

20-08-2026

London Borough of Hillingdon

3 North, Civic Centre

High Street, Uxbridge

UB8 1UW

Design and Access Statement

Site: 10 Pepys close, Ickenham, UB10 8NL

Introduction

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 a single-storey infill side extension with rooflights and garage conversion, at 10 Pepys Close, Ickenham, UB10.

The Site & Location

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.

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

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

The Proposal

The proposal is to increase the width of the front and rear dormer so it is matching the adjoining properties at 8 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 **8,1, 3, 7, 9, 16, 20, 22, 24 Pepys Close**.

The proposed extension is limited to an infill extension adjoining the existing side extension and has been carefully designed with regard to the character of the surrounding properties. Its scale, form and appearance ensure that it remains subordinate to the host dwelling and does not create an overbearing or dominant form of development when viewed from adjoining properties. A similar roof design has previously been approved and constructed as part of the side extension at **No. 9 Pepys Close**.

The proposed side extension is set back more than **16** metres from the pavement and would have very limited visibility from the public realm. Owing to the shape and layout of the plot, together with the existing bushes and landscaping within the front garden, the extension would be largely screened from public view. **No.8** Pepys Close would provide further screening, significantly limiting views of the proposed extension from the street.

Residential Amenity

No. 8 Pepys Close has similar rear dormers which have been approved and built, while No. 12 is a two-storey property. Therefore, the proposed enlargement of the existing dormers would not result in any unacceptable overlooking or loss of privacy to the neighbouring properties at Nos. 8 and 12 Pepys Close. It is also noted that existing rear-facing windows already have a similar relationship with these neighbouring properties.

Furthermore, by virtue of the nature, scale and position of the proposed development, it would not result in any unacceptable overshadowing or loss of daylight or sunlight to neighbouring properties.

Access

To remain as existing

External Amenity Space

To remain as existing. it is 300sqm.

Similar Applications on The Street

Pepys Close contains similar properties, as shown on the location plan.

There are numerous comparable applications that have been approved and/or built nearby, including:
Pepys Close No 8, 1, 3, 7, 9, 16, 20, 22, 24

Conclusion

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.

We trust that this will meet with your approval. If you require any further information, please do not hesitate to contact me.

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