

48 MYRTLE AVENUE,  
RUISLIP,  
HA4 8RZ

## **Appeal Statement**

CONVERSION OF ROOF SPACE TO HABITABLE USE  
INCLUDING RAISING THE RIDGE HEIGHT AND  
ALTERATIONS TO ROOF PROFILE WITH 2 X REAR  
DORMERS, 3 X FRONT ROOF LIGHTS

# Introduction

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The appeal site comprises a detached bungalow located on the North side of Myrtle Avenue. The proposed site falls within jurisdiction of London Borough of Hillingdon. The proposal seeks conversion of roof space to habitable use including raising the ridge height and alterations to roof profile with 2 x rear dormers, 3 x front roof lights.

## Site

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The site is shown on the Location Plan.



## Existing Building Photograph



Existing Front view of the property showing site context.



Existing Rear view of the property showing recently build 6M rear extension.



Image showing rear garden space.

## Proposed Uses and Layout

The application site currently contains a three-bedroom bungalow. The property is situated within a predominantly residential area. The proposal is for erection of first floor extension to increase habitable rooms. The existing property has entry from the Myrtle Avenue. The appellant needs additional habitable rooms for family members and frequent visitor as below requirement.

Permanent occupants:

Dmitriy Zakirov - Private Property consultant, working from home 75% of the full working hours (require home office space)

Clare Zakirov - Recruitment consultant/researcher, working from home 75% of the full working hours (require home office space)

Artem Zakirov - Teenager, attending a senior school (require separate room)

Eva Zakirov - attending secondary school (require separate room)

Regular visitors:

Dmitriy's parents 78 and 71 years old, living abroad visiting once/twice a year for a couple of weeks.

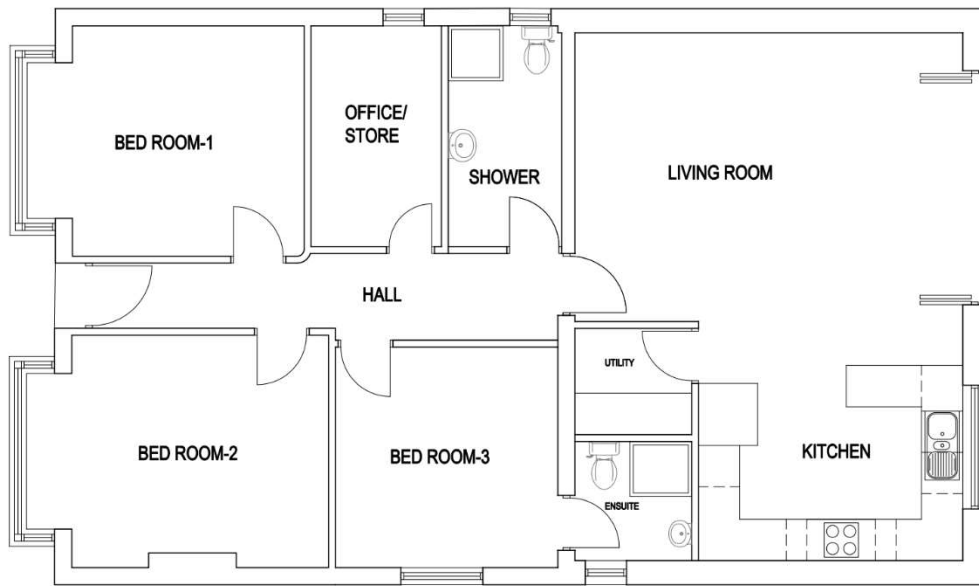
Clare's parents 77 and 76 years old, living on the South Coast, visiting twice a month for 1-2 days stay especially for Clare's into office commitments.

Clare's brother and his family, Oue Niece occasionally staying overnight due to their work commitments.

Other visitors:

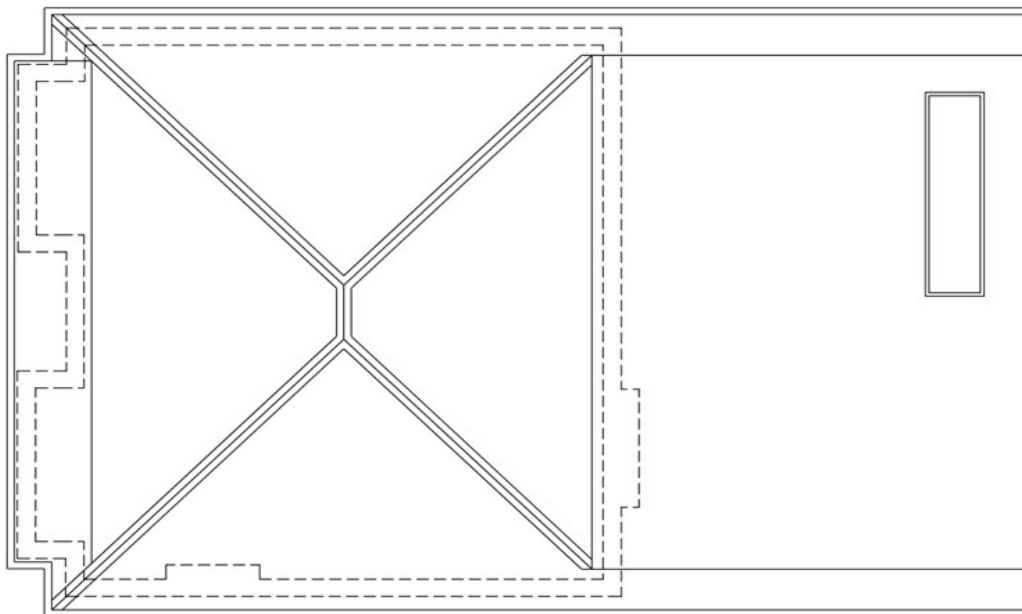
Extended family members

Friends from various parts of the UK and whole world - never stayed overnight as there weren't any space to accommodate the whole families instead staying in hotels nearby.



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**EXISTING GROUND FLOOR PLAN**



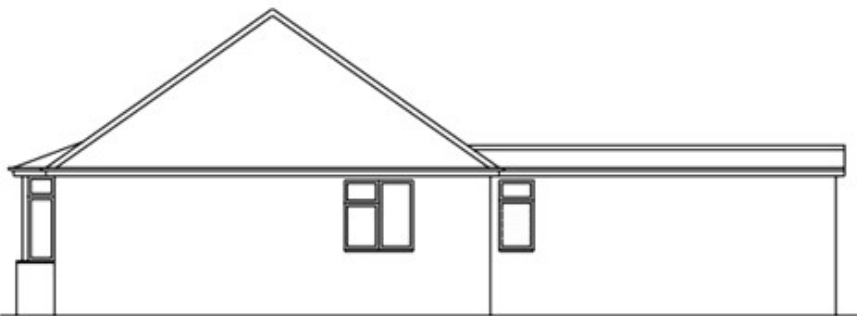
**EXISTING ROOF PLAN**



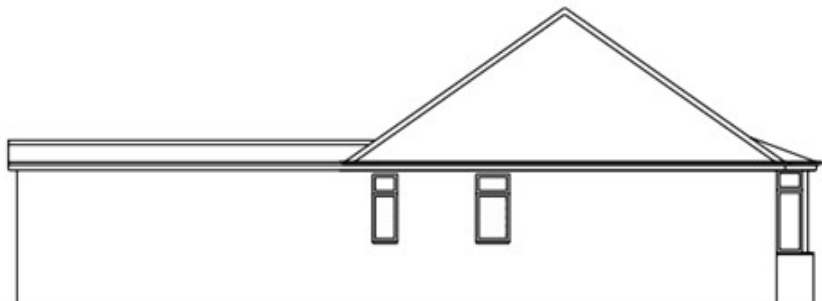
**EXISTING FRONT ELEVATION**



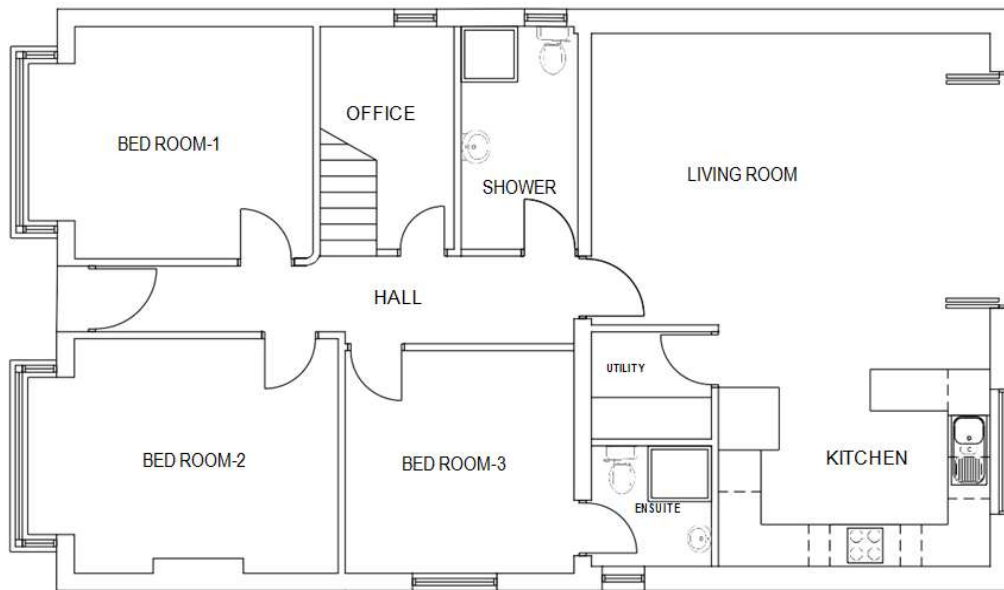
**EXISTING REAR ELEVATION**



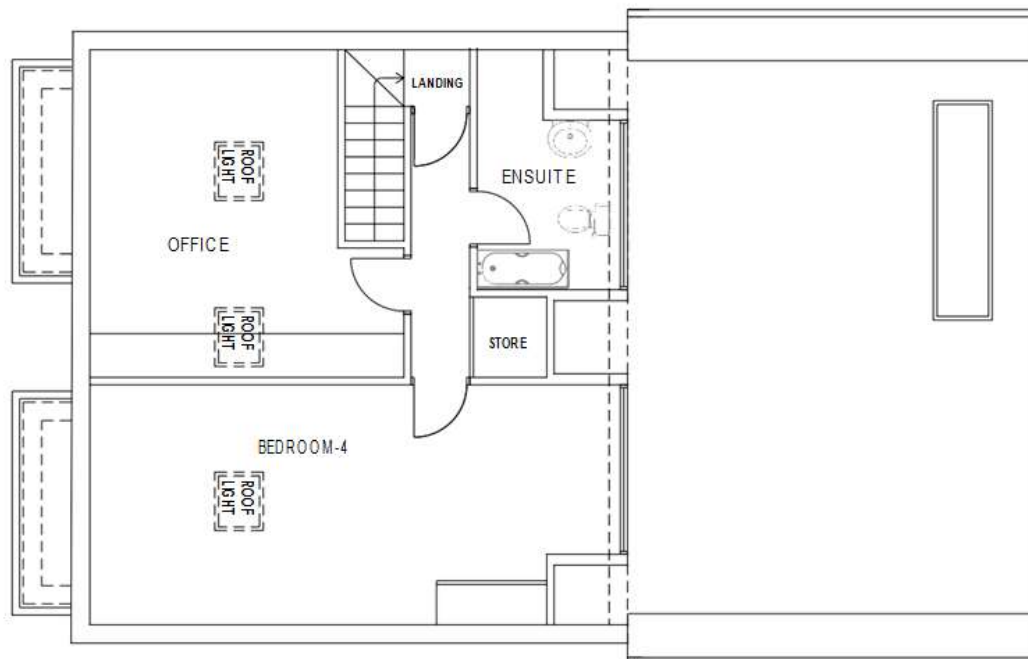
**EXISTING SIDE ELEVATION**



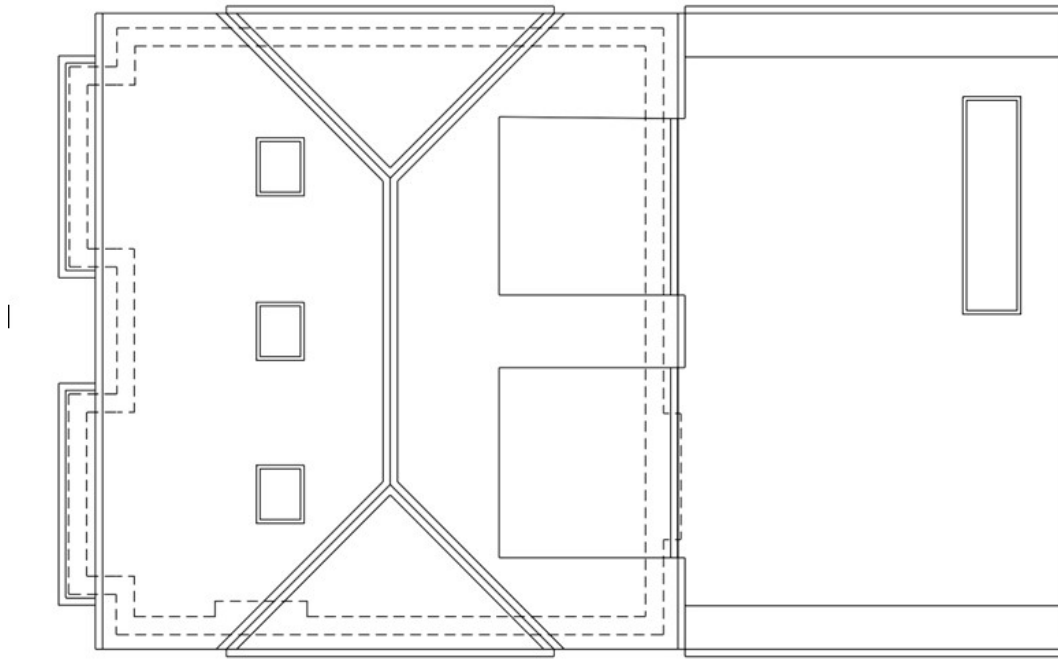
**EXISTING ANOTHER SIDE ELEVATION**



**PROPOSED GROUND FLOOR PLAN**



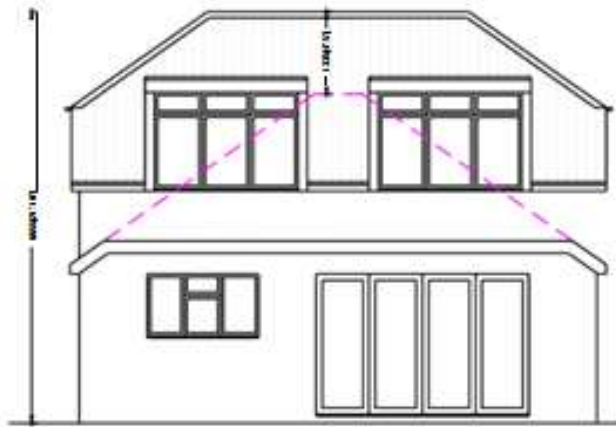
**PROPOSED LOFT PLAN**



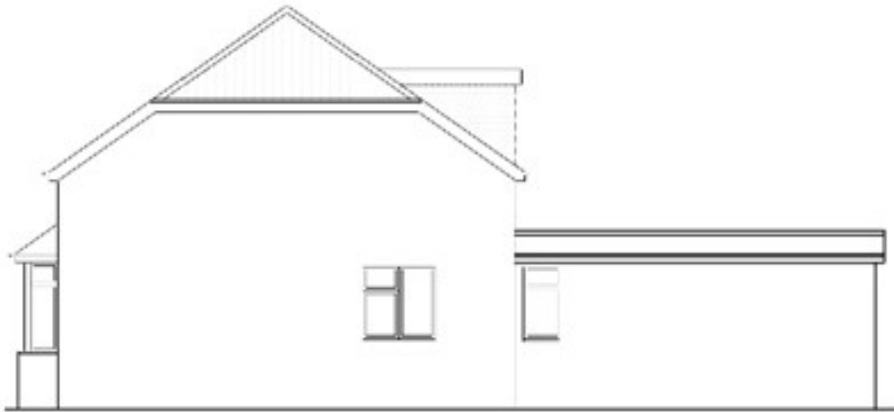
**PROPOSED ROOF PLAN**



**PROPOSED FRONT ELEVATION PLAN**



**PROPOSED FRONT ELEVATION PLAN**



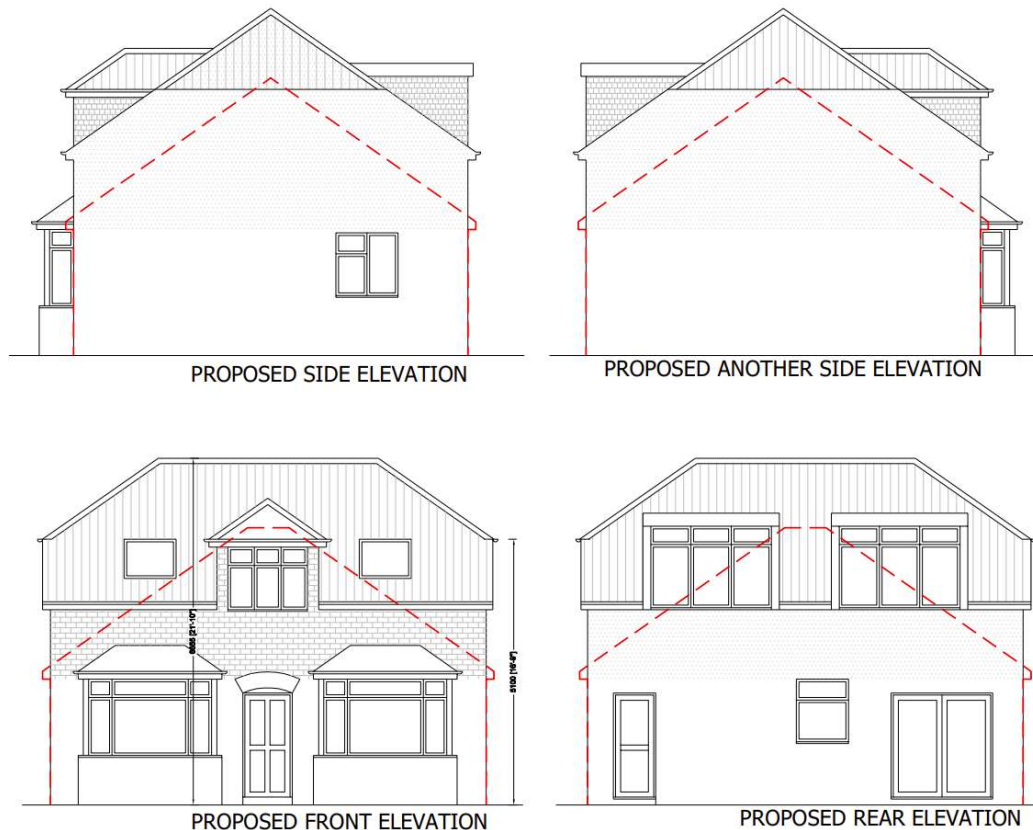
**PROPOSED SIDE ELEVATION PLAN**



**PROPOSED ANOTHER SIDE ELEVATION PLAN**

# Proposed Development

Pre-application advice sought for the first-floor extension and council has advised that the development is principally accepted however revisions needed so it sympathetic to the local context.



## Proposed elevations of the pre-application scheme.

The council has refused the proposed development and has given following reason.

***The proposal, by reason of its excessive width, depth, siting, scale, bulk, massing and design would be completely unduly prominent, visually incongruous and unsympathetic to the original architectural composition of the host dwelling, resulting in the proposed development having a harmful impact to original dwelling, and the character, appearance and visual amenities of the area. The proposal would therefore conflict with Paragraphs 130b) and 134 of the National Planning Policy Framework (2021), Policies D3 and D4 of the London Plan (2021), Policy BE1 of the Hillingdon Local Plan: Part One Strategic Policies (2012) and Policies DMHB 11, DMHB 12 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).***

The main reason for the refusal of the proposed development is impact on the host dwelling and wider street scene. The proposed development would create a new floor on the pre-existing ground floor footprint to accommodate two new habitable rooms. The proposed development would have part gable and part pitched roof to minimise the bulk on the host dwelling.

The proposed development would be similar to existing development pattern of opposite property no 43 Myrtle Avenue. The delegation report mentions that ***The site at No. 43 is set back approximately 9m from the highway as well as being set well in from both its neighbouring properties (12m from the western boundary), whereas, the application property is sited close to the site boundaries and would have a more prominent impact on the street scene and the neighbouring buildings.***

The entire Myrtle Avenue has variation of the properties in terms of layout, frontage, colour, texture, fenestration, mass as well as height and roof profiles. Every property along Myrtle Avenue is unique and almost all the properties are different in style, frontage, and massing to their adjoining properties. There is variation in front set back and articulation of the bay windows along the Myrtle Avenue and no strong sense of building line. The existing ridge line would be increased 1.35M which would in order to achieve proper internal habitable space and height. The proposed increase of the ridge height would be keeping with the wider area and merge with the street scene and maintain visual harmony with the neighbouring building. No 43 is only property along Myrtle Avenue which has Approximately 9m set in from the highway and 12m from both the neighbouring properties.



**Image showing no 43 Myrtle Avenue.**

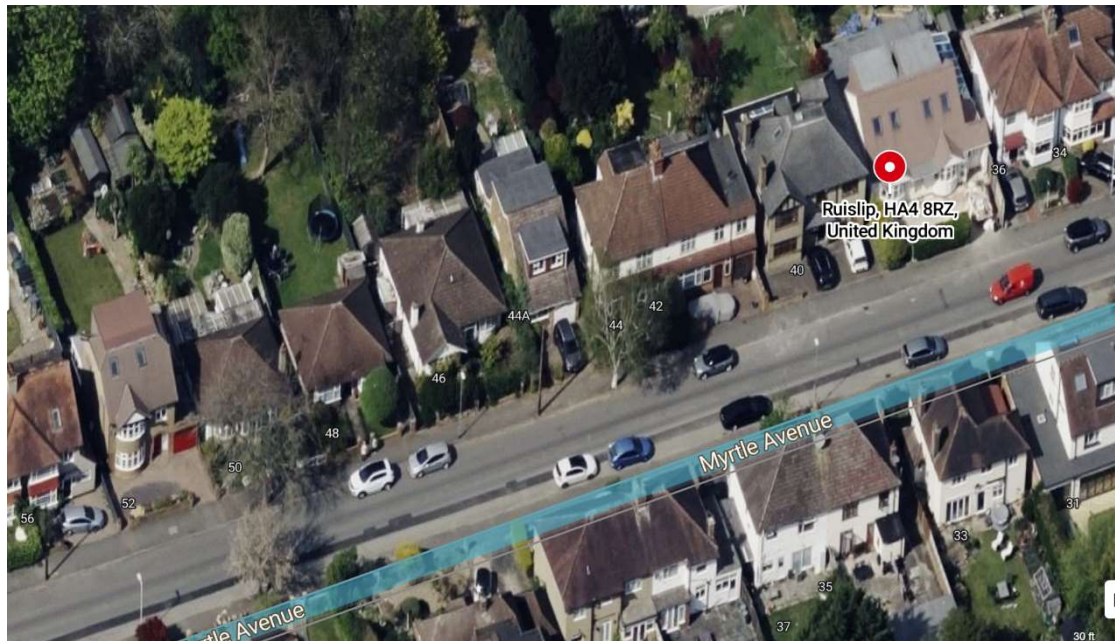


Image showing variation of mass along Myrtle Avenue.

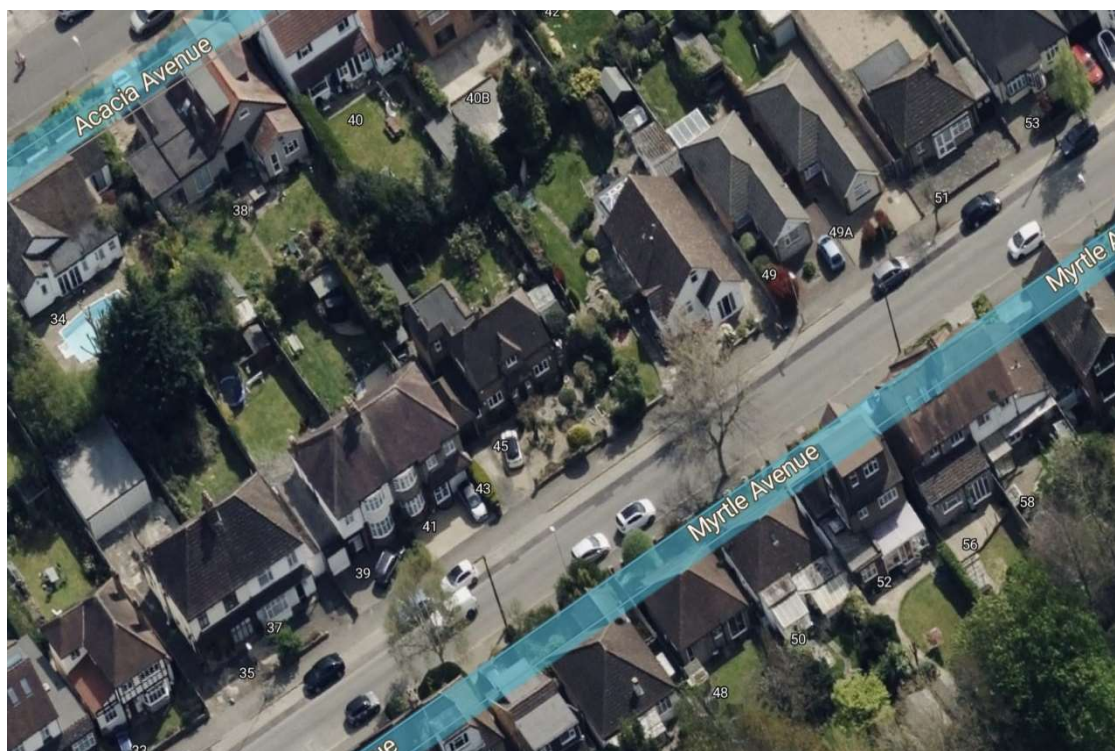


Image showing variation of mass along Myrtle Avenue.



**Image showing variation of mass along Myrtle Avenue.**

The mass and bulk of the properties along Myrtle Avenue have changed over a period of times due to extension and alterations. The massing of every individual property is different and not in symmetry along the street therefore proposed mass of the appeal scheme is keeping with the host dwelling and street scene. The proposed mass and bulk of the appeal scheme are also similar to no 43 Myrtle Avenue and no 11 Myrtle Avenue.

***In addition, No.43 is sited in between a two-storey dwelling to the east and a bungalow to the west and acts as a transition in height. In comparison, the application site is located in the middle of two bungalows which are of a similar height to the existing dwelling. As a result, the proposed increase in height and alterations to the roof profile would be incongruous.***

The proposed increase in height would keep property no 46 and no 50 sit between two-story dwellings which would in line with the similar pattern along Myrtle Avenue. We have proposed 1.35M height instead of full floor height to make the transition of the height between two bungalows.

The delegation letter states that the proposed development has excessive width, depth, siting, scale, bulk, massing, and design. The proposed scheme sits on the existing house footprint therefore width, depth, siting, and scale would be maintained. The proposed bulk and massing are marginally increased compared to permitted

development loft development and given the site context with similar development and varying bulk and massing of the street scene, proposed development would be in harmony with the wider area. The property owner no 43 Myrtle Avenue lived for 54 years and has observed variation of changes along Myrtle Avenue in all these years and has supported out application as email below.

**From:** John Thirkettle <[johnthirkettle2000@yahoo.co.uk](mailto:johnthirkettle2000@yahoo.co.uk)>  
**Date:** 29 January 2024 at 17:01:48 GMT  
**To:** [clarezakirov@gmail.com](mailto:clarezakirov@gmail.com)  
**Subject:** Refusal of Planning Application  
77167/APP/2023/2854  
**Reply-To:** John Thirkettle <[johnthirkettle2000@yahoo.co.uk](mailto:johnthirkettle2000@yahoo.co.uk)>

Neighbours comments - 43 Myrtle Avenue HA4 8SA

The London Borough of Hillingdon Council  
Planning Department

Ref: Planning Application 77167/APP/2023/2854, 48 Myrtle  
Avenue Ruislip HA4 8RZ.

Dear Sirs,

My wife and I received the copy of the Council's letter of refusal, dated 30 September 2023. We were very surprised to see that it had been refused. We had seen the plans previously and were of the opinion that the design enhanced the appearance of the dwelling - we live exactly opposite.

We have lived here for 54 years and the major attraction, of the road itself, is the mix of different property styles, .i.e. bungalows, semi detached and detached - from very old to new, of which many have been extended and modified - it all blends in.

We find the stated reasoning for the refusal not in keeping with the reality. Various plans, policies and frameworks are referred to and it is possible that there is something in these that makes acceptance difficult but we cannot imagine what. We are also puzzled at the language used to emphasise the reasons for refusal. None seem fitting and if there is some clause, for instance, that automatically fails the application, why is it not just simply spelt out?

Yours sincerely,

Mr J and Mrs JR Thirkettle  
43 Myrtle Aveue  
Ruislip HA4 \*SA

***The delegation report mention that the proposed rear dormers windows are not subservient and do not respect the window hierarchy of the dwelling, creating a top heavy and poorly designed proposal which would substantially alter the appearance of the property, visible from multiple public and private viewpoints.***

The Juliet balcony with larger side windows is a prevalent type of style which generally applies to rear dormer. The full height larger windows have been proposed to appeal scheme to achieve maximum sunlight and daylight. The larger windows also aid fire escape which requires to comply with the fire regulations.

The property no 59 Elm Avenue, Eastcote has approval allowed under appeal ref (APP/R5510/W/19/3232952) for demolition of the existing bungalow to create Two x 2-storey, 3-bed detached dwellings with associated parking and amenity space. This property has similar site context to appeal site and sits within variation of house types.



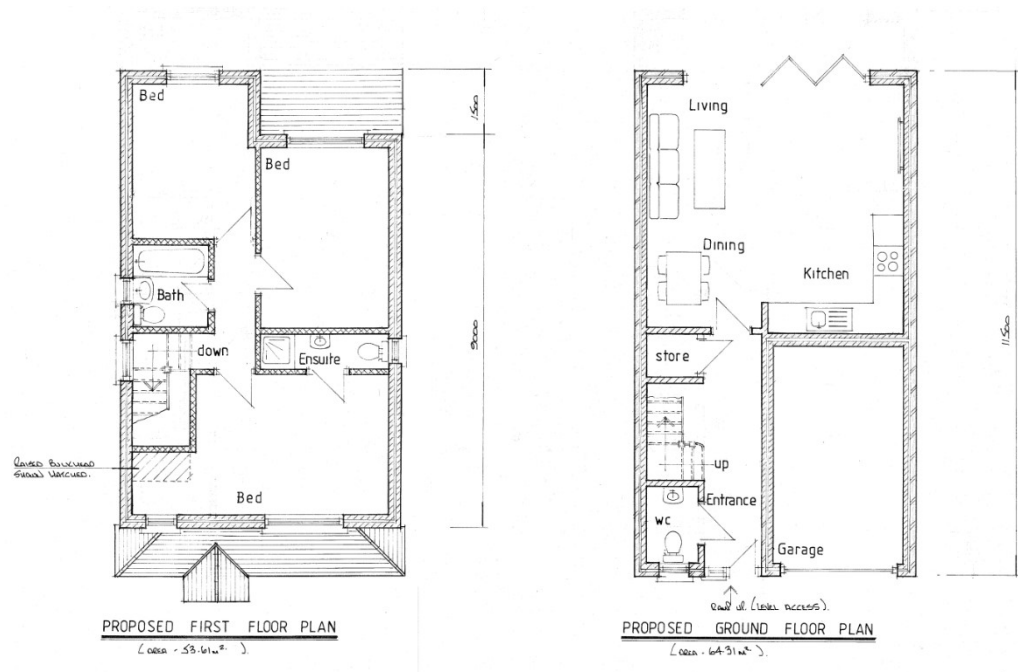
**Image showing site context of Elm Avenue with variation of house typology.**



**No 46, 48 and 48A Elm Avenue, sits within two story houses with variation of height.**



**No 48 Elm Avenue has marginally higher roof height than both adjoining bungalows, similar to appeal proposal; keeping with the surrounding area.**



**Approved plans of no 59 Elm Avenue, Eastcote – approved under appeal ref APP/R5510/W/19/3232952.**



**Approved elevations of no 59 Elm Avenue, Eastcote – approved under appeal ref APP/R5510/W/19/3232952.**

Recently, no 59 Elm Avenue has planning approval for demolition of the existing bungalow and erection a residential building housing 6 flats with associated amenities under planning approval ref no 60130/APP/2021/4249.



**Approved elevations of no 59 Elm Avenue, Eastcote – approved under planning application ref 60130/APP/2021/4249.**



**Image showing no 11 Myrtle Avenue – The gutter line is lower compared to adjoining properties.**



**Image showing no 11 Myrtle Avenue – The property has roof profile and massing similar to appeal proposal.**



**There are four bungalows sit within two story houses which have opportunity to develop vertically to accommodate larger habitable space.**



**No 17 Myrtle Avenue – Two story detached house with pitched roof.**



**No 64 & 62 Myrtle Avenue – Pair of Two-story semi-detached houses with gable end.**



**No 60 Myrtle Avenue – Detached two-story house with pitched roof.**



**No 58A Myrtle Avenue – Semi-detached two-story house with front gable.**



**No 56 & 58 Myrtle Avenue – Pair of semi-detached houses with gable roof.**



**No 52 Myrtle Avenue – Two story detached house with gable roof.**



**No 50 Myrtle Avenue – Detached bungalow with pitched roof.**



**No 48 Myrtle Avenue – Appeal Site – Detached bungalow with pitched roof.**



**No 46 Myrtle Avenue – Detached bungalow with pitched roof.**



**No 44 Myrtle Avenue – Detached bungalow with gable roof and front dormer.**



**No 42 & 44 Myrtle Avenue – Pair of semi-detached houses with gable roof.**



**No 40 Myrtle Avenue – Detached two story house with pitched roof.**



**No 38 Myrtle Avenue – Detached bungalow with pitched roof, sitting in between two semi-detached houses.**



**No 36 & 34 Myrtle Avenue – Pair of semi-detached houses with pitched roof.**



**No 30 & 32 Myrtle Avenue – Pair of semi-detached houses with pitched roof.**



**No 26 & 28 Myrtle Avenue – Pair of semi-detached houses with pitched roof.**



**No 24 Myrtle Avenue – Detached bungalow with gable roof, sitting in between two semi-detached houses.**



**No 20 & 22 Myrtle Avenue – Pair of semi-detached houses with pitched roof.**



**No 18 Myrtle Avenue – Detached two story houses with pitched roof. The roof height is lower than the adjoining houses.**



**No 16 Myrtle Avenue – Detached two story houses with part pitched and part flat roof.**



**No 4 & 6 Myrtle Avenue – Pair of semi-detached houses with pitched roof.**



**No 2 Myrtle Avenue – Detached bungalow with gable roof situated at the corner.**



**No 1 & 3 Myrtle Avenue – Pair of semi-detached houses with cat slide roof.**



**No 5 & 7 Myrtle Avenue – Pair of semi-detached houses with pitched roof.**



**No 9 Myrtle Avenue – Detached two story houses with gable roof.**



**No 11 Myrtle Avenue – Detached two story houses with part gable and part pitched roof. The roof height is lower than the adjoining properties.**



**No 13 & 15 Myrtle Avenue – Pair of semi-detached houses with pitched roof.**



**No 17 & 19 Myrtle Avenue – Pair of semi-detached houses with pitched roof.**



**No 21 Myrtle Avenue – Detached two story houses with pitched roof.**



**No 17 & 19 Myrtle Avenue – Pair of semi-detached houses with pitched roof.**



**No 23 & 25 Myrtle Avenue – Pair of semi-detached houses with pitched roof.**



**No 27 & 29 Myrtle Avenue – Pair of semi-detached houses with pitched roof.**



**No 31 Myrtle Avenue – Detached two story houses with gable roof.**



**No 33 Myrtle Avenue – Detached two story houses with pitched roof.**



**No 35 & 37 Myrtle Avenue – Pair of semi-detached houses with pitched roof.**



**No 39 & 41 Myrtle Avenue – Pair of semi-detached houses with pitched roof.**



**No 43 Myrtle Avenue – Detached bungalow with part gable and part pitched roof. Situated opposite of the appeal site.**



**No 45 Myrtle Avenue – Detached bungalow with gable roof.**



**No 49 Myrtle Avenue – Detached bungalow with gable roof.**



**No 49A Myrtle Avenue – Detached bungalow with gable roof.**



**No 51 Myrtle Avenue – Detached bungalow with pitched roof.**



**No 53 Myrtle Avenue – Detached bungalow with pitched roof.**



**No 55 Myrtle Avenue – Detached two story houses with pitched roof.**

Similar extension has been approved to the other London Borough's as following.

### **Richmond Council**

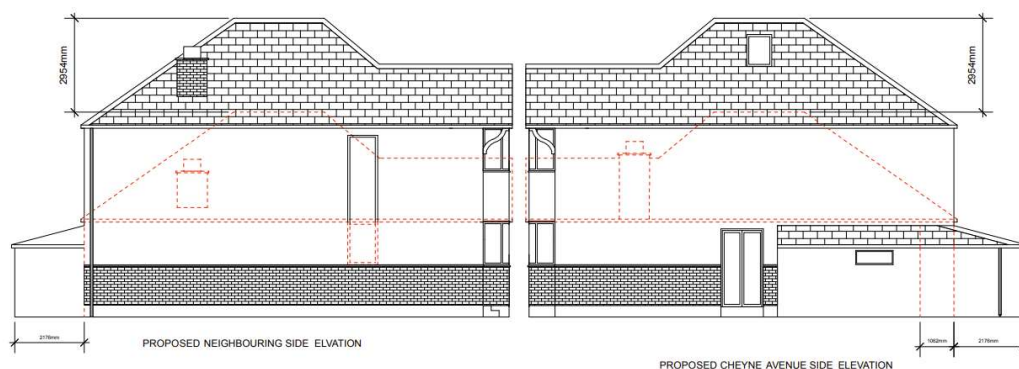
62 ELLERMAN AVENUE, TW2 6AA – Application Ref No DC/CAM/3838/HOT/HOT –  
Roof extension approved.



PROPOSED FRONT ELEVATION



PROPOSED REAR ELEVATION



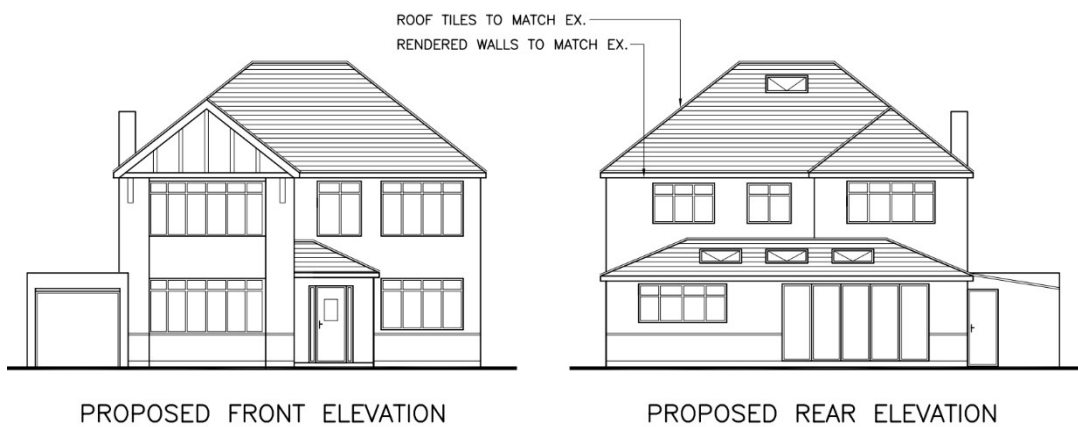
PROPOSED NEIGHBOURING SIDE ELVATION

PROPOSED CHEYNE AVENUE SIDE ELEVATION

62 ELLERMAN AVENUE, TW2 6AB – Application Ref No DC/RIT/2055/HOT/HOT —  
Roof extension approved.



118 ELLERMAN AVENUE, TW2 6AF – Application Ref No  
DC/WEW/13/2600/HOT/HOT – Roof extension approved.



### Hounslow Council

2 PARKFIELD ROAD FELTHAM TW13 7LG – Application Ref No - 00863/2/P2 –  
Demolition of the existing bungalow and 2x semi-detached house approved.



## Conclusion

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The proposed development would be sympathetic with the host dwelling and wider area. The proposed development complying local, regional, and national planning policies and request inspector to allow the appeal.