

5a Barnards Garden – Planning Appeal Statement.

Application Reference:

78396/APP/2023/3233

Decision Date: Refusal on 25/07/23



Description:

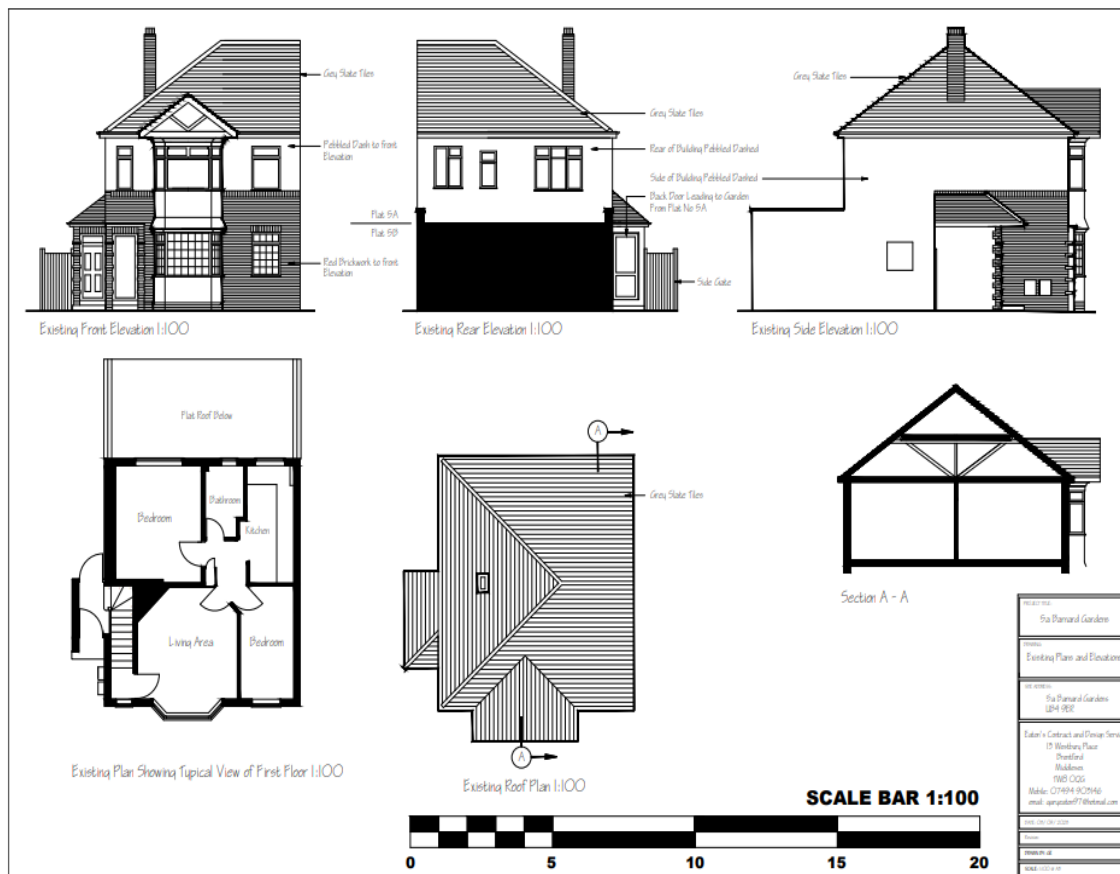
Conversion of roof space to habitable use to include a rear dormer and 3 no. front roof. Conversion from hip to gable end.

Background:

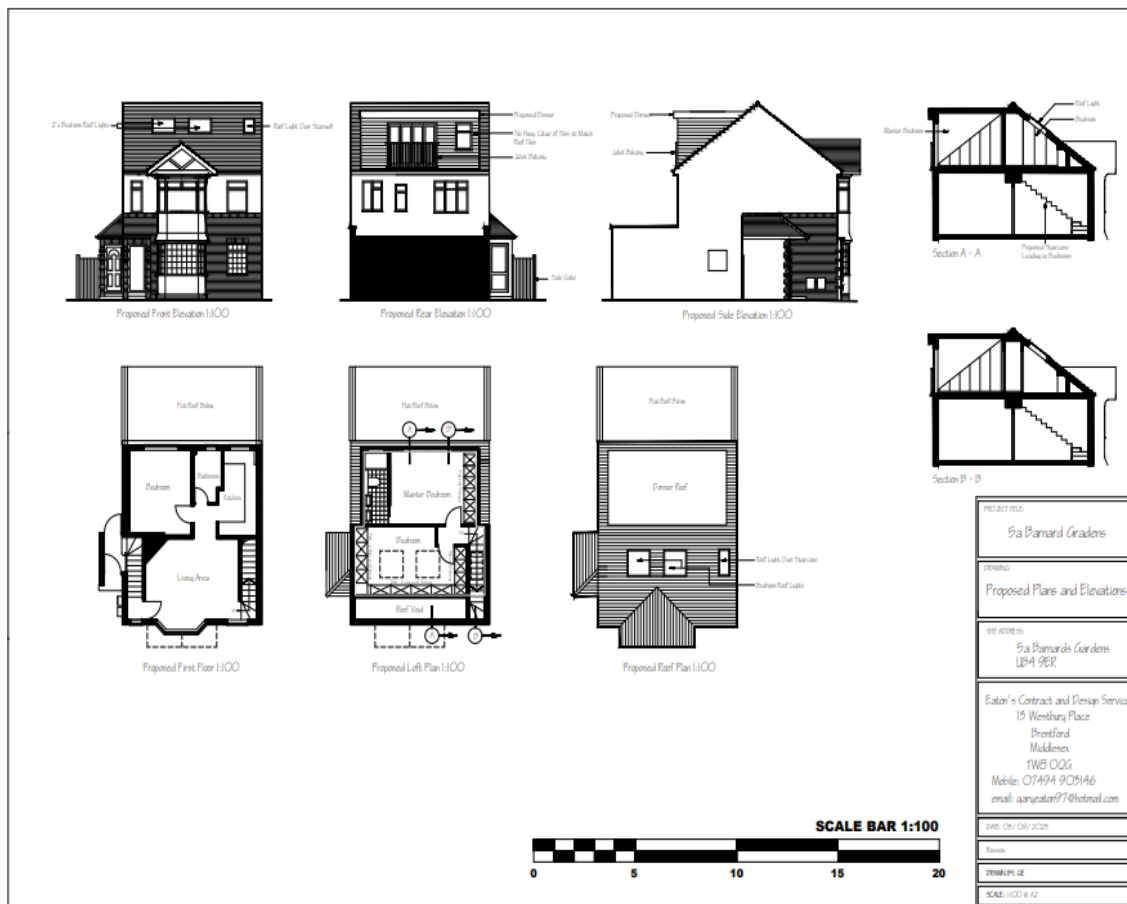
My client has lived in his home for 22 years and intends to live there for the foreseeable future. He has a young family and is getting married this year and wanted to make use of the habitable loft space to create two bedrooms that would give his family more accessible space and improve the layout of the home. Contrary to what is published in the council's design guide, we have seen similar if not the same conversion on neighbouring roads that have already been built or are currently under construction.

Local Architects and Agents are submitting proposals which have been approved where the existing hip roof is being converted into gabled end roof for families who have expanded or wish to expand into their existing loft space. I have included some examples of this in my supporting statement for reference. We just want to understand why some many designs like ours have been granted planning permission but not ours.

Existing Plan and Elevation:



Proposed Plan and Elevation:



Supporting Information (Examples).

Address:

8 Chatsworth Road, Hayes, Middlesex, UB4 9ES

Application Reference:

54398/APP/2023/1561

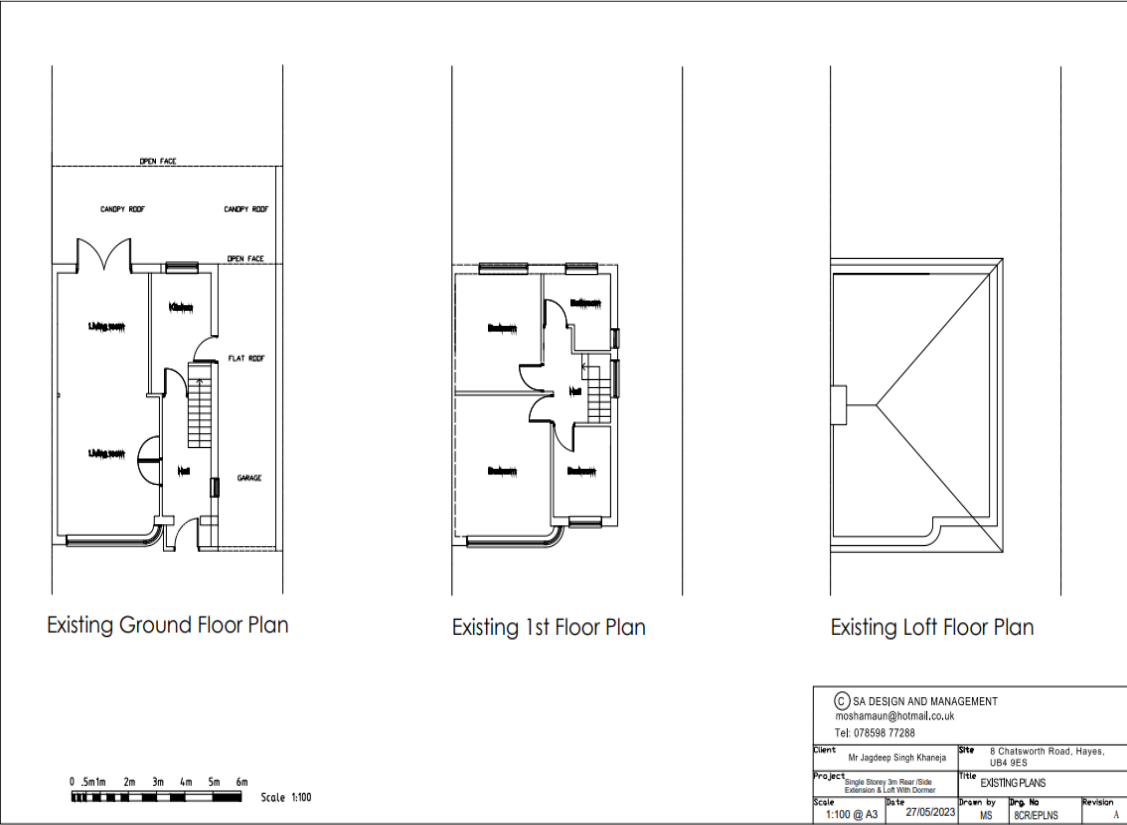
Decision Date: Granted on 25/07/23.



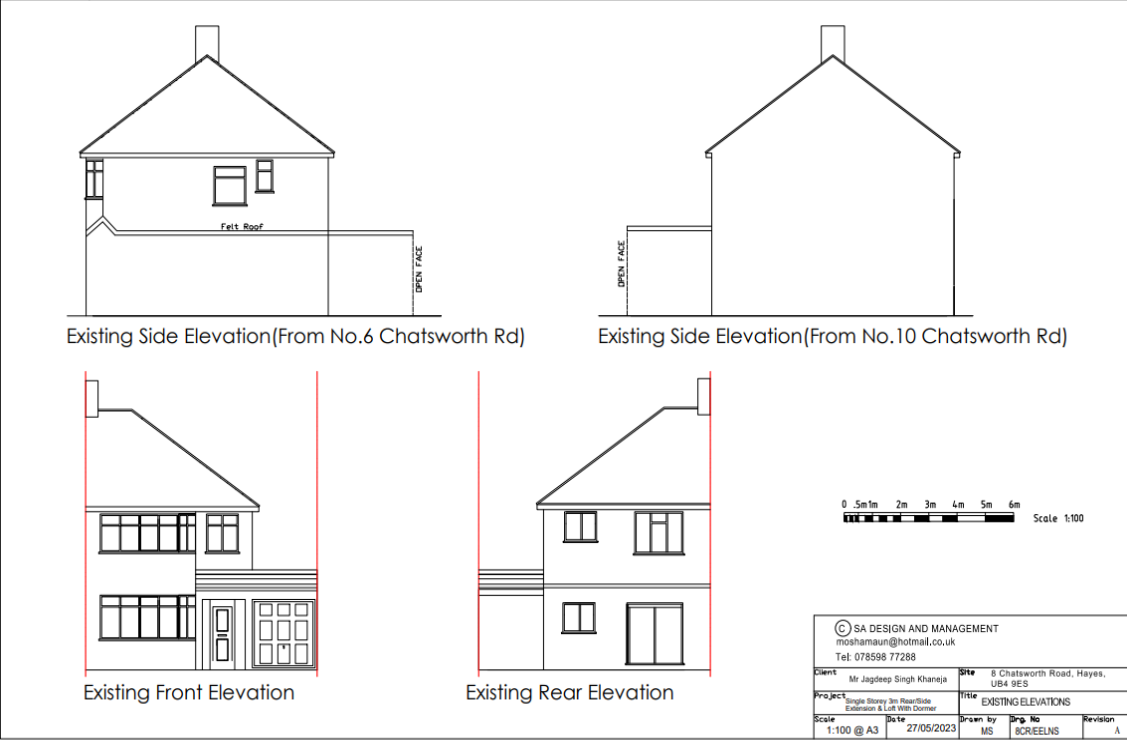
Description:

Conversion of roof space to habitable use to include rear dormer with Juliette balcony, 1 front roof light and conversion of roof from hip to gable end. Conversion of integral garage to habitable room with new front facing window at ground floor level. Single storey infill extension to the rear.

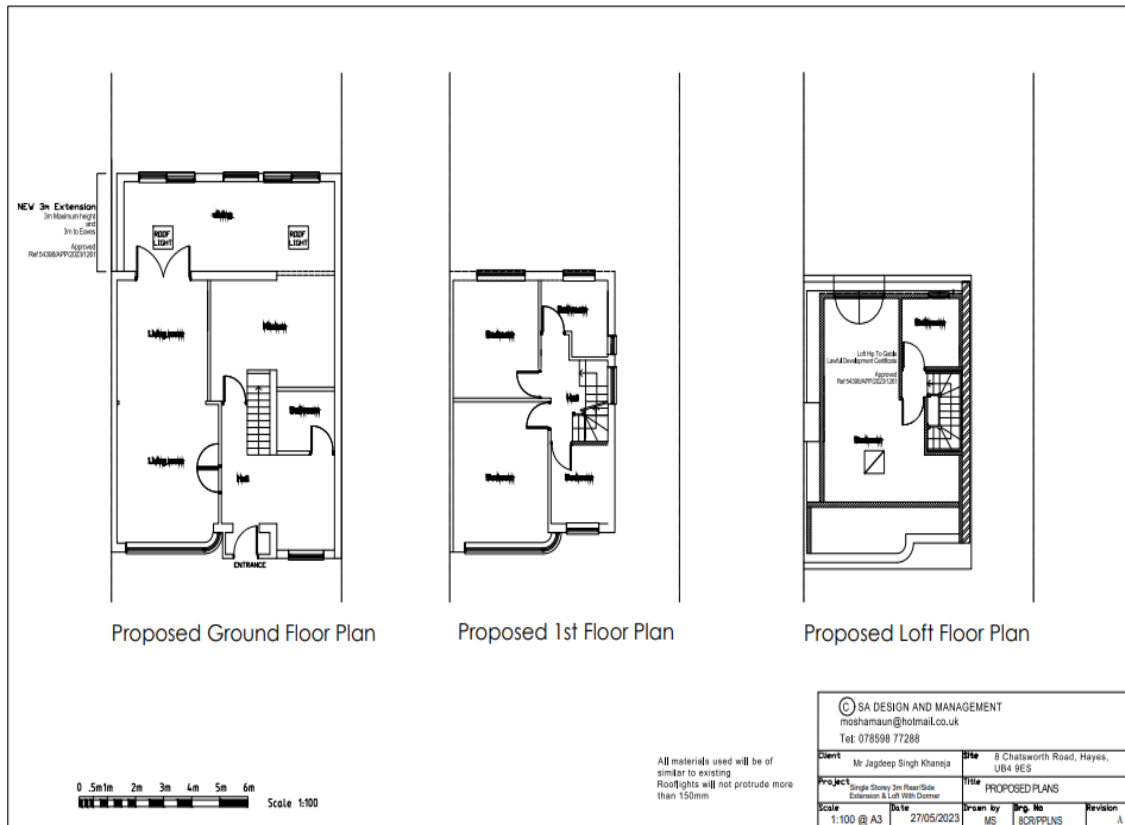
Existing Plan:



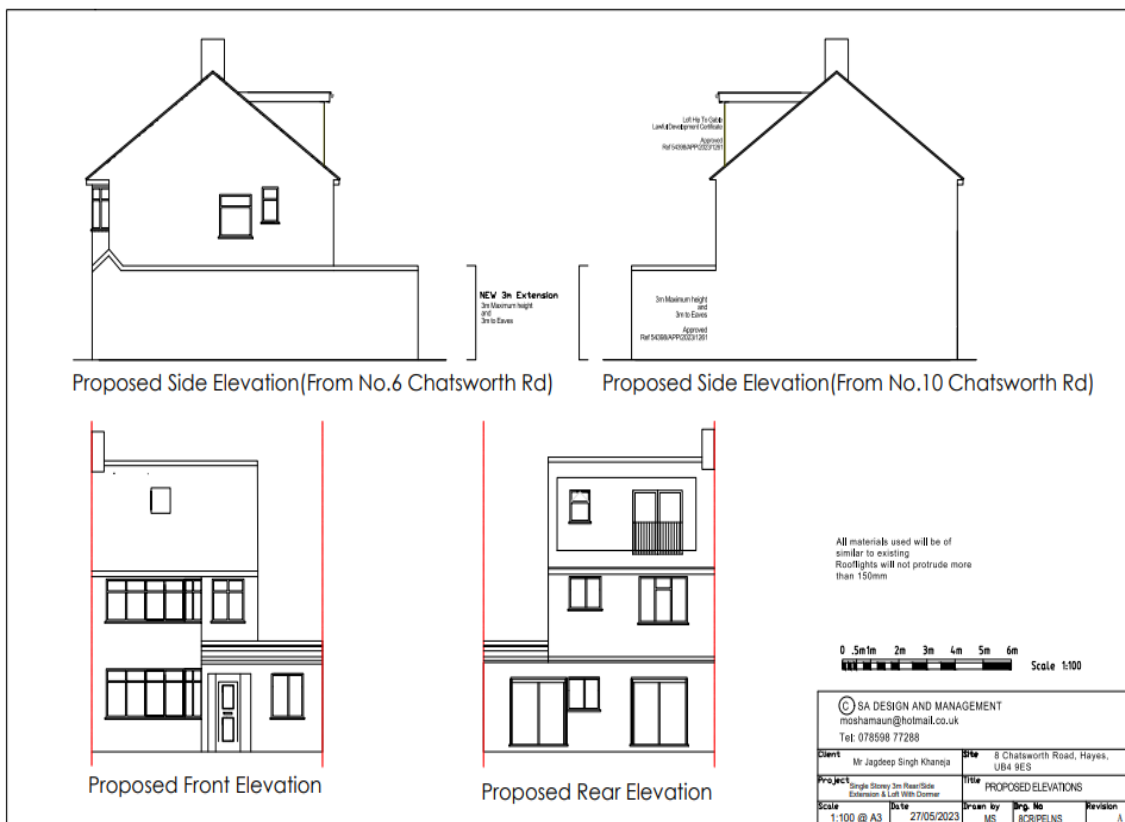
Existing Elevations:



Proposed Plan.



Proposed Elevation.



Application Reference:

76956/APP/2022/3602

Address:

11 Chatsworth Road, Hayes, Middlesex, UB4 9ES

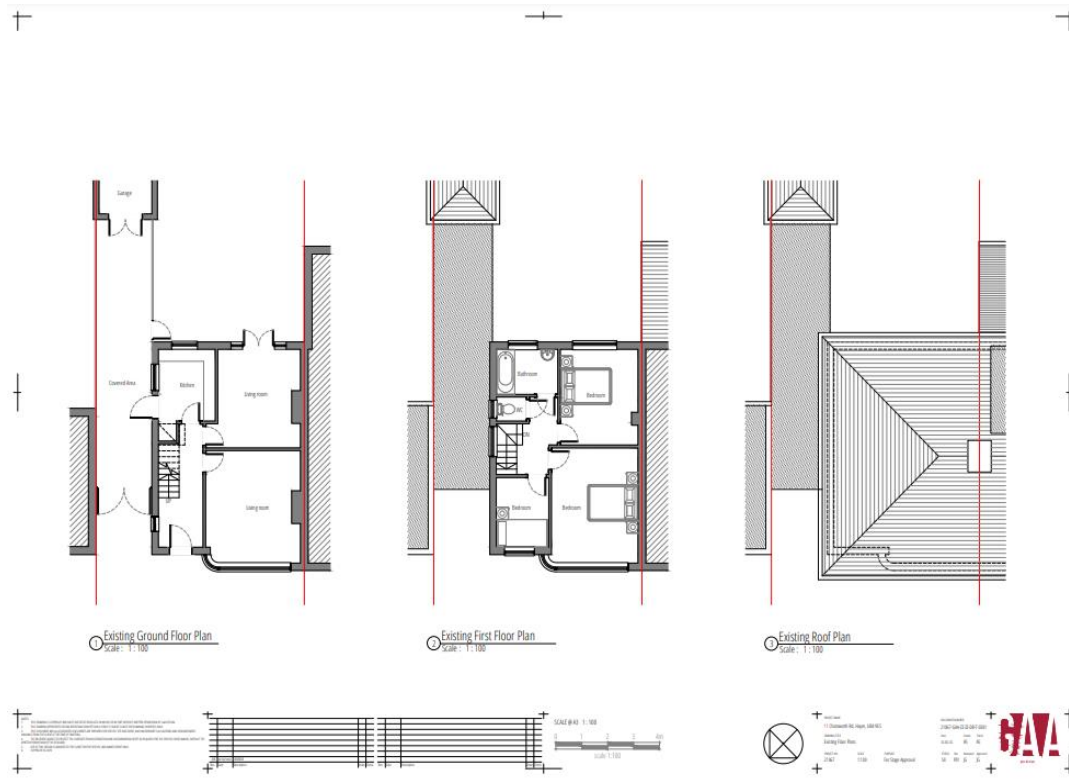
Decision Date: Granted on 20/01/23.



Description:

Erection of a single storey wraparound side and rear extension following demolition of the existing garage. Conversion of roof space to habitable use to include a rear dormer roof extension, 1 x front facing rooflight and conversion of roof space from hip to gable end (Consented under ref no. 76956/AAP/2021/4636) and change of use from single dwellings to 2 dwellings with associated bin store, cycle store, car parking and subdivision of rear garden.

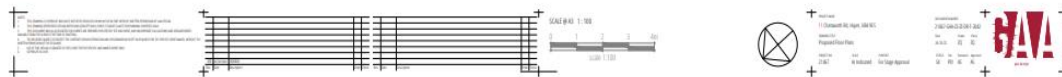
Existing Plan:



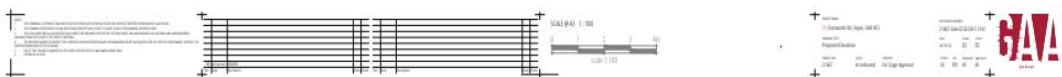
Existing Elevation:



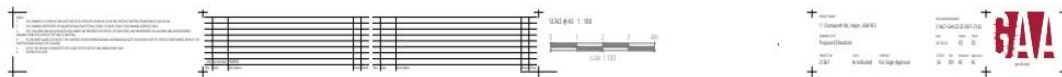
Proposed Plan:



Proposed Elevation:



Proposed Side Elevation:



Examples of similar developments on neighbouring roads.

