



PLANNING
APPEAL
BUILDING REGULATIONS
STRUCTURAL CALCULATIONS
PARTYWALL SURVEYOR
PROJECT MANAGEMENT

Appeal statement

14 Burton Road Uxbridge UB10 0YE

Application reference number: 77124/APP/2024/1256

Description:

Erection of a single storey rear extension and conversion of roof space into habitable use to include a rear dormer and 2 x front roof lights.

AUG 2024

APPEAL STATEMENT

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Permission is refused for the reason(s) listed below:-

Reason(s) for Refusal:

Reason(s)

1. The proposed development, by virtue of the incongruous and visual prominent addition of the rear dormer, would fail to harmonise with the architectural composition of the original terraced property and terrace group, and harm the character and appearance of the area and the visual amenities of the street scene. The proposal is therefore contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (2012) and Policies DMHB 11 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) and Policy D3 of the London Plan (2021).

2. The proposed development, by virtue of its failure to maintain an adequate provision of private external amenity space, would have a harmful effect on the living conditions of the occupants of the host property. The proposal would therefore be contrary to Policies DMHB 18 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) and Paragraph 135 of the National Planning Policy Framework (2023).

The dormer is set back by 500mm from the rear wall. The width of the dormer is two third of the width of the house. The dormer set down by 300mm from the ridge. The dormer facing material is in matching with the existing roof materials.

The rear extension is in matching brickwork and the pitched roof. The rear extension is 3m out.

Conclusion

Therefore, the proposal does not affect the street scene and create any lost of light to the neighbour. The proposal is acceptable.