



APPEAL STATEMENT

Consilio

AGAINST THE LONDON BOROUGH OF HILLINGDON FOR REFUSING PLANNING
PERMISSION FOR THE:

‘Conversion of roof space to habitable use to include rear and side hip to gable
extensions with raising of rear roof ridge line, gable end window, 3 x rear roof
lights, 1 x front roof light and external rendering on all external walls.’

(REF: 66809/APP/2023/2307)

AT: 32 STAFFORD ROAD, RUISLIP

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1.0 INTRODUCTION

- 1.1 These Grounds of Appeal have been submitted in support of an appeal against London Borough of Hillingdon's decision to refuse planning permission for **'Conversion of roof space to habitable use to include rear and side hip to gable extensions with raising of rear roof ridge line, gable end window, 3 x rear roof lights, 1 x front roof light and external rendering on all external walls', at 32 Stafford Road, Ruislip (Ref 66809/APP/2023/2307).**
- 1.2 The application was refused on a single ground, which states:
- The proposed hip to gable conversion for both the front and rear elevation, by virtue of the design, scale, size, bulk, and massing, would fail would appear as disproportionate and incongruous addition that would fail to respect the original roof form, architectural composition of the original dwelling, and would visually unbalance the appearance and the proportions of the group of terraced properties. Consequently, the proposal would cause significant harm to the character, appearance and visual amenities of the host property and the surrounding area contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies DMHB 11 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) and Policy D3 of The London Plan (2021).
- 1.3 As is the appellant's prerogative, this appeal is submitted under Section 78 of the Town and Country Planning Act (1990).
- 1.4 Within this appeal submission, we will address the proposal and how it satisfies the context of local development plan policies. We identify the following key issues for consideration in this appeal are:
- Whether the proposal would by virtue of the alterations would impact the character of the original dwelling, or wider amenity of the area.

2.0 APPEAL SITE AND SURROUNDINGS

- 2.1 The application site comprises an end-of-terrace dwelling located on the eastern side of Stafford Road. The dwelling is finished in pebbledash and allows for off-street parking provision for two vehicles.

- 2.2 Stafford Road is characterised by its pairings of semi-detached dwellings and rows of terraces which comprise bay windows and cantered bays within the rows of terraces. Dwellings are typically laid to hard surfacing to allow for parking provision with modest landscaping in the form of hedgerows acting as boundary treatment.
- 2.3 Dwellings within the road have been extended and altered at both roof level and in the form of side/rear extensions. It is notable that dwellings within both semi-detached pairings and rows of terraces have been altered at roof level to incorporate gable elements with rear dormer windows.
- 2.5 The dwelling itself is not statutorily or locally listed. The site does not fall within the Conservation Area or another designation of note.

3.0 PLANNING HISTORY

- 3.1 The application site has recent planning history, as set out below.
- 66809/APP/2023/2304 – Installation of new under garden basement with skylight and extended patio area Pending **Decision**
 - 66809/APP/2023/2308 – Erection of a single storey rear extension and external rendering to all external walls (Application for a Certification of Lawful Development for a proposed development) **Approved**

4.0 PROPOSED DEVELOPMENT

- 4.1 This appeal seeks planning permission for the conversion of the existing roof space to habitable use incorporating hip-to-gable extension including gable window and rooflights. The proposal was submitted to the Local Planning Authority to create additional habitable space for a growing family with three young children.
- 4.2 The proposed gable end wall would be of the same ridge level as the existing hipped profile. The hip-to-gable roof extension would sit within the envelope of the existing dwelling with the existing rear hipped roof profile being altered to a gable projection.

5.0 PLANNING POLICY

National Planning Policy

- 5.1 The Government published the revised National Planning Policy Framework in 2023. The NPPF which is the overarching planning document in England, continues to seek to secure growth in a way that effectively balances economic, environmental, and social progress for this and future generations.
- 5.2 The NPPF (2023) attaches importance to the design of the built environment, which is seen as a key aspect of sustainable development, indivisible from good planning, which should contribute positively to making places better for people.
- 5.3 Chapter 12 of the NPPF (2023) reiterates that good design is a key aspect of sustainable development. It then states that planning policies and decisions should ensure that developments.
- Will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development.
 - Are visually attractive because of good architecture, layout, and appropriate and effective landscaping.
 - Are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities).
 - Establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming, and distinctive places to live work and visit.
 - Optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
 - Create places that are safe, inclusive, and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and

where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Local Planning Policy

- 5.4 Sitting underneath the NPPF is the London Plan (2021), The Hillingdon Local Plan: Part One - Strategic Policies (2020), The Hillingdon Local Plan: Part Two – Development Management Policies (2020) and Supplementary Planning Documents.
- 5.5 The following development plan policies are relevant to the assessment of this appeal:

The Hillingdon Local Plan: Part Two – Development Management Policies (2020)

DMHB 11 – Design of New Development

DMHB 14 – Trees and Landscaping

DMHD 1 – Alterations and Extensions to Residential Dwellings

The above documents are, therefore, material considerations in the determination of this appeal.

6.0 PLANNING CONSIDERATIONS

Character and Appearance

- 6.1 The Council's reason for refusal stems around the overall size, scale and design of the roof extension harming the architectural composition of the dwelling and visually unbalancing the appearance and proportions of the grouping of terraced properties.
- 6.2 The delegated report sets out that in the officers view the alterations at roof level would visually unbalance the appearance and proportions of the terraced property as well as when viewed within the row of terraces it sits.
- 6.3 The appellant considers that the Council in reaching their decision have failed to adequately assess the character of the street scene and the pattern of development within proximity of the site. It is accepted that the roof alteration would alter the appearance of the dwelling, however this is not within itself harmful to the dwelling or the wider setting.
- 6.4 Policy DMHB 11, which is referred to in the decision notice, sets out that all development, including extensions, alterations and new buildings will be required to

be designed to the highest standards and, incorporate principles of good design including; (i) harmonising with the local context by taking into account the surrounding (1) scale of development, considering the height, mass and bulk of adjacent structures as well as the architectural composition and quality of detailing.

- 6.5 Dwellings within the vicinity have been altered and extended at roof level which the case officer accepts within their delegated report. The Council seek to dismiss that any weighting be afforded to those examples under the premise that they were built utilising the permitted development rights of those respective properties. This is within itself secondary as notable examples exist which have altered the prevailing pattern of development with roof forms but also resulted in visually imbalance, for which greater weighting must be afforded. Examples of roof alterations incorporating gable elements within Stafford Road, immediately adjacent the site, are shown in the images below.



Image 1: Row of terraces within Stafford Road (Adjacent site)



Image 2: Row of terraces within Stafford Road (Adjacent site)

- 6.6 The provision of gable roofs and roof alterations in general does not form an alien or discordant feature. Gable roofs within pairings or rows of terraces would not appear at odds with the characteristic of the road. The proposed gable roof profile to the appeal building would be acceptable such that it would fit with the prevailing character of Stafford Road and dwellings within the immediate vicinity.
- 6.7 Development within the area is close-knit and laid out in a uniform and linear arrangement. Views beyond rows of dwellings is limited owing to the intimate relationship between pairings of properties. The appeal site shares a similar relationship with the dwelling to the north No.34, which itself has a gable roof. The proposed roof alteration would not cause the dwellings to visually coalesce or interfere with one another. The proposal maintains the existing gap by not extending beyond the envelope of the existing building. This aspect of the proposal maintains the general relationship and spacing between dwellings which contributes to the character of the area.
- 6.8 Concerns were raised by the Local Planning Authority with relation to the proposed rear gable extension. Within the delegated report the officer sets out that the roof would appear at odds with the symmetry of the current roof profile. The proposed gable roof has been designed to maintain similar angle and profile to that of the existing hipped roof. The asymmetrical nature of the gable profile does not detract from the main body of the roof appearing secondary in nature ensuring it does not visually consume or dominate the roof profile. Potential views of the proposed roof would be extremely limited from Stafford Road owing to the siting of the neighbouring dwelling No.34, screening it largely from view.
- 6.9 Having regard for views from Acorn Grove, the roof alteration would be partly visible from an opening in development between No.36 Stafford Road and No.2 Acorn Grove with views of the roof being distanced. The roof alteration would add limited bulk over and above that of the neighbouring property No.34 ensuring it would not appear unsympathetic or out of character. The rear gable extension would be viewed within a wider row of properties where roof alterations have been carried out altering the original appearance of the dwellings in the form of box dormers spanning the width of entire roof slopes. The proposed rear gable and roof alterations would be less prominent or visible than this neighbouring example which serves to ensure its subordination to the roof within which it is viewed as well as wider context.
- 6.10 In support of the application and to demonstrate the evolved pattern of development at roof level within the street scene, the appellant has provided recent appeal decisions for the Inspectors attention. These appeal decisions are submitted as appendices to the main appeal statement. They clearly set out and identify that development in the form of alterations and additions of greater form/bulk can harmonise with the character of the dwellings and street scene.

- 6.10 It is concluded that the proposed roof alterations would have no detrimental effect on the character and appearance of the host dwelling, the row of terraces within which it is viewed or the character of the street scene. The appellant has demonstrated that roof alterations and visual unbalancing has occurred, and those examples represent a prevailing contribution to the established character of Stafford Road. In consequence it would comply with Policies DMHB11 and DMHB 12 of the Local Plan; Part Two- Development Management Policies (2020) as well as Policy BE1 of the Development Plan; Part One- Strategic Policies.

7.0 CONCLUSION

- 7.1 It is therefore concluded, in respect of these issues raised, that the existing development would preserve and maintain the character and appearance of the site and locality in general, as well as having an appropriate relationship with the neighbouring properties.
- 7.2 Overall, the proposal satisfies the requirements of the NPPF, the London Plan, Development Management Policies and supporting Supplementary Planning Documents.
- 7.3 In light of the above, we respectfully request the Inspector allows the appeal, subject to any planning conditions they considered appropriate to the development.