

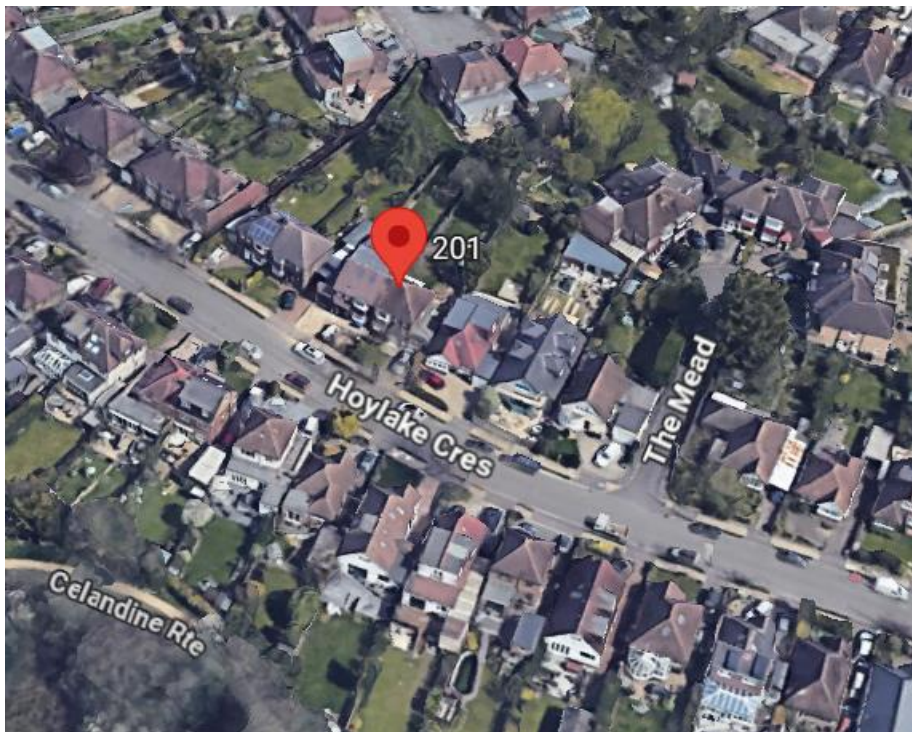
# THE MARKET

## DESIGN & BUILD



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PLANNING STATEMENT FOR 201 HOYLAKE CRESCENT, UB10 8JL



April 2026

## Context

201 Hoylake Crescent is a semi-detached, 4-bedroom house with loft accommodation, located in a quiet residential area of Ickenham, within the London Borough of Hillingdon. The neighbourhood is characterized by mid-20th century suburban homes with traditional brickwork, tiled roofs, and modest front gardens.

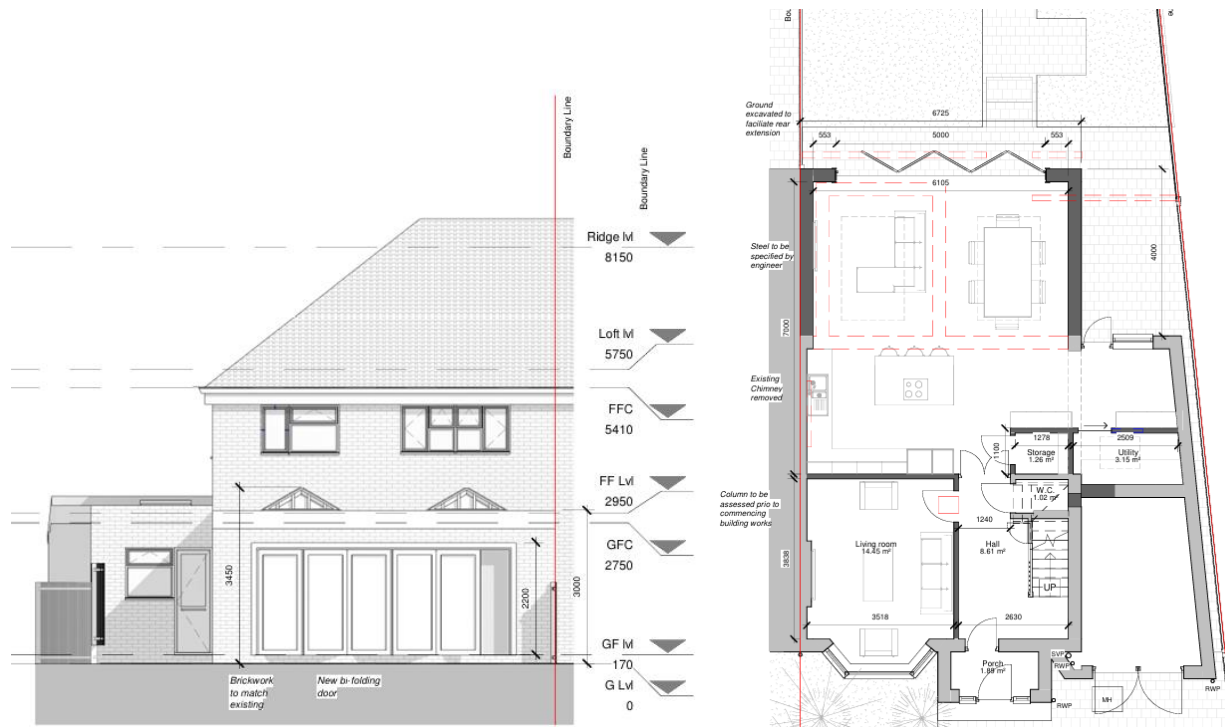
The property benefits from excellent transport links, with Ickenham and Hillingdon Underground stations nearby, offering direct services to Central London. Local bus routes run along Long Lane, and Ickenham village centre with shops, cafés, and essential amenities, is within walking distance. Green spaces such as Swakeleys Park and Ruislip Woods are also easily accessible.

## Proposal

Full width single storey 4m deep extension with pitched roof, patio and steps, garage conversion with pitched roof and associated internal reconfigurations.

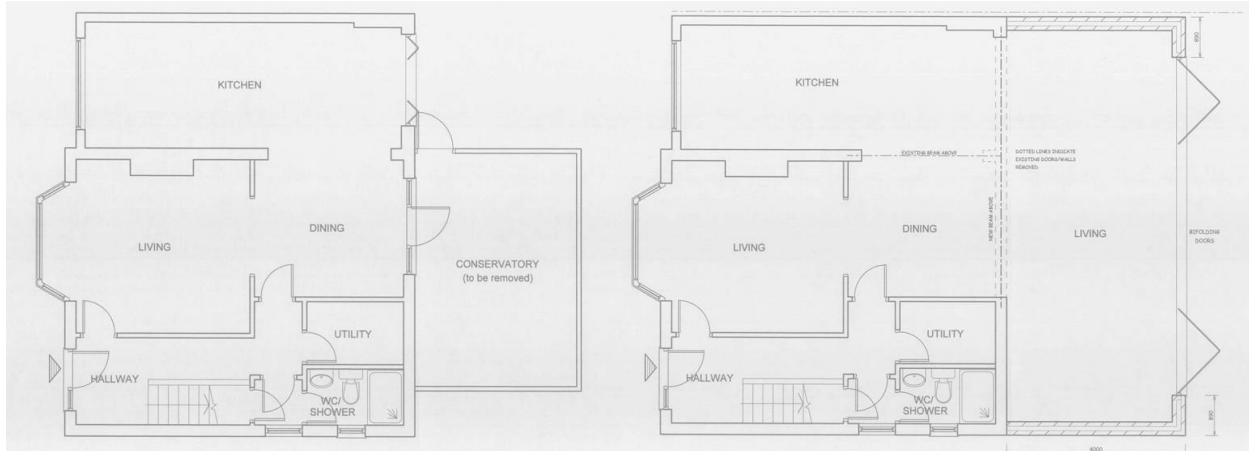
## Planning History

REF 905/APP/2022/2311, 29/08/2022- Prior approval was not required at 201 Hoylake Crescent, UB10 8JL for the Erection of a 4m deep single storey rear extension, with maximum height of 3.45 metres, and height to eaves is 3.00 metres.

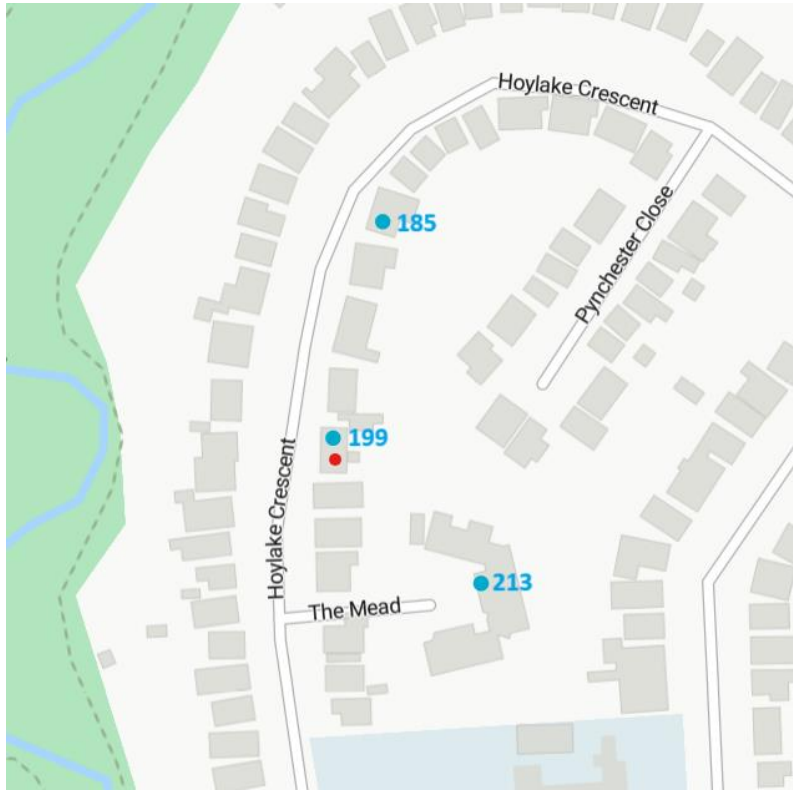


## Precedent projects/ similar planning approved projects

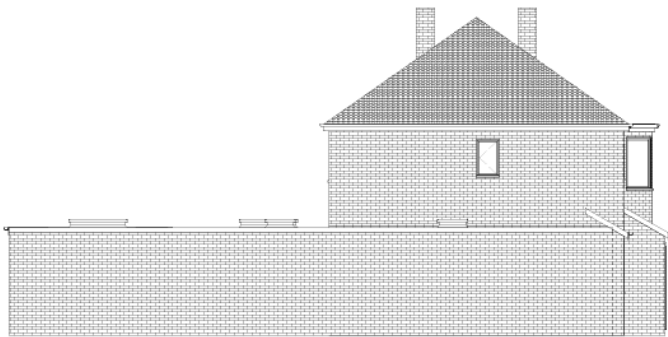
1. REF 29574/APP/2019/2771- Application was granted on 08/10/2019 at 11 Malcolm Road, Ickenham for Single storey rear extension involving demolition of existing conservatory. See existing and proposed ground floor plans and elevations below.



## Precedents in the immediate neighbourhood



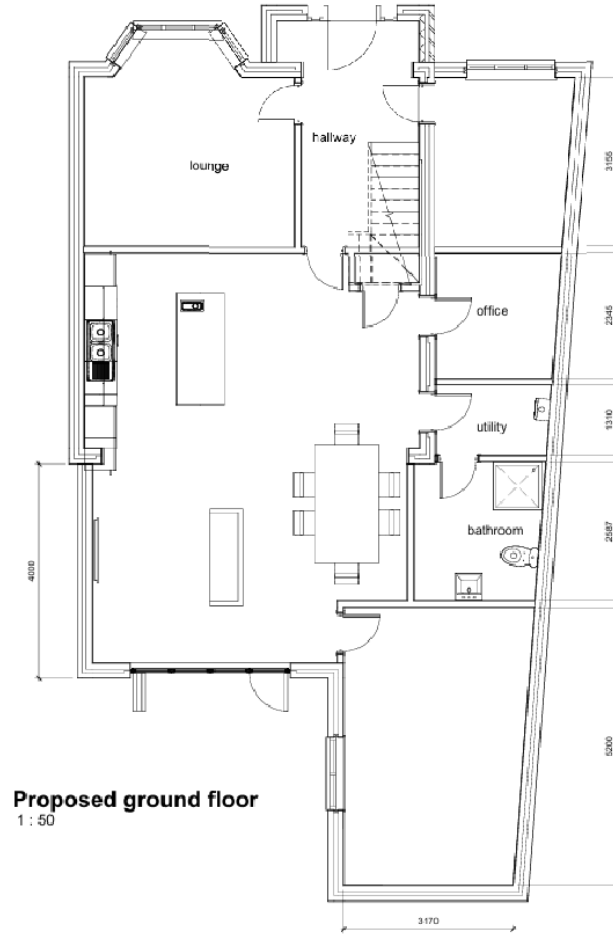
2. REF 44583/APP/2021/1869- Application was granted on 08/07/2021 at 199 Hoylake Crescent for Single storey side and rear extension



**Proposed side elevation**  
1 : 100

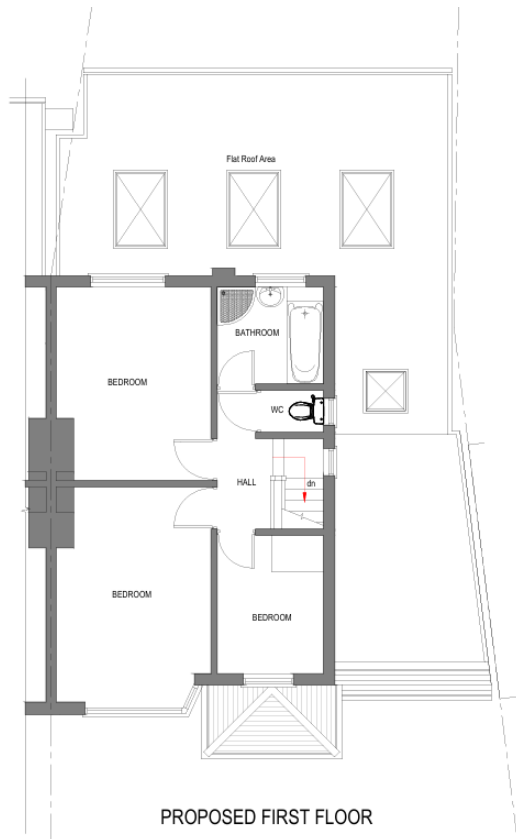
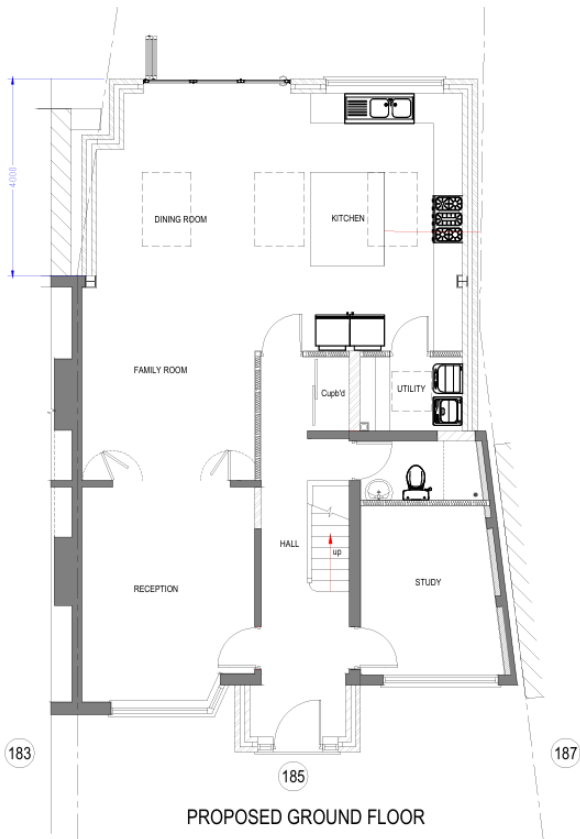
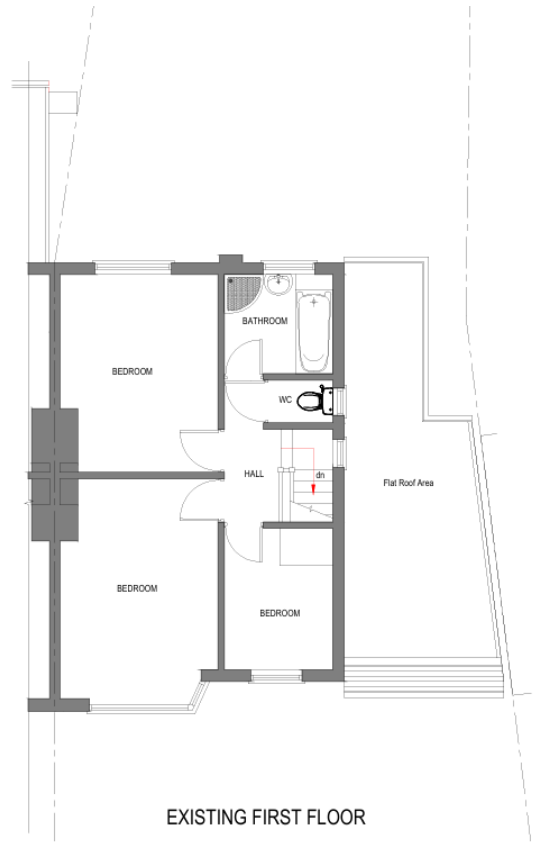
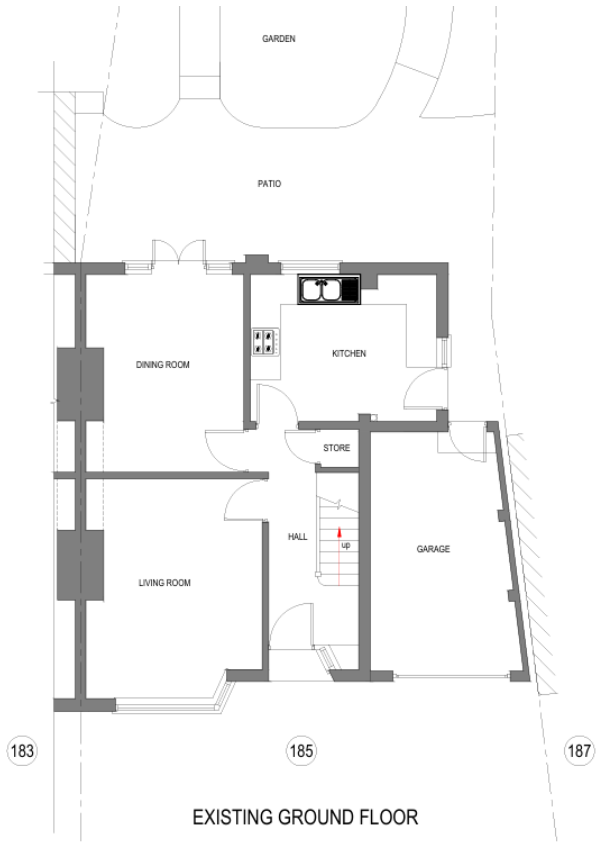


**Proposed Rear Elevation**  
1 : 100



3. REF 38472/APP/2022/928- Application was granted on 21/03/2022 at 185 Hoylake Crescent for Front porch extension, single storey side/rear extension(4m deep) and replacement garage door with window (including conversion into habitable space).





4. REF 77920/APP/2023/789- Application was granted on 16/03/2023 at 213 The Mead, Hoyle Crescent for Demolition of existing conservatory. Erection of a part single storey, part two storey rear extension, part first floor side extension and conversion of garage space to habitable use. Installation of 8 no. roof lights and changes to fenestration on front elevation.

