
Appeal Decision

Site visit made on 18 June 2019

by John D Allan BA(Hons) BTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 04 July 2019

Appeal Ref: APP/R5510/D/19/3226703

84 Bedford Road, Ruislip, HA4 6LZ

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr Eamon Geraghty against the decision of the Council of the London Borough of Hillingdon.
 - The application Ref 5294/APP/2018/4163, dated 23 November 2018, was refused by notice dated 21 January 2019.
 - The development proposed is the conversion of loft to habitable accommodation with rear dormer extension and 2x front rooflights.
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Decision

1. The appeal is allowed and planning permission is granted for the conversion of loft to habitable accommodation with rear dormer extension and 2x front rooflights at 84 Bedford Road, Ruislip, HA4 6LZ in accordance with the terms of the application, Ref 5294/APP/2018/4163, dated 23 November 2018, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than three years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved plans: Drg Nos A100, A101, A102, and A103.
 - 3) The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

Main Issue

2. The main issue is the effect of the proposal on the character and appearance of the area.

Reasons

3. The appeal property is a two-storey terraced dwelling within a sub-urban residential area including similar style and aged properties. It was originally

positioned at the end of the terrace but was extended following the grant of a planning permission in 2008 (Ref 5294/APP/2008/3108) by the erection of an attached, two-storey one-bedroom dwelling to the side. This is occupied as a separate and unrelated dwelling (No 84a). The appellant has pointed out that the 2008 permission included a condition that withdrew permitted development rights for the appeal property in relation to alterations to the roof. As such, although the proposed dormer would ordinarily benefit as permitted development, planning permission in this instance is required.

4. *The Hillingdon Design and Accessibility Statement (HDAS) Supplementary Planning Document – Residential Extensions* (2008) advises that, as a guide, any roof extension to a terraced house should be set at least 0.3m below the ridge level, at least 0.5m above the eaves level and at least 0.5m from the sides of the roof.
5. The dormer would be set in from both sides of the roof by 0.5m in compliance with the HDAS. The appellant has satisfactorily demonstrated that it would be set up from the outer edge of the eaves by 0.5m, rather than the 0.27m suggested by the Council. This would also comply with the HDAS. The roof of the dormer would be 0.1m below the dwelling's ridge. This would fall short of the Council's normal guidelines, but the dormer would still be seen to rest below the highest part of the existing roof. In addition, I recognise the appellant's efforts to satisfy the Council's guidelines as much as possible, and I understand the need to obtain sufficient headroom within the converted loft space. I am also mindful that, apart from No 84a, most other properties within this terrace could construct an equivalent dormer as permitted development.
6. The dormer would be partly seen from the public domain along Trevor Crescent but to a large extent would be screened by the two-storey rear projection of No 84a. Furthermore, I saw examples of other similar sized dormers to other properties nearby from the same viewpoint.
7. I appreciate that, where planning permission is required, careful thought needs to be given to the size and impact of loft conversions and roof alterations, but I do not share the Council's view that the dormer in this case would appear effectively as a flat roofed third storey to the dwelling. The dormer would be finished with matching materials and its window pattern would harmonise with those below. It would only fall short of the Council's normal guidelines in terms of its height, but in every other aspect it would comply and would be sympathetic to the form and appearance of the existing house. It would also be similar to one that could usually be constructed as permitted development and from my own observations on site, I could see no exceptional circumstances between the relationship of the appeal property and No 84a that would suggest such a roof addition would be unacceptable.
8. When all of this is considered in the round, I find that the proposed dormer would not be harmful to the character or appearance of the area. There would therefore be no conflict with Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), or Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012) insofar as they all relate to the quality of design and the need for new development to complement and harmonise with the existing local context.

Conditions

9. A condition specifying the relevant drawings is necessary as this provides certainty. In the interests of maintaining the character and appearance of the area a condition is necessary to control the external materials that would be used.

Conclusion

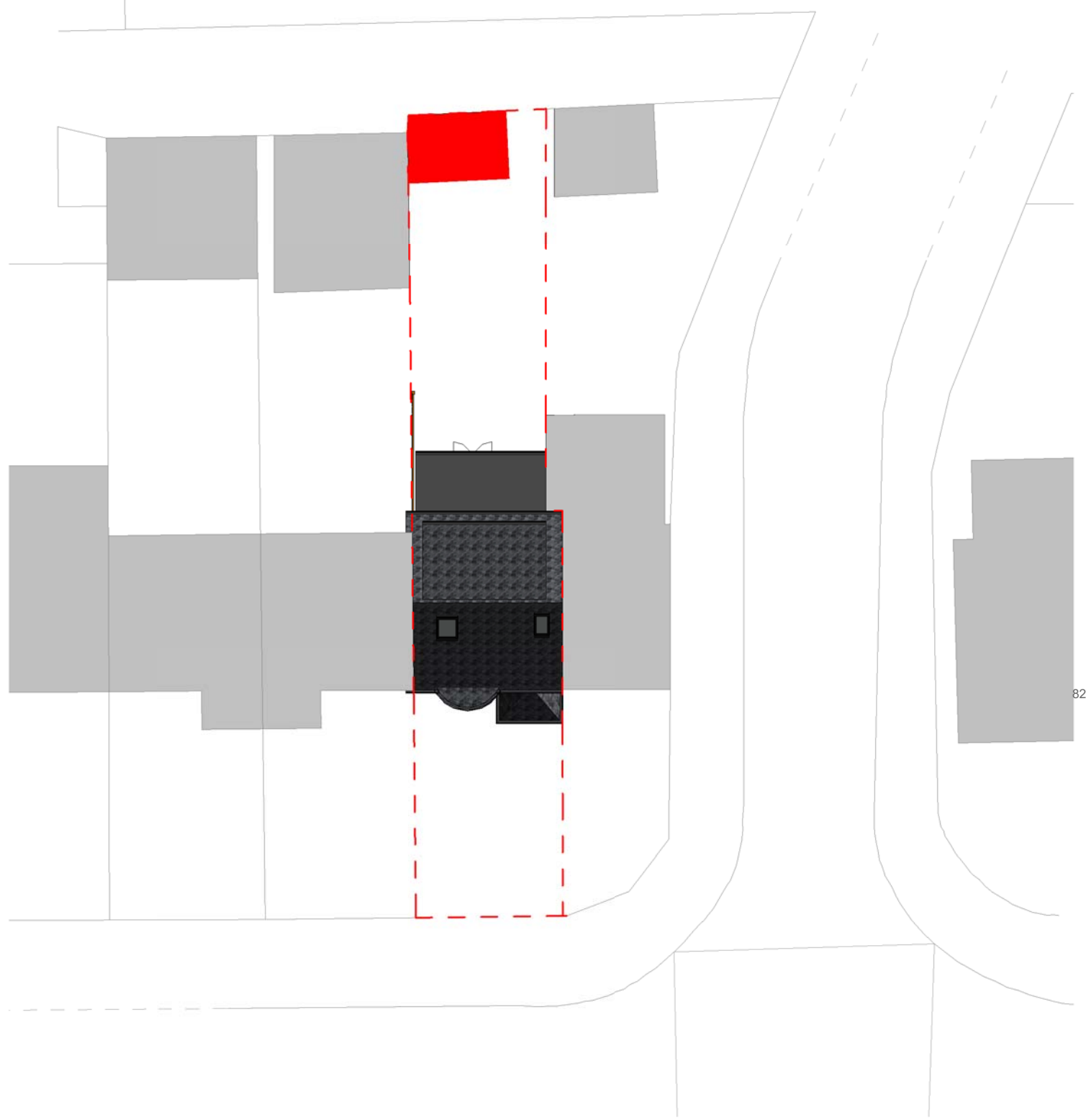
10. For the reasons given, and in the absence of any other conflict with the development plan, the appeal is allowed.

John D Allan

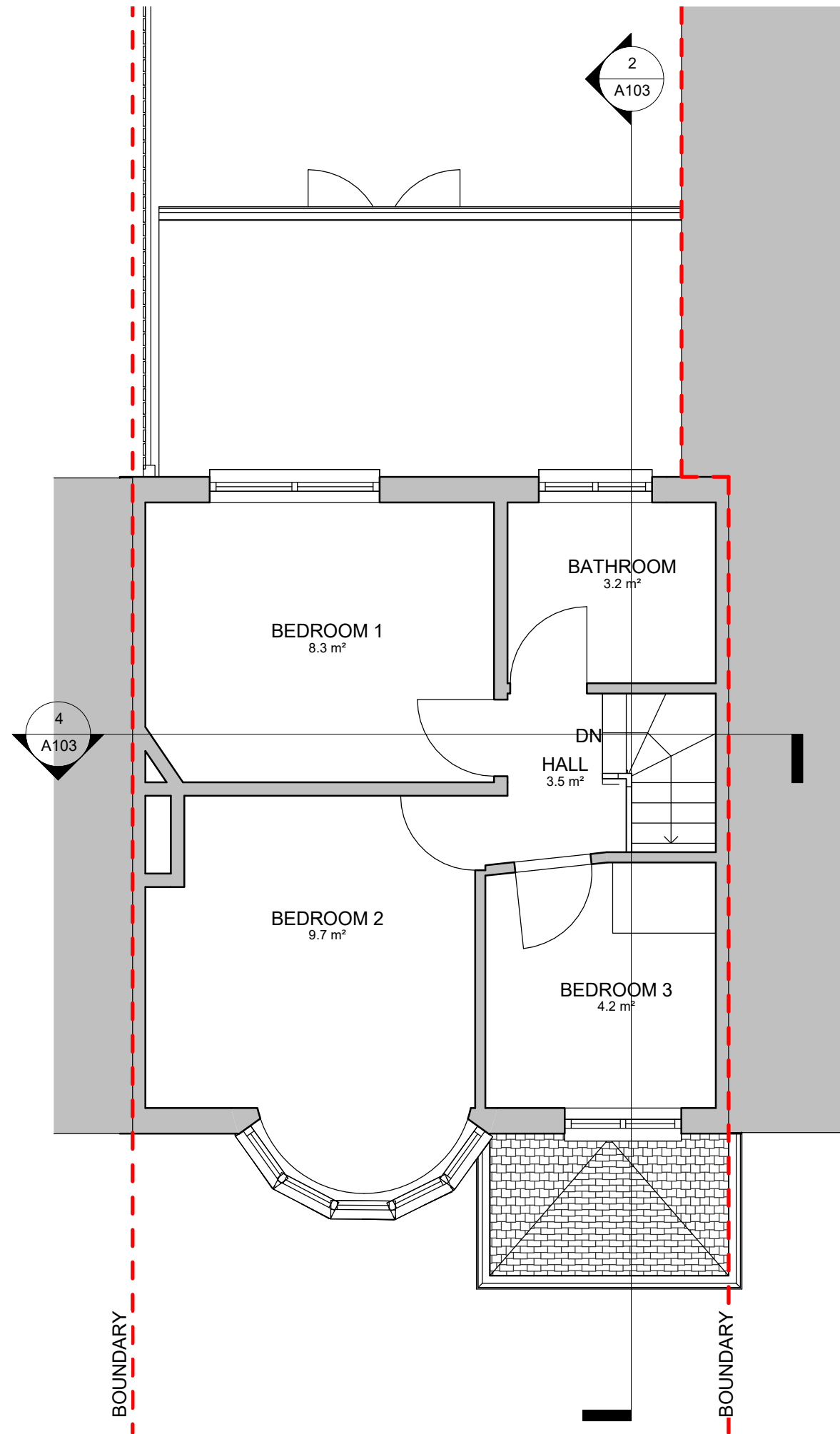
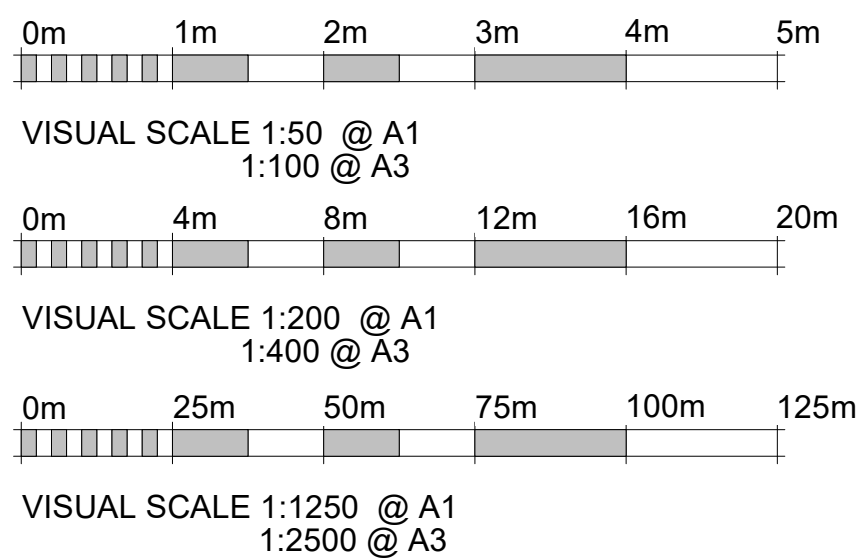
INSPECTOR



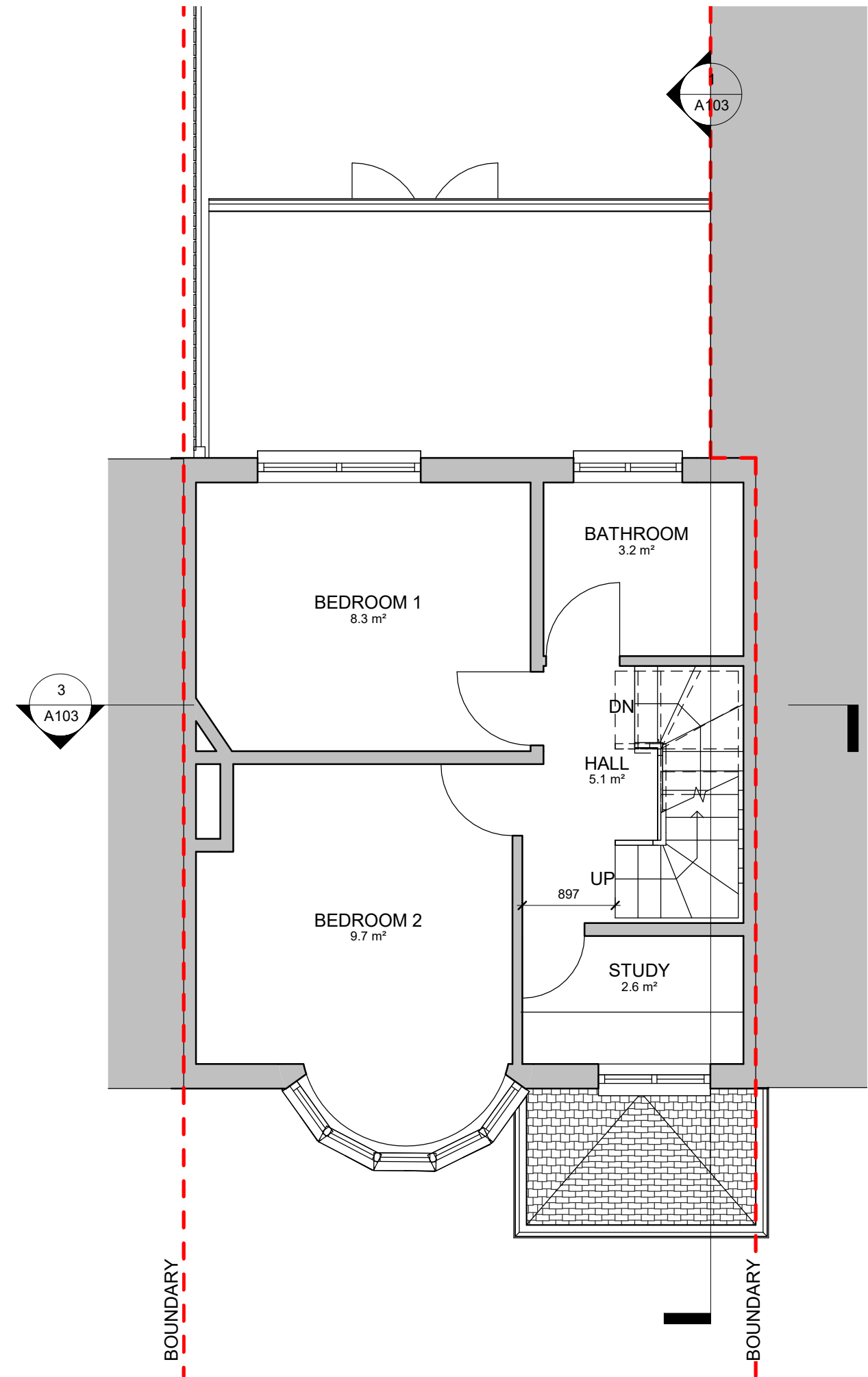
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1:2500 @ A3



Block Plan
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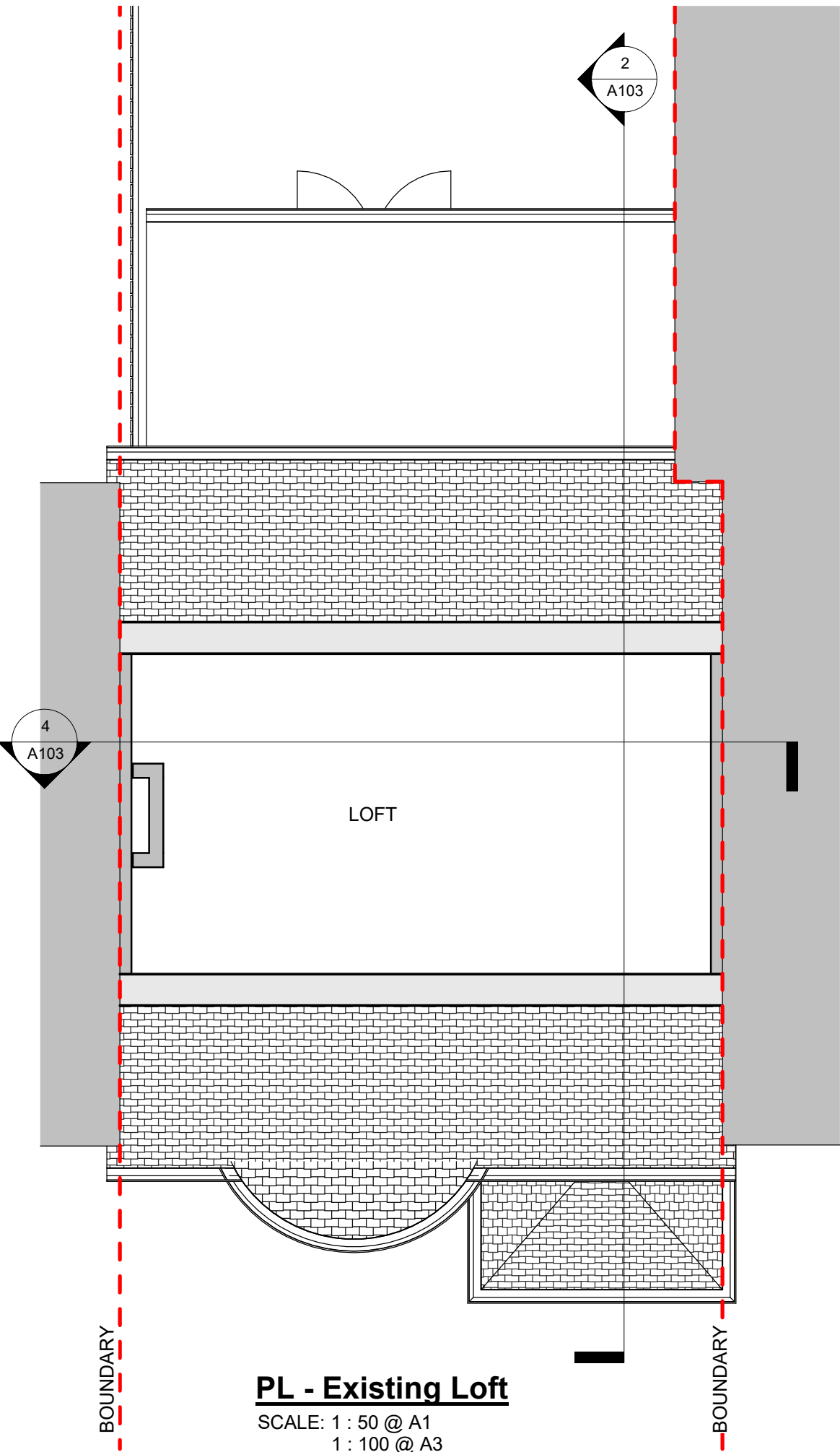


PL - Existing first floor
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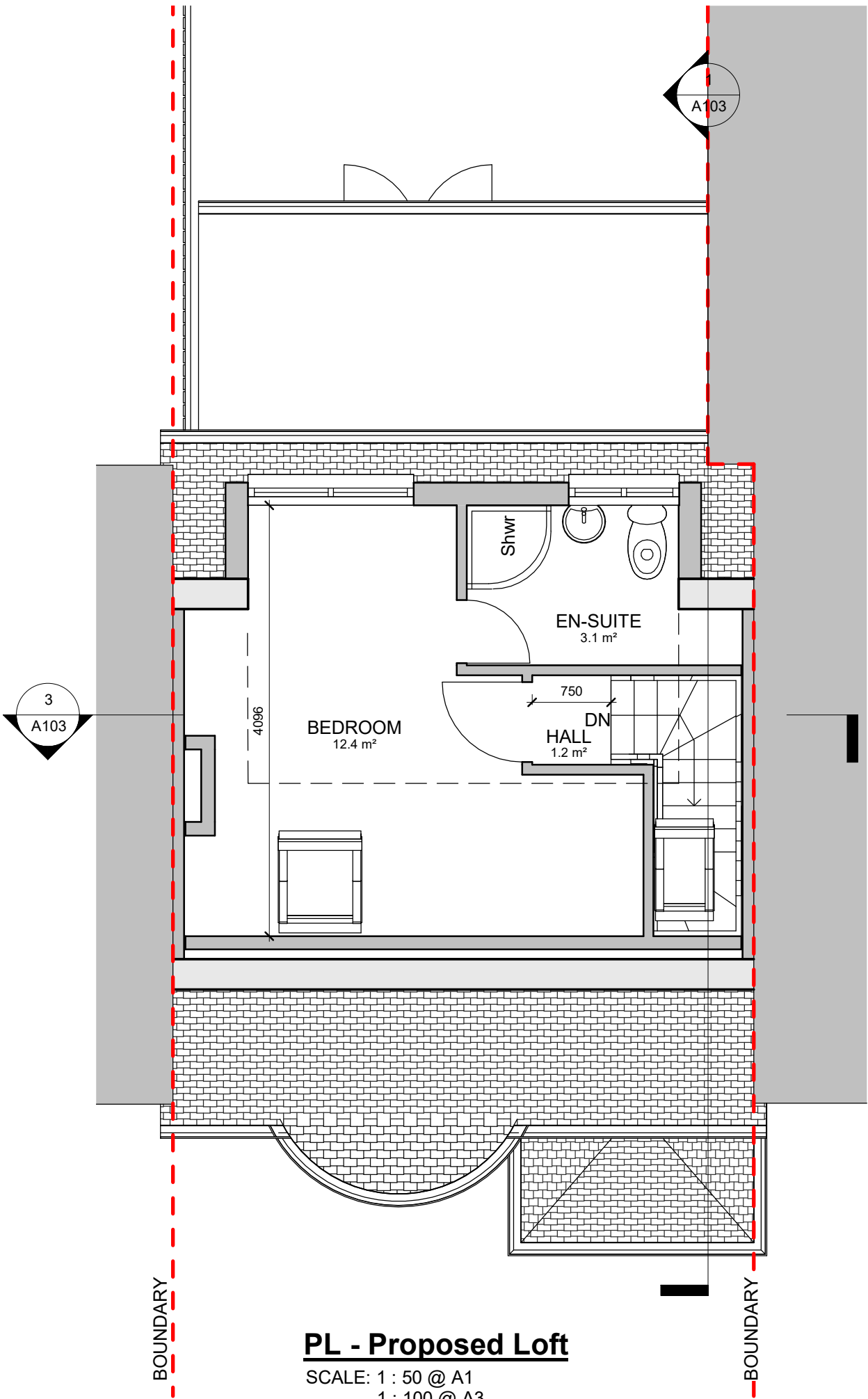


PL - Proposed first floor
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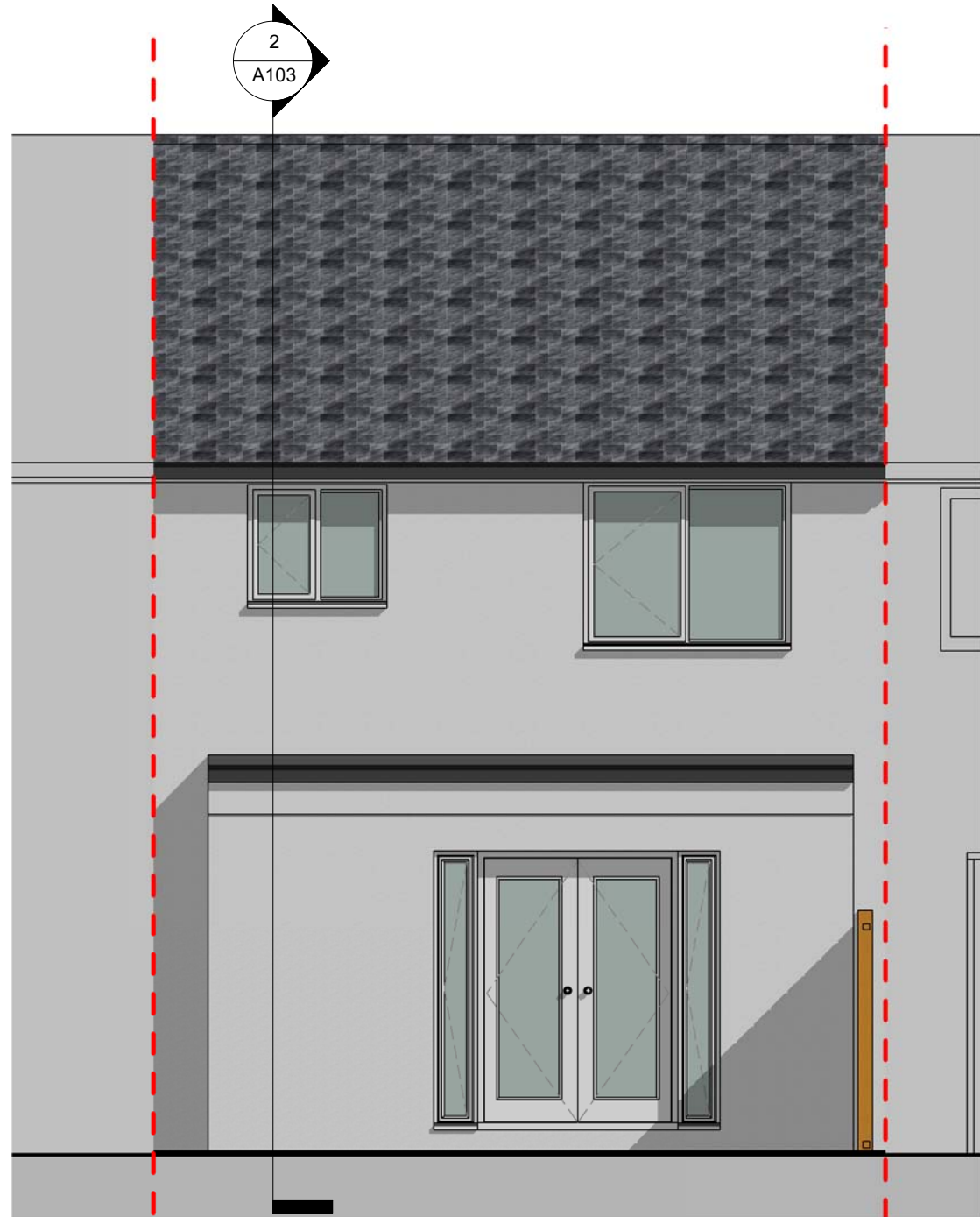
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Local Authority		All work is to be carried out to the requirements, and to the satisfaction of the Local Authority. These drawings are for planning purposes only.					Client	EAMON GERAGHTY	Drawn/Design			Date	06/07/17		
 RPR PLANNING Office 5, 37 Stanmore Hill London, HA7 3DS Mobile: 078 9661 7854 Web: www.rprplanning.co.uk Email: info@rprplanning.co.uk		Rev	Date	Description	Made	Checked			Scales:	Drawing No	A100	Rev	-		
		Drawing Status:							AS SHOWN @ A1						
		FOR APPROVAL													



PL - Existing Loft
SCALE: 1 : 50 @ A1
1 : 100 @ A3



PL - Proposed Loft
SCALE: 1 : 50 @ A1
1 : 100 @ A3



Existing rear elevation
SCALE: 1 : 50 @ A1
1 : 100 @ A3



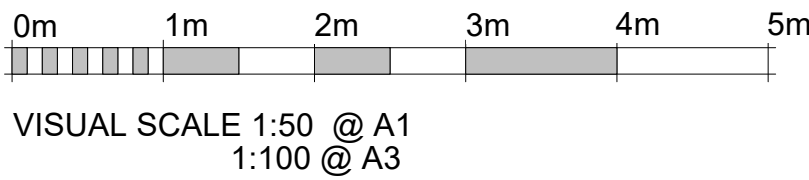
Proposed rear elevation
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1 : 100 @ A3



Existing side elevation
SCALE: 1 : 50 @ A1
1 : 100 @ A3



Proposed side elevation
SCALE: 1 : 50 @ A1
1 : 100 @ A3



Dimensions

Written dimensions to be taken in preferences to scaled dimensions. The Contractor is responsible for checking all dimensions before work starts.

Local Authority

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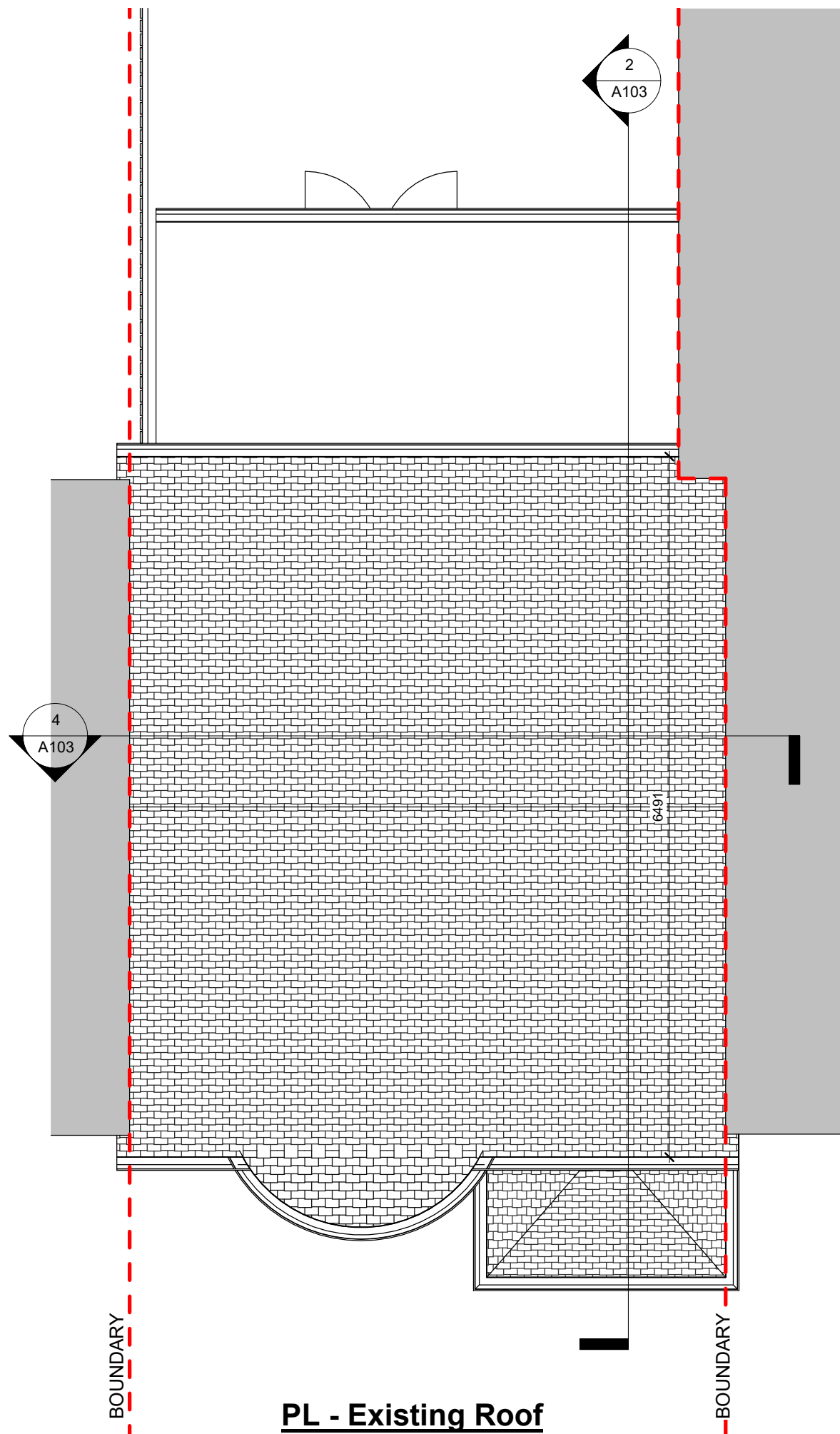
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Rev	Date	Description	Made	Checked

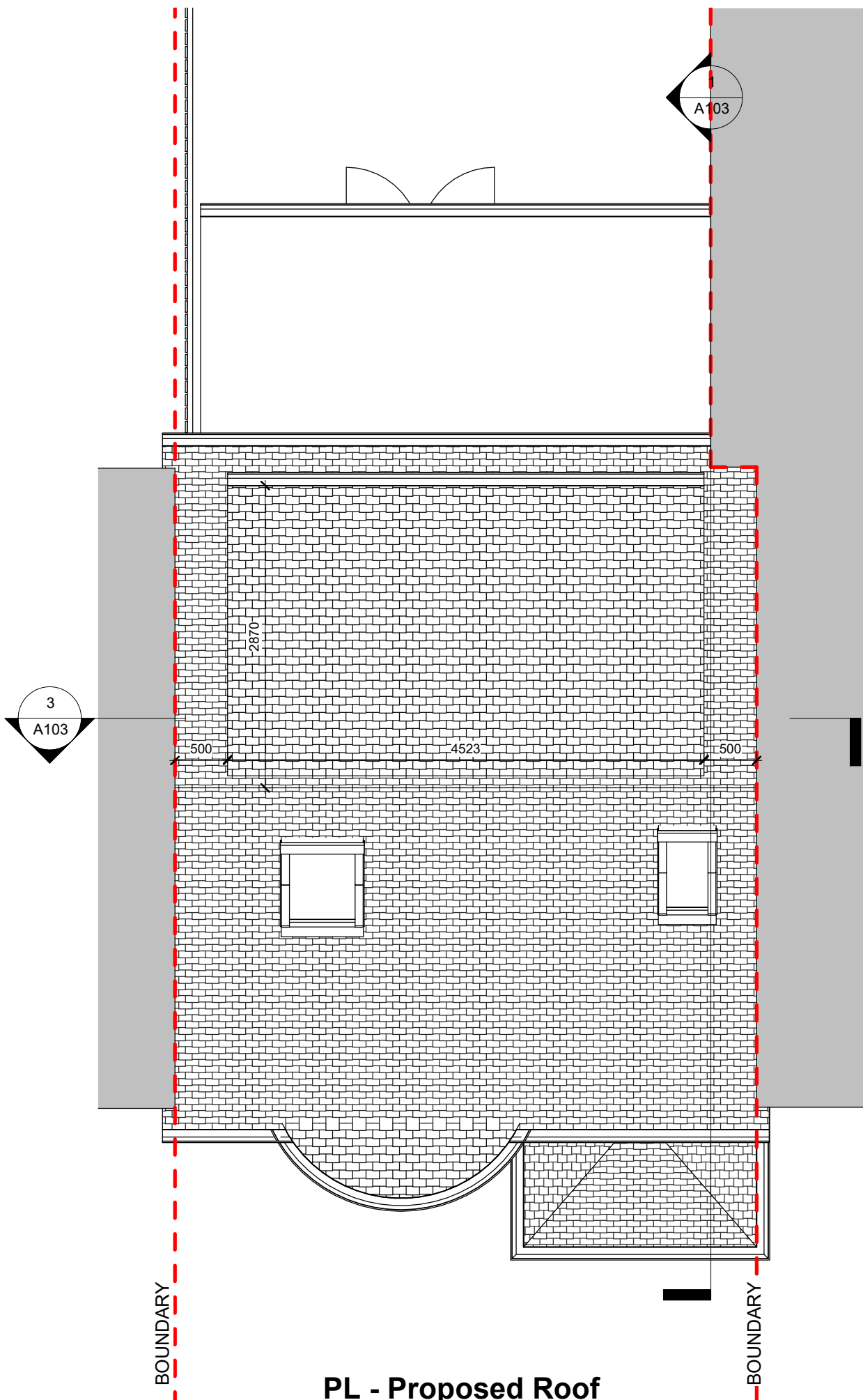
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Project	84 BEDFORD ROAD		
Client	EAMON GERAGHTY		

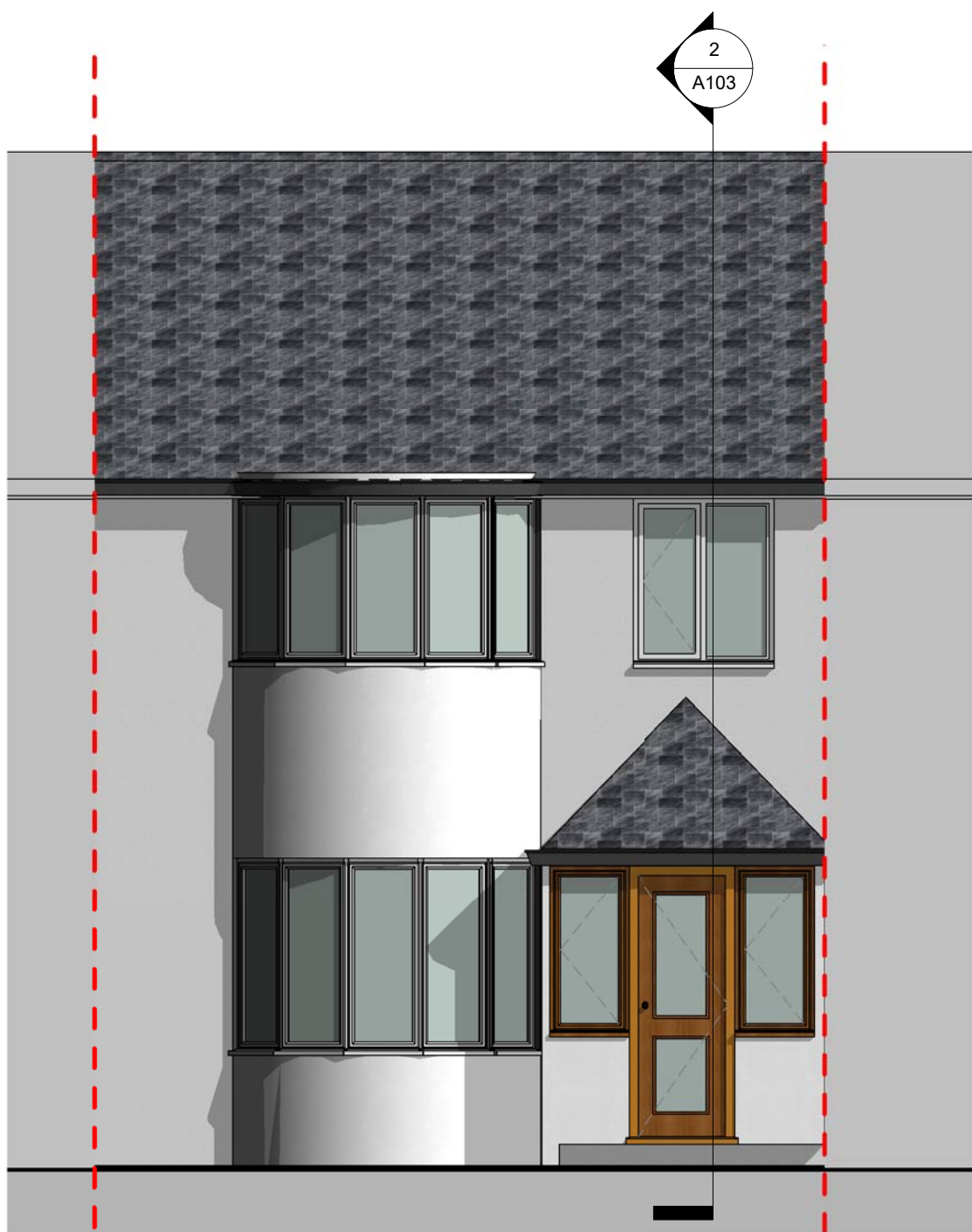
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EXISTING AND PROPOSED LOFT FLOOR PLANS & REAR AND SIDE ELEVATIONS			
Drawn/Design	Date		09/21/18
Scales:	Drawing No	Rev	
AS SHOWN @ A1	A101	-	



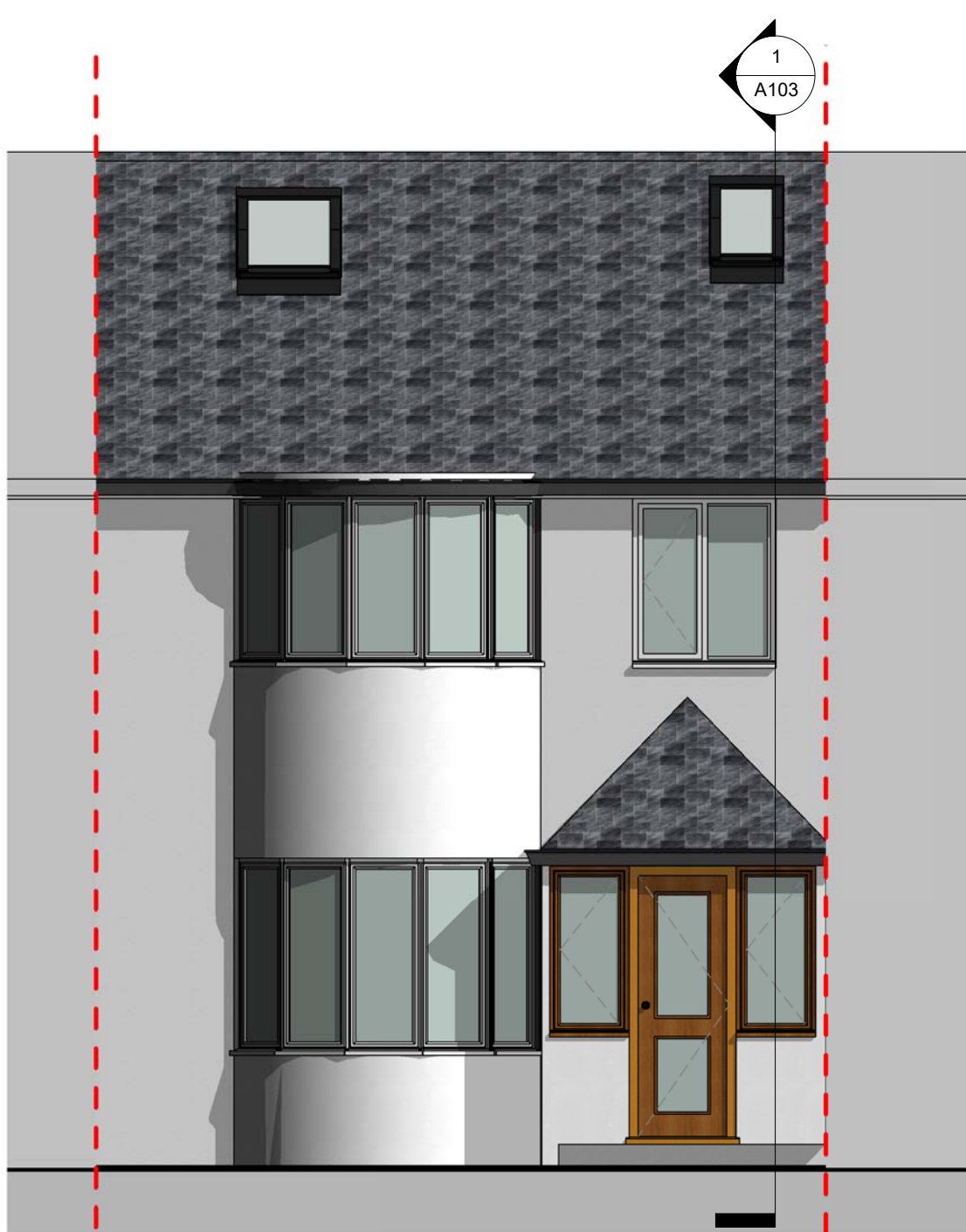
PL - Existing Roof
SCALE: 1 : 50 @ A1
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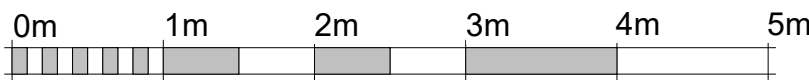
PL - Proposed Roof
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Existing front elevation
SCALE: 1 : 50 @ A1
1 : 100 @ A3



Proposed Front elevation
SCALE: 1 : 50 @ A1
1 : 100 @ A3



VISUAL SCALE 1:50 @ A1
1:100 @ A3

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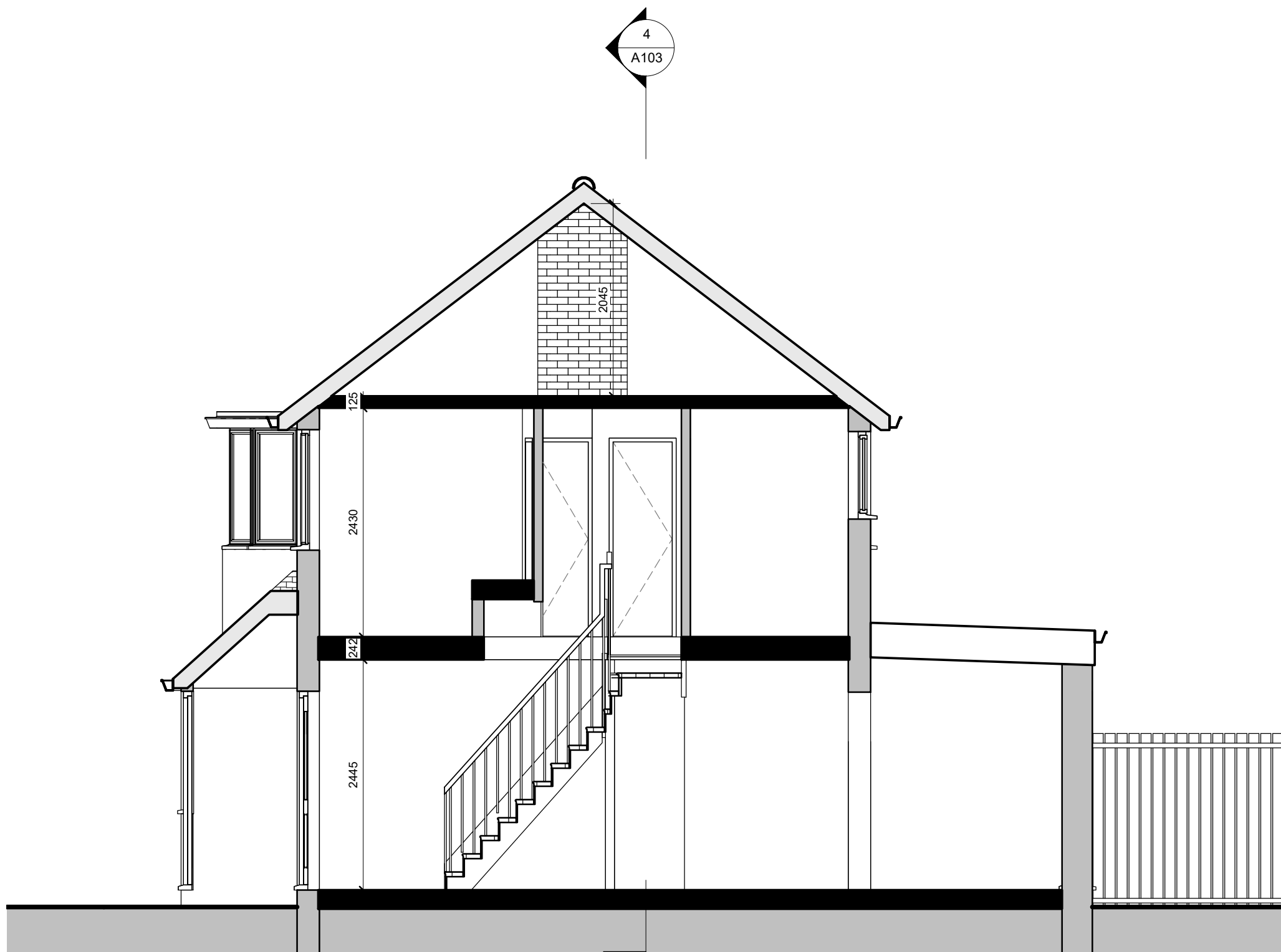
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Project
84 BEDFORD ROAD

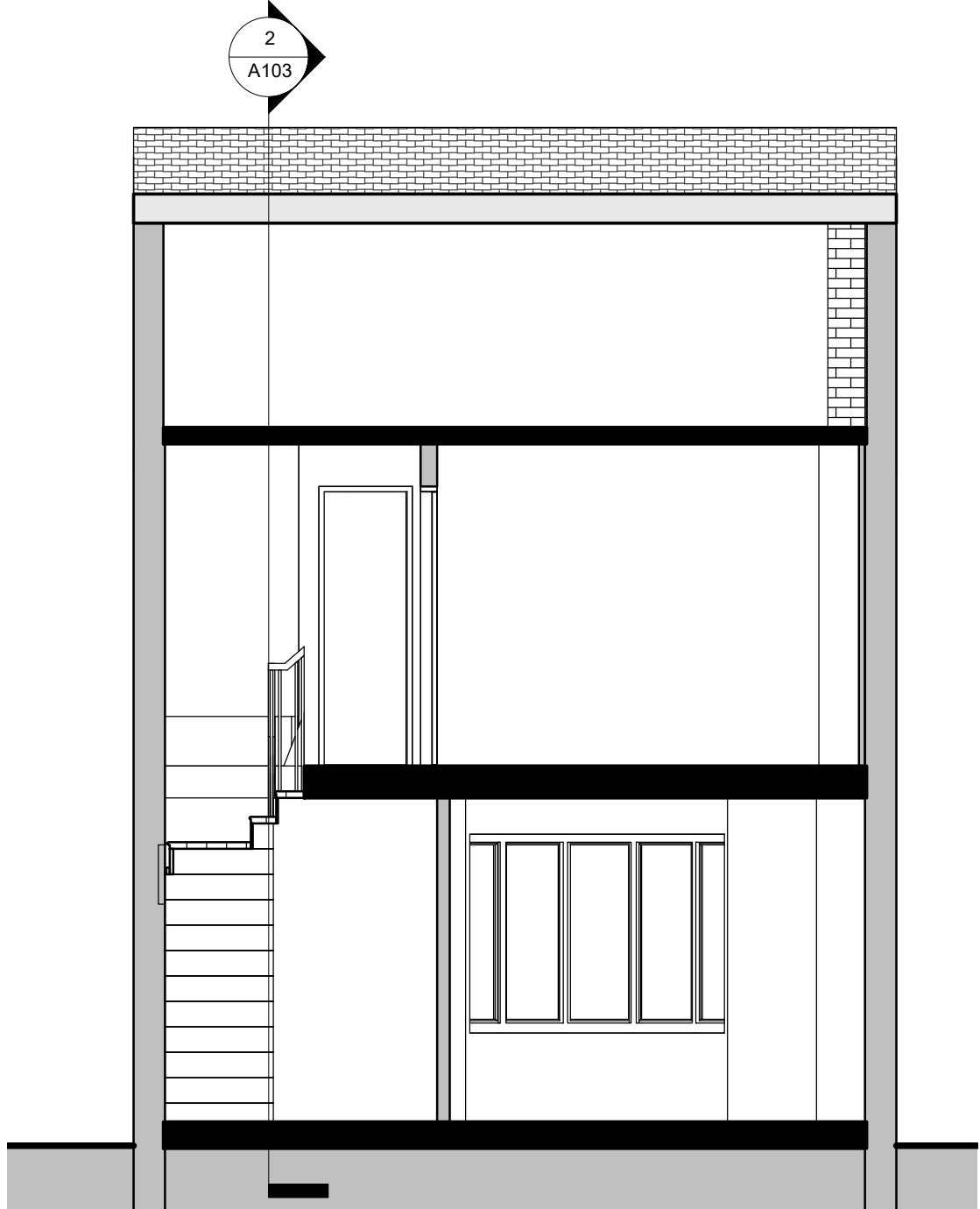
Client
EAMON GERAGHTY

Drawing Title
**EXISTING AND PROPOSED ROOF PLANS,
FRONT ELEVATIONS & SECTIONS**

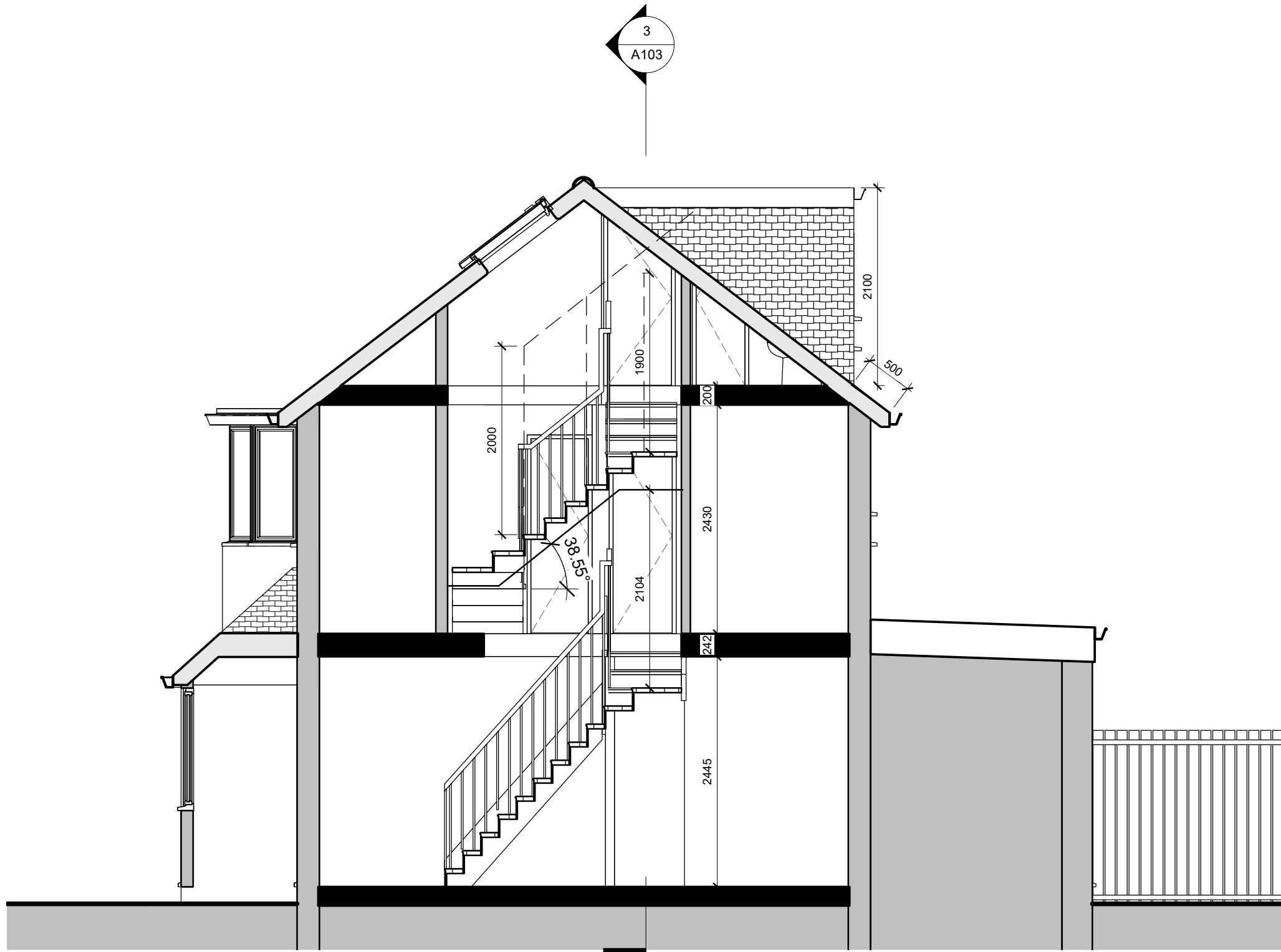
Drawn/Design	Date
09/21/18	
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Rev -	



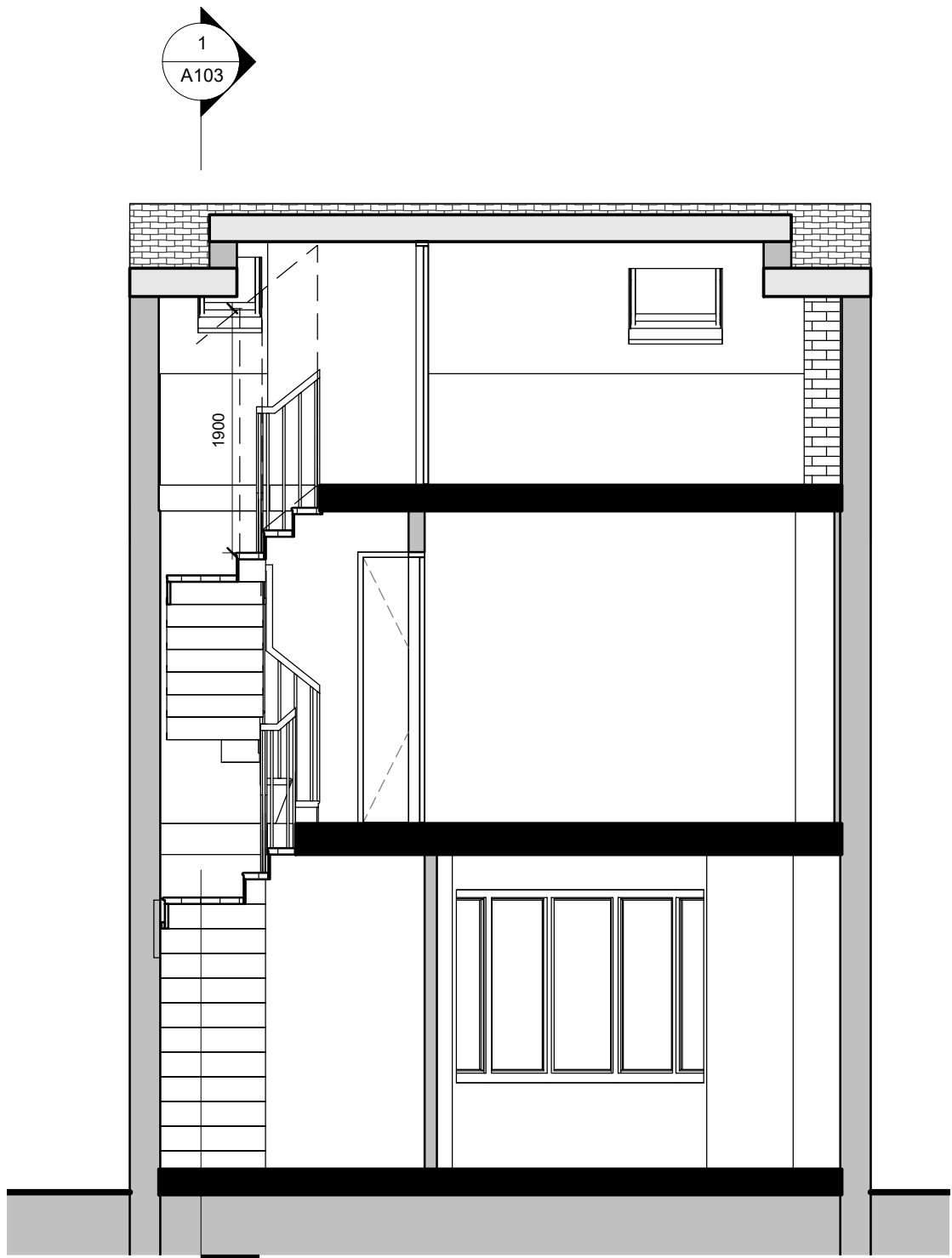
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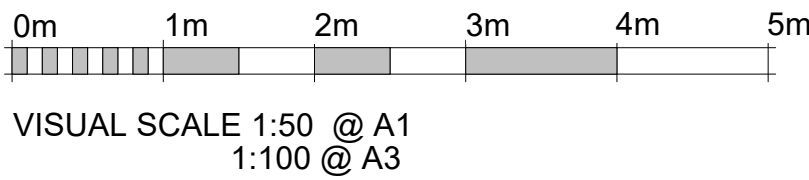
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Proposed Section 1
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1 : 100 @ A3



Proposed section 2
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1 : 100 @ A3



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Rev	Date	Description	Made	Checked

Drawing Status: **FOR APPROVAL**

Project	84 BEDFORD ROAD
Client	EAMON GERAGHTY

Drawing Title EXISTING AND PROPOSED SECTIONS		
Drawn/Design	Drawing No	Date
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Rev	-	