010/566: Single-storey side/front and rear extensions; raising/enlarging roof to create new habitable level with gable windows and rooflights; new front porch and bay windows.

Examples of approved replacement dwellings with rooms in the roof after demolition of bungalows on Parkfield Road include: **41A (38629/APP/2024/1155)**, **39 (24825/APP/2023/81)**, **55 (43036/APP/2021/4156)** and **29 (14459/APP/2021/1343)**.

These precedents demonstrate the area's acceptance of enlarged roof forms, hip-to-gable conversions, and two-storey elements on plots comparable in width and depth to the application site.

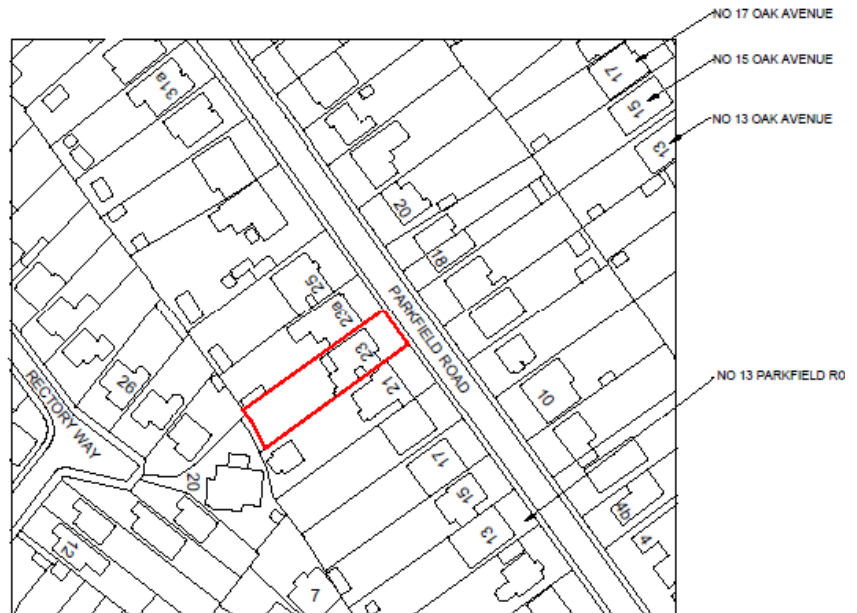


Figure 2- No 29 Parkfield -Ref: 14459/APP/2023/3299-in 50m from the site



Figure 3- No 39 Parkfield Road-New dwelling Ref :24825/APP/2023/81

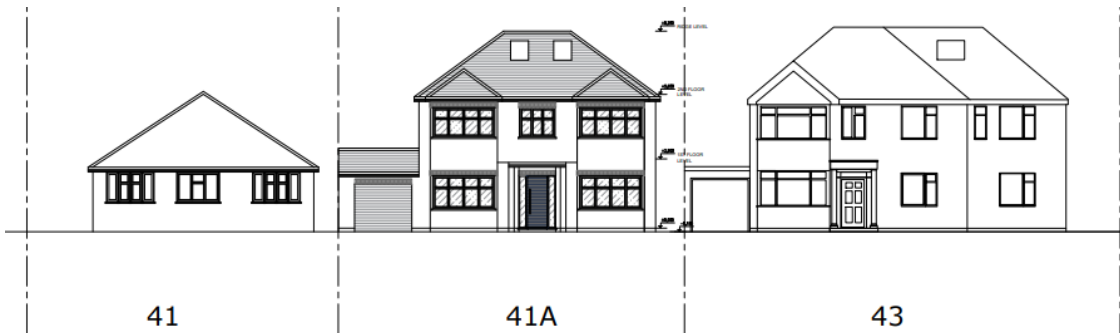


Figure 4- Figure 5-41 A- New dwelling Ref 38629/APP/2024/1155



PROPOSED STREET SCENE

1:100

Figure 6-No 55 Parkfield Road-New dwelling-Ref : 43036/APP/2021/4156

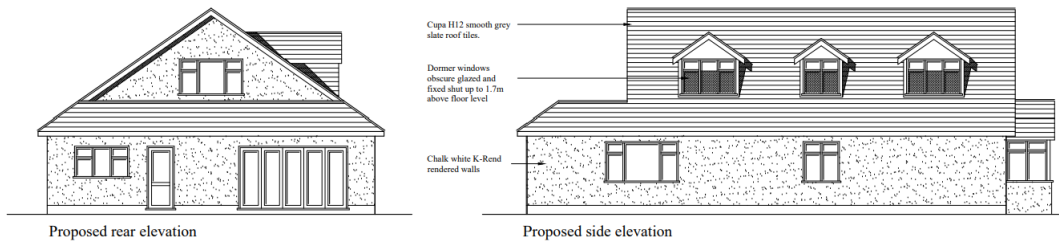


Figure 7- No 49 side dormers- 75217/APP/2021/712



Figure 8-17 Oak avenue-80m away from the site



Figure 9-13 Oak avenue-80m away from the site

5. Design, Scale and Character

The proposed massing sits comfortably within the established suburban context. The overall height, width and depth accord with the prevailing envelope set by nearby extended dwellings, including No. 13 Parkfield Road. The conversion from hip to gables and the introduction of gable windows mirror

common alterations along Parkfield Road and Oak Avenue.



Figure 10- No 13 Parkfield

Front building lines and setbacks are respected. Side gaps to boundaries are retained to preserve the street's rhythm of separation, and the porch is a modest, single-storey element comparable to, for example, No. 49 Parkfield Road. Materials are to be high-quality and sympathetic to the host and wider street scene.

6. Residential Amenity

The extensions have been designed to protect neighbouring outlook, daylight and privacy:

- The built form respects a notional 45-degree horizontal taken from the nearest main rear habitable room windows of adjoining properties.
- The principal new glazing is to the front and rear elevations; side rooflights are positioned with appropriate cill heights/obscuration to avoid direct overlooking.
- The two-storey elements are stepped and articulated to reduce perceived bulk and mitigate overshadowing.

Accordingly, the scheme would not result in material loss of daylight/sunlight, outlook or privacy to adjoining occupiers.

7. Highways, Parking and Access

Parkfield Road is an unclassified cul-de-sac. The dwelling sits more than 7.5m from the highway and the frontage measures over 12m, enabling safe on-plot parking. Please refer proposed ground floor plan.

8. Private Amenity Space

Post-development, approximately **300sqm** of rear garden would be retained, well in excess of typical standards for detached houses and more than adequate to meet the day-to-day amenity needs of future occupiers.

9. Sustainability and Drainage (Summary)

The works will incorporate enhanced fabric insulation and efficient glazing consistent with current Building Regulations. Roof build-ups will be designed to limit thermal bridging. Permeable paving at the frontage and drainage to soft-landscaped areas will assist in managing surface water run-off within the site.

10. Conclusion

The proposal represents a well-designed, proportionate set of additions that reflect the established pattern of development on Parkfield Road and adjacent streets. It would preserve the area's spacious character, protect neighbouring amenity, provide appropriate on-plot parking and access, and retain ample private garden space. For these reasons, the application should be supported.

Yours faithfully,
Sevda Kucuk
Senior Architectural Technologist
AVA Home Design Ltd.

Appendix A
Street scenes from Parkfield



