



APPEAL BY:  
Mr Abid Shabir

AGAINST THE LONDON BOROUGH OF HILLINGDON COUNCIL'S REFUSAL  
TO GRANT PLANNING PERMISSION FOR:

*Construction of part two-storey, part single-storey side extension and single-storey rear extension*

AT

51 Weymouth Road, Hayes, UB4 8NG

London Borough of Hillingdon Council's Reference: 14121/APP/2024/2846

WRITTEN REPRESENTATIONS: GROUNDS OF APPEAL

JANUARY 2025

RJS PLANNING

T: 0208 3543582 M: 07884 138682 E: [info@rjsplanning.co.uk](mailto:info@rjsplanning.co.uk)  
RJS Planning. 15 Vale Court, Ealing Road, Brentford, TW8 0LN

## 1.0 INTRODUCTION

1.1 This statement has been prepared by RJS Planning, on behalf of Mr Abid Shabir, in support of the appeal lodged against the refusal of planning application 14121/APP/2024/2846.

1.2 The application was submitted on 28<sup>th</sup> October 2024 and sought planning permission for the 'Construction of part two-storey, part single-storey side extension and single-storey rear extension' at No. 51 Weymouth Road, in Hayes, within the London Borough of Hillingdon. The application was refused under delegated authority on 16<sup>th</sup> December 2024 for the following reasons:

1. *The inappropriate design of the proposed part two-storey, part single-storey side extension results in an awkward juxtaposition of the proposed hipped roof with the existing roof works, which fails to harmonise with the architectural composition of the host dwelling and would be detrimental to the character, appearance, and visual amenities of the street scene and the surrounding area. The proposal is, therefore, contrary to 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).*

1.3 This grounds of appeal will address the central concerns raised within the Council's reasons for refusal, notably:

- Whether the inappropriate design of the proposed part two-storey, part single-storey side extension results in an awkward juxtaposition of the proposed hipped roof with the existing roof works; and
- Whether the proposed design therefore fails to harmonise with the architectural composition of the host dwelling and would be detrimental to the character, appearance, and visual amenities of the street scene and the surrounding area.

1.4 To set some context, this statement will first provide a description of both the appeal property and the proposed development. The statement will then discuss the relevant national and local planning policies before responding to the Council's concerns.

## 2.0 CONSULTATION

2.1 The 5 neighbouring properties were consulted by letter dated 12-11-24, and no objections were received by the Council, which indicates that the nearest neighbouring residents do not share the Planning Officer's concerns.

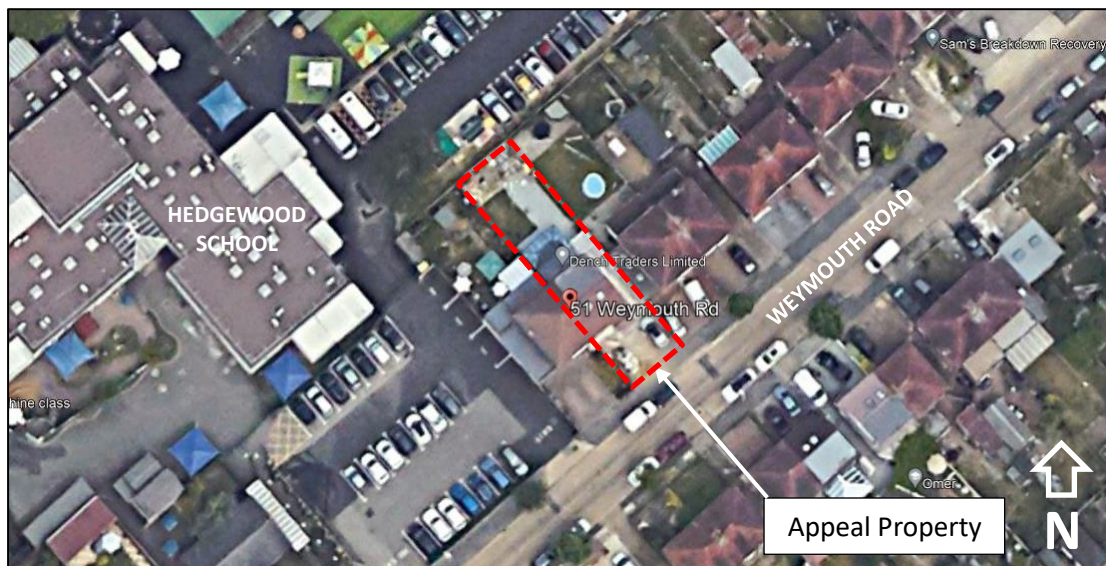
### 3.0 THE SITE

- 3.1 The appeal property is a two storey semi-detached family dwellinghouse located on the northwest side of Weymouth Road, and set back behind a block paved curtilage which provides off-street parking for several vehicles; to the rear the house has an enclosed garden with patio area and lawn.



**No. 51 Weymouth Road**

- 3.2 No. 51 is set within a predominantly residential area with attached property No. 49 Weymouth Road to the southwest of the site and No. 53 to the northeast, which is separated from the appeal property by their respective garages and driveways.



**Appeal Site and Surrounding Area**

- 3.3 The appeal site is not designated within a Conservation Area, nor an Area of Special Local Character. The site does not contain any Listed Buildings. There are no trees that are subject to a Tree Preservation Order within the site or on adjoining land.

#### RJS PLANNING

T: 0208 3543582 M: 07884 138682 E: [info@rjsplanning.co.uk](mailto:info@rjsplanning.co.uk)  
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## 4.0 RELEVANT SITE HISTORY

4.1 It is noted that a hip to gable roof extension and a rear dormer have been built but there is no planning history associated with this development, The planning history of the property is detailed as follows:

- **Planning Application Reference: 14121/B/82/1498**  
Porch and front extension to garage  
**Approved 19-04-1983**
- **Planning Application Reference: 14121/E/89/1720**  
Installation of side dormer window and formation of rooms in roofspace  
**Approved 18-10-1989**
- **Planning Application Reference: 14121/APP/2023/1724 - (See Appendix A)**  
Demolition of garage and erection of part single storey, part two storey extension to side and rear  
**Refused 01-09-2023 for the following reasons:**
  1. The proposed two storey side extension, by virtue of its size, scale, bulk and design, including the awkward juxtaposition of the proposed roof with the existing roof works, would fail to harmonise with the architectural composition of the host dwelling and would be detrimental to the character, appearance and visual amenities of the street scene and the surrounding area. The proposal is therefore contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies DMHB 11, DMHB 12 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020).
  2. The two storey side extension, by virtue of its proximity to the boundary would result in the OREPHHD (ODB 2022) 3 of 9 harmful loss of a first floor gap and an associated terracing effect, which would appear cramped and incongruous with the character and appearance of the wider street scene. As a result the development as a whole would fail to comply with Policies DMHD1 and DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020).
- **Planning Appeal Reference APP/R5510/D/23/3333501:** Planning Application Reference 14121/APP/2023/1724 was appealed under reference APP/R5510/D/23/3333501 and subsequently dismissed on 27-02-2024.
- **Planning Application Reference: 14121/APP/2023/1849**  
Erection of a part first floor rear extension with amendments to fenestration  
**Approved 01-09-2023**

➤ **Planning Application Reference: 14121/APP/2024/962 (See Appendix B)**

Erection of a two-storey side extension and single-storey rear extension

**Refused 06-06-2024 for the following reasons:**

1. The proposed two-storey side extension, by virtue of its size, scale, bulk, and design, including the awkward juxtaposition of the proposed hipped roof with the existing roof works, would fail to harmonise with the architectural composition of the host dwelling and would be detrimental to the character, appearance, and visual amenities of the street scene and the surrounding area. The proposal is therefore contrary to 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).
2. The two-storey side extension, by virtue of its proximity to the boundary would result in the harmful loss of a first floor gap which would appear cramped and incongruous with the character and appearance of the wider street scene. As a result the development as a whole would fail to comply with Policies DMHD1 and DMHB 11 of the Hillingdon Local Plan: Part Two – Development Management Policies (2020).

4.2 The current proposal is for a part two-storey, part single-storey side extension and single-storey rear extension, which follows the above refusals for similar schemes, with the design revised to reduce its scale and visual impact upon the locality.

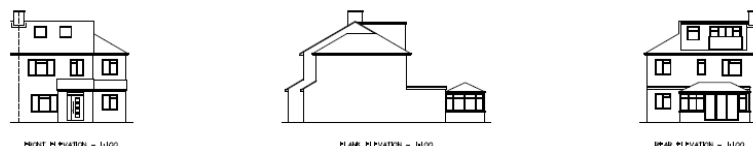


**Approved Application 14121/APP/2023/1849**

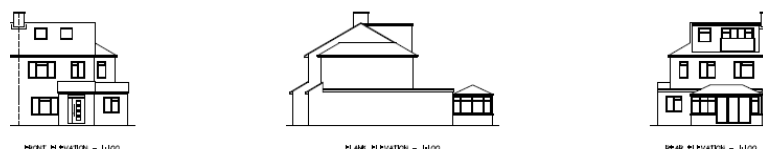
**Not Yet Implemented**

**Refused Application 14121/APP/2023/1724**

**Appeal Dismissed APP/R5510/D/23/3333501**



**Refused Application 14121/APP/2024/962**



**Current Appeal Application 14121/APP/2024/962**

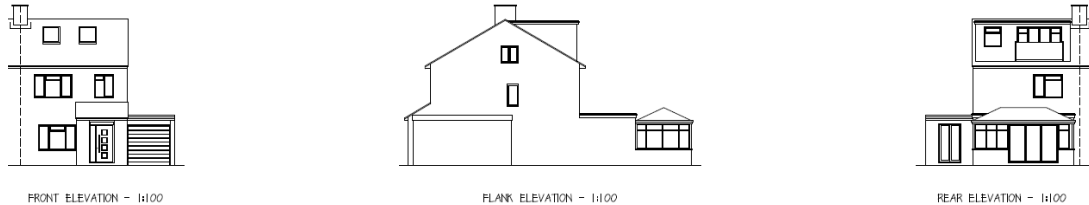
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T: 0208 3543582 M: 07884 138682 E: [info@rjsplanning.co.uk](mailto:info@rjsplanning.co.uk)

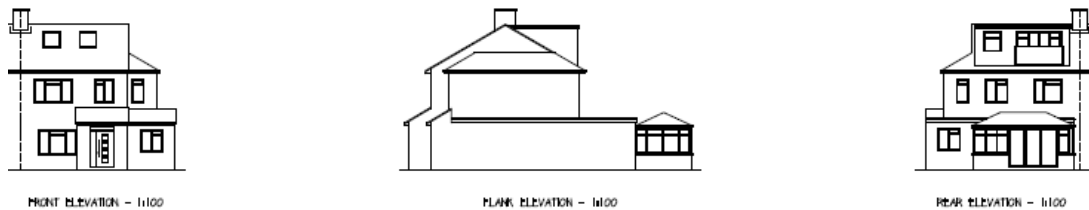
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## 5.0 APPEAL PROPOSAL

- 5.1 The appeal application sought planning permission for the construction of a part two-storey, part single-storey side extension and single-storey rear extension, at No. 51 Weymouth Road.

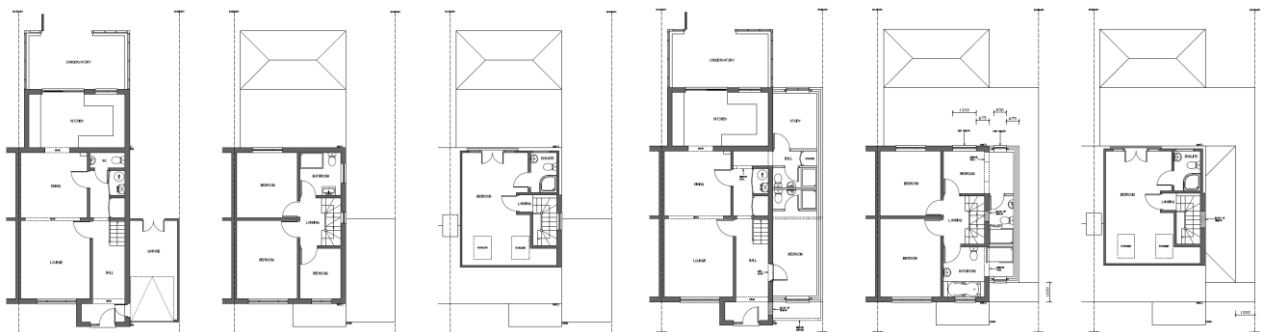


**Existing Elevations**



**Proposed Elevations**

- 5.2 The proposed side extension will replace the existing garage and will have a width of 2.550m at ground floor level, which will align with the front elevation of the property, and will be set back 1.2m behind the existing porch. This will have a pitched roof to the front to match that of the porch, a flat roof to the side, and a small infill flat roofed extension to the rear, adjoining the existing flat roofed rear extension and matching its style, 2.8m height, and 2.93m depth.
- 5.3 The first floor side extension will be set back 1.0m behind the ground floor element and main front elevation of the house, with a width of 1.55m, set in 1.0m from the side boundary and a hipped roof with a matching eaves height and a set down 1.525m below the ridgeline of the house. It will also finish flush with the rear elevation of the house.
- 5.4 The walls will be painted render and the roofslopes will be clad in tiles to match the existing house. The proposal will also have aluminium windows at ground and first floor levels to the front and rear to match the existing style and pattern of fenestration.



**Existing Floor Plans**

**Proposed Floor Plans**

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## 6.0 RELEVANT PLANNING POLICY

6.1 The reason for refusal refers to 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).

6.2 The National Planning Policy Framework (2024) is also relevant to this appeal, with the following paragraphs providing a brief summary of the relevant policies. The paragraphs are in a hierarchical order relative to the importance of national and local planning policy.

### **National Planning Policy Framework – December 2024 (NPPF)**

6.3 The NPPF (December 2023) sets out the Government’s planning policies for England and how these are expected to be applied, this document replaces the revised NPPF published in December 2023. The following sections and paragraphs make reference to the parts of the NPPF which are directly relevant to this enforcement appeal.

#### **Achieving sustainable development**

6.4 The purpose of the planning system is to contribute to the achievement of sustainable development, including the provision of homes, commercial development and supporting infrastructure in a sustainable manner. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs. Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives) – economic, social and environmental.

#### **Strategic policies**

6.5 Strategic policies should set out an overall strategy for the pattern, scale and design quality of places and make sufficient provision<sup>12</sup> for:

- a) homes (including affordable housing), employment, retail, leisure and other commercial development;*
- b) infrastructure for transport, telecommunications, security, waste management, water supply, wastewater, flood risk and coastal change management, and the provision of minerals and energy (including heat);*
- c) community facilities (such as health, education and cultural infrastructure); and*
- d) conservation and enhancement of the natural, built and historic environment, including landscapes and green infrastructure, and planning measures to address climate change mitigation and adaptation.*

### Decision-making

- 6.6 Paragraph 39 states that local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.

### Achieving well-designed places

- 6.7 Section 12 of the NPPF describes how the creation of high quality buildings and places is fundamental to what the planning and development process should achieve, stating that *“Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities”*.
- 6.8 Paragraph 135 states that planning policies and decisions should ensure that developments:
- a) 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;*
  - b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
  - c) 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);*
  - d) 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;*
  - e) 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*
  - f) 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<sup>51</sup>; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.*
- 6.9 Whilst Paragraph 139 highlights that development that is not well designed should be refused, it also states that conversely, significant weight should be given to:
- a) development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes; and/or*

- b) outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.*

### **The London Plan (2021)**

- 6.10 The London Plan 2021 is the Spatial Development Strategy for Greater London. It sets out a framework for how London will develop over the next 20-25 years and the Mayor's vision for Good Growth. The Plan is part of the statutory development plan for London, meaning that the policies in the Plan should inform decisions on planning applications across the capital, with Policies D4 and D8 relevant to this appeal.

### **Policy D3: Optimising site capacity through the design-led approach**

- 6.11 This policy recommends a design-led approach and states the form and layout of proposed developments should enhance local context by delivering buildings and spaces that positively respond to local distinctiveness through their layout, orientation, scale, appearance and shape, with due regard to existing and emerging street hierarchy, building types, forms and proportions. Proposals should also respond to the existing character of a place by identifying the special and valued features and characteristics that are unique to the locality and respect, enhance and utilise the heritage assets and architectural features that contribute towards the local character.

### **Hillingdon Local Plan: Part One – Strategic Policies (November 2012)**

- 6.12 The Hillingdon Local Plan is the key strategic planning document for Hillingdon and has an ambition for Hillingdon to be an attractive and sustainable borough.

### **Policy BE1 – Built Environment**

- 6.13 Policy BE1 is a general policy that states that the Council will require all new development to improve and maintain the quality of the built environment in order to create successful and sustainable neighbourhoods, where people enjoy living and working and that serve the long-term needs of all residents.
- 6.14 Criterion 1 of the policy states that new developments should achieve a high quality of design in all new buildings, alterations, extensions and the public realm which enhances the local distinctiveness of the area and which contributes to community cohesion and a sense of place.
- 6.15 Criterion 2 of the policy states that proposals should be designed to be appropriate to the identity and context of Hillingdon's buildings, townscapes, landscapes and views, and make a positive contribution to the local area in terms of layout, form, scale and materials and seek to protect the amenity of surrounding land and buildings, particularly residential properties.

**Local Plan Part 2 - Development Management Policies (adopted Jan 2020)**

- 6.16 This Development Management Policies document forms part of Hillingdon's Local Plan Part 2. Its purpose is to provide detailed policies that will form the basis of the Council's decisions on individual planning applications. Policies DMHB11, DMHB12 and DMHD1 are referred to within the reason for refusal.

**Policy DMHB 11 - Design of New Development**

- 6.17 Section A) states 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; harmonising with the local context by taking into account the surrounding and, incorporate principles of good design including:

*i) harmonising with the local context by taking into account the surrounding:*

- *scale of development, considering the height, mass and bulk of adjacent structures;*
- *building plot sizes and widths, plot coverage and established street patterns;*
- *building lines and setbacks, rooflines, streetscape rhythm, for example, gaps between structures and other streetscape elements, such as degree of enclosure;*
- *architectural composition and quality of detailing;*
- *local topography, views both from and to the site; and*
- *impact on neighbouring open spaces and their environment.*

*ii) ensuring the use of high quality building materials and finishes;*

*iii) ensuring that the internal design and layout of development maximises sustainability and is adaptable to different activities;*

*iv) protecting features of positive value within and adjacent to the site, including the safeguarding of heritage assets, designated and un-designated, and their settings; and*

*v) landscaping and tree planting to protect and enhance amenity, biodiversity and green infrastructure.*

- 6.18 Section B) states development proposals should not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space; Section C) states development will be required to ensure that the design safeguards the satisfactory redevelopment of any adjoining sites which have development potential; and Section D) explains that development proposals should make sufficient provision for well designed internal and external storage space for general, recycling and organic waste.

**Policy DMHB 12 - Streets and Public Realm**

- 6.19 Section A) states that development should be well integrated with the surrounding area and accessible, and amongst other criteria, it should ensure public realm design takes account of the established townscape character and quality of the surrounding area.

Policy DMHD 1 - Alterations and Extensions to Residential Dwellings

6.20 In relation to the appeal proposal Section A) states planning applications relating to alterations and extensions of dwellings will be required to ensure that:

- i) there is no adverse cumulative impact of the proposal on the character, appearance or quality of the existing street or wider area;*
- ii) a satisfactory relationship with adjacent dwellings is achieved;*
- iii) new extensions appear subordinate to the main dwelling in their floor area, width, depth and height;*
- iv) new extensions respect the design of the original house and be of matching materials;*
- v) there is no unacceptable loss of outlook to neighbouring occupiers;*
- vi) adequate garden space is retained;*
- vii) adequate off-street parking is retained, as set out in Table 1: Parking Standards in Appendix C;*
- viii) trees, hedges and other landscaping features are retained.*

6.21 Section B) relates to rear extensions and states:

- ii) single storey rear extensions to detached houses with a plot width of 5 metres or more should not exceed 4.0 metres in depth;*
- iii) flat roofed single storey extensions should not exceed 3.0 metres in height and any pitched or sloping roofs should not exceed 3.4 metres in height, measured from ground level;*

6.22 Section C) relates to side extensions and states:

- i) side extensions should not exceed half the width of the original property;*
- iv) two storey side extensions should be set in a minimum of 1 metre from the side boundary or in the case of properties in the Copse Wood and Gatehill Estates, at least 1.5 metres, but more if on a wider than average plot, in order to maintain adequate visual separation and views between houses;*
- v) two storey side extensions to detached and semi-detached properties should be set back a minimum of 1 metre behind the main front elevation;*

6.23 Section D) relates to front extensions and states:

- i) alterations and extensions to the front of a house must be minor and not alter the overall appearance of the house or dominate the character of the street. Front extensions extending across the entire frontage will be refused;*
- ii) porches should be subordinate in scale and individually designed to respect the character and features of the original building; pastiche features will not be supported; and*
- iii) notwithstanding the above, at least 25% of the front garden must be retained.*

## 7.0 THE APPELLANT'S CASE

### Introduction

7.1 The appellant's case will focus on the central concerns within the reason for refusal, notably, whether the inappropriate design of the proposed part two-storey, part single-storey side extension would result in an awkward juxtaposition of the proposed hipped roof with the existing roof works, which fails to harmonise with the architectural composition of the host dwelling and would be detrimental to the character, appearance, and visual amenities of the street scene and the surrounding area.

7.2 The main considerations in assessing this case were as follows:

- Principle of development
- Design and impact on the existing dwelling and street scene
- Impact upon the amenities of adjoining occupiers
- External Amenity Space
- Car parking provision

### Principle of Development

7.3 The proposal accords with the aims of local, regional and national planning policy, as the appellant's architect has designed proportionate and sympathetic extensions to the appeal property, that will harmonise with the appearance and character of the existing house and will make better use of the site. The proposal has also been carefully considered to ensure the development as a whole will not impact negatively upon the visual or residential amenities of the neighbouring residents.

7.4 The appeal site is situated within a predominantly residential area where there is a presumption in favour of sustainable development provided that proposals are in compliance with development plan policies and that no unacceptable harm to residential amenity, the environment, highway safety or any other material planning considerations arise. The proposal therefore ought to be considered an acceptable form of residential development in principle, subject to policy compliance.

### Design and impact on the existing dwelling and street scene

7.5 The NPPF states that *"Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities"*, with the development purposefully designed to meet the objectives of paragraph 135 which requires developments to function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development.

7.6 The proposed development has also been designed to be visually attractive as a result of good architecture, layout and appropriate and effective landscaping, and being sympathetic to local character and history, including the surrounding built environment and landscape setting, with appropriate innovation or change (such as increased densities) not prevented or discouraged.

- 7.7 These objectives are supported by Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) which states that all new developments should achieve a high quality of design in all new buildings and the public realm, contributing to community cohesion and a sense of place; and Policies DMHB 11 and DMHB 12 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020), which state that all development will be required to be designed to the highest standards and incorporate principles of good design, so that it will be well integrated with the surrounding area, be accessible, and amongst other criteria, take into account the established townscape character and quality of the surrounding area.



**Appeal property and neighbouring dwellings within Weymouth Road**

- 7.8 As pictured above, the appeal property has already been extended with a hip-to-gable roof extension and dormer at the rear, which has changed the appearance of the house in the street scene, with other neighbours having also extended in a similar manner.
- 7.9 As pictured below, the houses opposite are built closer together, with No. 51 and its neighbour having a larger space in between, which allows more opportunity for a side extension without harming the spatial quality of the street scene.



**Houses on the opposite side of Weymouth Road**

- 7.10 The appeal proposal consists of a part single storey, part two storey extension to the southeast side of the house and a single storey rear extension, following the demolition of the attached garage.

**RJS PLANNING**

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- 7.11 The proposed alterations when viewed within the street scene consist of a ground floor side extension with a lean-to roof design to match the front porch, which will align with the front elevation of the property, and will be set back 1.2m behind the existing porch, with a width of 2.55m. Above this, there will be a first floor extension, set back a further 1.0m behind the main front elevation of the house and set in 1.0m from the side boundary. This will have an eaves height to match the host property and a hipped roof set down 1.525m below the ridge height.



**No. 51 Weymouth Road**



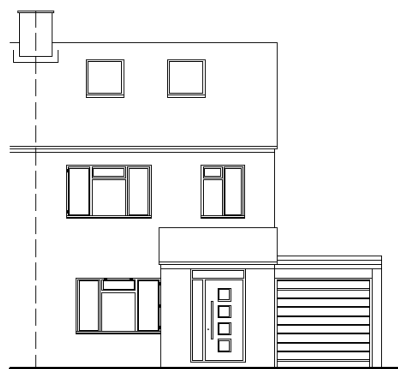
**Existing front elevation**



**Proposed front elevation**

- 7.12 In regard to the proposed part single and part two storey side extension, this has been redesigned to still provide the internal space required, whilst respecting the original style of the property. This has been achieved with a continuation of the eaves height of the house, together with maintaining the existing pattern of fenestration to provide a well-balanced design across the front façade.
- 7.13 The side extension will reflect the position of the existing garage to the ground floor, abutting the shared boundary and garage of No. 49 Weymouth Road, with the pitched roof to the front disguising a flat roof to the side of the proposed first floor addition.
- 7.14 The current proposal has been significantly redesigned since the refusal of application reference 14121/APP/2023/1724 and the dismissal of appeal reference APP/R5510/D/23/3333501, with the appellant's architect having taken into consideration the comments made by the Inspector in regard to the style of nearby extensions and the roof design of the proposed side extension, that was previously shaped to follow the side gable profile of the host dwelling, and not significantly set down in height.

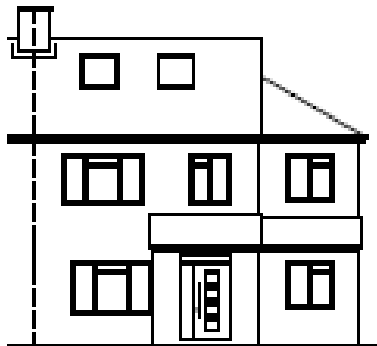
- 7.15 The images below show how the appellant's architect has revised the proposed two storey element of the side extension, from a side gable design to a hipped roof, as the Planning Inspector noted in regard to nearby properties that *"a few have two storey side extensions, but these are typically either set well down from the host's ridge, set well back from its front face, or have a hipped roof."*
- 7.16 It was also added that *"The proposed side extension would be set back 0.5 metre from the host's principal front face at first floor level, but as it would be only marginally set down at roof level, it would not achieve a fully subordinate appearance. Moreover, whilst its gable would match the host's existing gabled form, it would be at odds with the building's original appearance and with the retained hipped roof at No 49."*



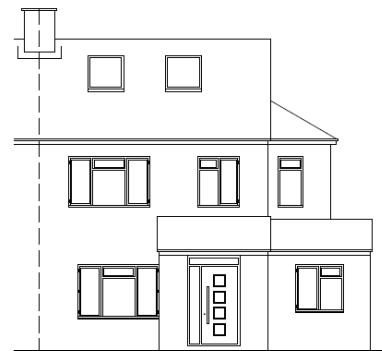
Existing front elevation



Dismissed Appeal (See Appendix A)



Refused Application 14121/APP/2024/962



Current Appeal Proposal

- 7.17 Given the above comments, and as the Inspector considered that *"together with the existing hip to gable extension, the resultant property would have markedly longer proportions across its front face at first floor and roof level compared to its attached neighbour. The scheme would thus further unbalance this semi-detached pair"*, the appellant's architect changed the roof design of the extension to a hipped roof profile for application reference 14121/APP/2024/962 (**See Appendix B**), as this reflects the roof design at attached property No. 49 and the neighbouring dwelling No. 53. As illustrated above, the design also became more subservient with a lower height in comparison to the gabled design, and an increase in space was thereby created at roof level between No. 51 and 53, to maintain a more spacious feel within the street scene.

- 7.18 The refused side extension proposed under application 14121/APP/2024/962 had a more sympathetic, less bulky hipped roof design which was considered by the Planning Officer to add some balance to this semi-detached pair. The extension was also set down of 0.95m below the main ridgeline and set back of 1.0m behind the front elevation at first floor level, with a width less than half that of the original property.
- 7.19 Nevertheless, the Planning Officer still objected to the scheme, quoting the Inspector's comments on the larger gabled design with respect to the possible impact on the character of the area, even though these points are not entirely relevant to the revised design.
- 7.20 Rather than appealing against the refusal of application reference 14121/APP/2024/962 the appellant's architect submitted a revised scheme under reference 14121/APP/2024/2846 which reduced the scale of the extension further, with the current design now set down 1.525m below the property's ridgeline, and set in 1.0m from the side boundary at first floor level, together with retaining the previously proposed 1.0m set back. The side extension would therefore remain less than half the width of the original dwelling, and would meet the requirements of Section C of Policy DMHD 1 which states:
- i) side extensions should not exceed half the width of the original property;*
  - iv) two storey side extensions should be set in a minimum of 1 metre from the side boundary or in the case of properties in the Copse Wood and Gatehill Estates, at least 1.5 metres, but more if on a wider than average plot, in order to maintain adequate visual separation and views between houses;*
  - v) two storey side extensions to detached and semi-detached properties should be set back a minimum of 1 metre behind the main front elevation;*
- 7.21 The Planning Officer's Report for the appeal application has once again referred to the Inspector's comments in regard to the much larger gabled two storey extension, claiming the observations and conclusions for this much higher, full width proposal with minimal set back behind the front elevation are still relevant, when the possible visual impact upon the host property, paired neighbour and rhythm of the street scene will be significantly different for this revised design.
- 7.22 However, each case ought to be assessed upon its own merits and it is argued that the changes made since the refusal of applications 14121/APP/2024/962 and 14121/APP/2024/2846 have overcome the Planning Inspector's concerns.
- 7.23 Although the Planning Officer's opinion is respected, their assessment is strongly disputed as the proposed side extension is modest in scale, with a set back and set down in height that will ensure that this addition to the host property is subservient and clearly retains the front façades of paired dwellings Nos. 51 and 49 as the main feature when viewed in the street scene.



**Nos. 49, 51 and 53 Weymouth Road**

- 7.24 Furthermore, the paired houses are already unbalanced at roof level by the hip-to-gable extensions and the addition of the side extension will not make a significant difference to this existing situation.
- 7.25 The following images show the wider street scene and a selection of nearby two storey side extensions, to demonstrate that the proposal will be in keeping with the general pattern of development.



**No. 73 Weymouth Road**



**No. 75 Weymouth Road**

**RJS PLANNING**

T: 0208 3543582 M: 07884 138682 E: [info@rjsplanning.co.uk](mailto:info@rjsplanning.co.uk)  
RJS Planning. 15 Vale Court, Ealing Road, Brentford, TW8 0LN



**No. 78 Weymouth Road**



**No. 83 Weymouth Road**



**No. 84 Weymouth Road**



**No. 87 Weymouth Road**

**RJS PLANNING**

T: 0208 3543582 M: 07884 138682 E: [info@rjsplanning.co.uk](mailto:info@rjsplanning.co.uk)  
RJS Planning. 15 Vale Court, Ealing Road, Brentford, TW8 0LN

7.26 There is a wide variety of part single, part two storey side extensions and several examples where hipped roofed two storey side additions adjoin gabled roof designs. The mix of roof designs results in a street scene where there is sufficient variety to allow the current proposal at No. 51 Weymouth Road without the extension harming the character of the host property, the semi-detached houses as a pair or the wider street scene, as such, the proposal ought to be considered to achieve the aims of 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 (January 2020).

7.27 To the rear of the proposed side extension, the alterations include a 2.93m deep rear flat roofed extension with a height of 2.8m that will be built to match the style, height and depth of the existing extension across the rear of the host property. This element of the proposal would be in accordance with Policy DMHD 1 and has been considered acceptable by the Council.



**Existing rear elevation**



**Existing rear elevation**



**Proposed rear elevation**

7.28 In summary, the proposed extensions to the appeal property have been carefully considered to ensure that they are proportionate and sympathetic, with the proposed side extension designed to harmonise well with the host dwelling.

7.29 Once completed, the appeal property will sit comfortably alongside the neighbouring houses at Nos. 49 and 53 Weymouth Road, without appearing cramped or incongruous, as a significant first floor gap will be retained between the new side extension and the adjoining neighbours No. 53, which is equal to the distances between other paired properties in Weymouth Road, with no terracing effect occurring.

- 7.30 No. 49 also neighbours the school car park to the southwest side, which adds to the open nature of the residential setting. As a result, the extended house will harmonise well with the existing street scene and the surrounding area and could not be considered harmful in any way to visual amenities. The proposal would therefore achieve the aims of 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).

Impact upon the amenities of adjoining occupiers

- 7.31 The NPPF states in paragraph 135 that planning policies and decisions should ensure developments create a high standard of amenity for existing and future users, which is supported by the London Plan (2021) and Policy DMHB 11 of the Local Plan: Part Two - Development Management Policies (2020) which advises that all development will be required to be designed to the highest standards and incorporate principles of good design, whilst not adversely impacting on the amenity, daylight and sunlight of adjacent properties and open space. Due to the position of the proposed extensions adjacent to No. 53 Weymouth Road, the Officer has given this property primary consideration.

- 7.32 It has been acknowledged that the depth and height of the extension would be compliant with Policy DMHD1, which seeks to protect residential amenity; with the appeal property already having a timber lean-to addition at the rear which will be replaced by the proposed rear extension. As pictured, No. 53 also benefits from rear and side additions.



**Rear and side elevations of Nos. 53 and 51**

- 7.33 Furthermore, the proposed two storey side element will be set in 1.0m from the boundary with No. 53 Weymouth Road, and although this neighbouring house has two upper floor side windows, it was concluded that *"Whilst one appears to be obscured and servicing a bathroom, the other window's upper floor side-facing would be impacted through the bulk and massing of the proposal. However, given that this window would rely on 'borrowed light' from across the application site, it is not considered, on balance, that any amenity harms would be sufficient to warrant refusal."* It has also been noted that there have been no objections from the neighbouring residents, and at the rear, the property overlooks the school grounds rather than dwellinghouses. Regarding the proposal's impact on residential amenities, it has therefore been concluded that it would broadly comply with Policies DMHD 1 and DMHB 11 of Hillingdon Council's Local Plan Part Two Development Management Policies (2020).

### External Amenity Space

- 7.34 Over 110 square metres of rear garden space would be retained at the site, and it has therefore been considered that the proposal would not undermine the provision of external amenity space for the existing occupiers at the site, in compliance with Policies DMHD 1 and DMHB 18 of the Hillingdon Local Plan: Part 2 (2020).

### Car parking provision

- 7.35 It has been confirmed that there would be no impact on the existing parking situation.

## **8.0 CONCLUSION**

- 8.1 As explained within this statement, the proposed part single, part two storey extensions to the side and rear, have been significantly redesigned to ensure that they will respect the existing architectural style of the property and the street scene of Weymouth Road.
- 8.2 As shown within the images included in this statement, the appeal property is set within a residential area where many of the houses with space to the side have extended in a comparable way to the front, sides and rear. The Inspector noted that a few nearby houses have two storey side extensions, that are either set well down from the host's ridge, set well back from its front face, or have a hipped roof, therefore, the current proposal has been designed to harmonise with the existing extensions in the locality.
- 8.3 It is important to note that the paired houses at Nos. 49 and 51, and 53 and 55 have double the separation gap of other paired houses in this section of Weymouth Road, and as such, even with a side extension, a separation gap which matches the rhythm of the street will be maintained between the neighbouring properties.
- 8.4 The changes to the property will vastly improve the amenity levels of current and future occupants of the host dwelling, by providing a new bedroom, 2 shower rooms and study on the ground floor; together with a larger bedroom with en-suite, and a more practically sized family bedroom on the first floor. The dedicated office space, has also become essential since working from home has become a permanent change in working practices in recent years.
- 8.5 Overall, it is asserted that the scale, design and materials of the proposed extensions will result in a visually acceptable development that will complement the architectural composition of the existing property and the character, appearance and visual amenities of the street scene and surrounding area.
- 8.6 The NPPF (2024) states that decision-makers at every level should seek to approve applications for sustainable development where possible and that applications should be considered in the context of the presumption in favour of sustainable development. The proposed extensions comply with national and local planning policy and, for the above reasons, it is politely requested that this appeal is allowed.