



APPEAL BY:
Mr R Kumar

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

Erection of a part single storey, part two storey extension to the side and rear, conversion of roof space to habitable use to include, raising the roof ridge, altering the roof form to include 2 x flat roofs, 2 x dormer to the side and rear with 2 x roof lights, conversion of integral garage to habitable accommodation and amendments to fenestration

AT

35 Newcroft Close, Hillingdon, UB8 3RH

London Borough of Hillingdon Council's Reference: 23577/APP/2025/174

WRITTEN REPRESENTATIONS: GROUNDS OF APPEAL

MAY 2025

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1.0 INTRODUCTION

1.1 This statement has been prepared by RJS Planning, on behalf of Mr R Kumar, in support of the appeal lodged against the refusal of planning application 23577/APP/2025/174.

1.2 The application was registered on 24th January 2025 and sought planning permission for the 'Erection of a part single storey, part two storey extension to the side and rear, conversion of roof space to habitable use to include, raising the roof ridge, altering the roof form to include 2 x flat roofs, 2 x dormer to the side and rear with 2 x roof lights, conversion of integral garage to habitable accommodation and amendments to fenestration' at No. 35 Newcroft Close, within the London Borough of Hillingdon.

1.3 The application was refused under delegated authority on 19th March 2025 for the following reason:

1. *The cumulative impact of the proposed two storey side extension, first floor rear extension, together with the alterations and extension to the main roof, by virtue of the overall size, scale, siting, bulk and massing of the resultant form and top heavy crowns roof would result in a cramped, insubordinate and incongruous form of development, that would be harmful to the character and appearance of the host property and be detrimental to the visual amenities of the street scene, contrary to Policies D3 and D4 of the London Plan (2021) and Policies DMHD1, DMHB11 and DMHB12 of the Hillingdon Local Plan Part Two (2020).*

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

- Whether the cumulative impact of the proposed two storey side extension, first floor rear extension, together with the alterations and extension to the main roof, by virtue of the overall size, scale, siting, bulk and massing of the resultant form and top heavy crowns roof would result in a cramped, insubordinate and incongruous form of development; and
- Whether the proposal would be harmful to the character and appearance of the host property and be detrimental to the visual amenities of the street scene.

1.5 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 6 nearest neighbouring properties were consulted and just 1 objection was received by the Council, which raised concerns about inadequate parking, loss of light and the cumulative scale of the extensions not being in keeping with the locality.

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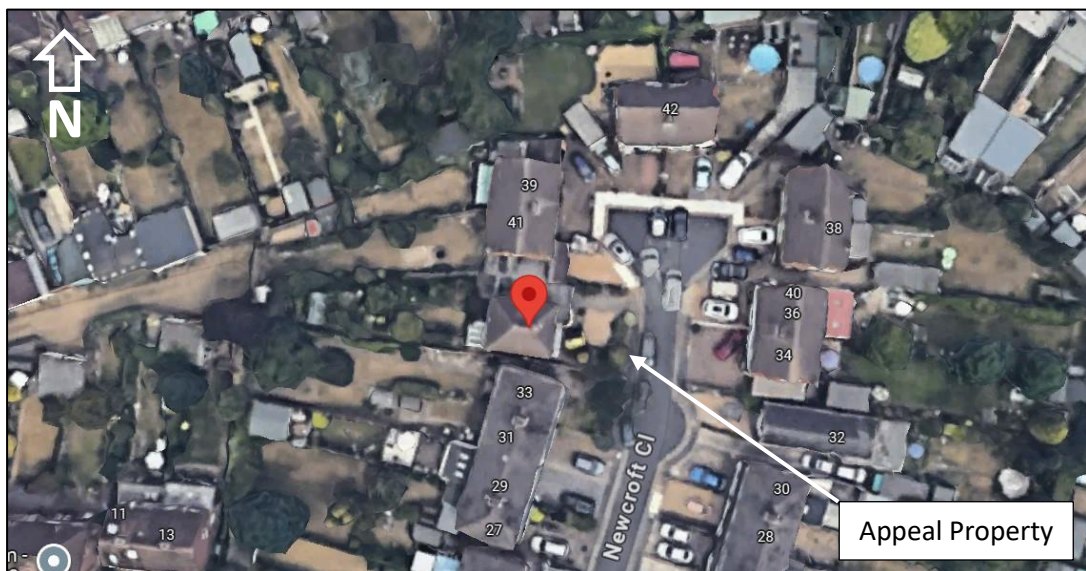
3.0 THE SITE

- 3.1 The appeal property is a two storey, detached single family dwellinghouse located on the western side of Newcroft Close, which is a cul-de-sac with a mix of housing styles, including detached, semi-detached and terraced dwellings, together with chalet style dwellings and a bungalow.



No. 35 Newcroft Close

- 3.2 The appeal property is located close to the turning head of the cul-de-sac and has a garden with an area of hardstanding to the front, which provides off-street parking. The house has a front bay, a porch and an attached garage, and to the rear, there is a conservatory style extension and a timber canopy, set within a long lawned garden.



Appeal Site and Surrounding Area

- 3.3 The appeal site is located within a predominantly residential area, which is not within a conservation area, and the neighbouring buildings are not listed. There are no TPOs on site, which has been identified as within the critical drainage area by the Council's GIS records.

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4.0 RELEVANT SITE HISTORY

4.1 Planning Application Reference: 23577/A/97/0134

Installation of a tiled pitched roof, replacing existing flat roof garage, front porch and bay window

Decision: 12-05-1997 Approved

4.2 Planning Application Reference: 23577/APP/2023/1206

Erection of two additional storeys (Application for Prior Approval under Schedule 2, Part 1, Class AA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)).

Decision: 30-05-2023 Refused

4.3 Planning Application Reference: 23577/APP/2023/1116

Erection of part single storey and part two storey extension to the rear of the dwelling and erection of first floor side extension with new front-facing window at first floor level following demolition of existing conservatory to the rear.

Decision: 11-09-2023 Refused

Appeal Allowed Reference: APP/R5510/D/23/3329794

4.4 Planning Application Reference: 23577/APP/2023/2538

Construction of one additional storey (Application for Prior Approval under Schedule 2, Part 1, Class AA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)).

Decision: 02-10-2023 Refused

4.5 Planning Application Reference: 23577/APP/2024/571

Erection of two storey rear extension and first floor side extension following demolition of conservatory

Decision: 30-04-2024 Refused

4.6 Planning Application Reference: 23577/APP/2024/2993

Conversion of roof space to habitable use to include a wraparound U-shaped dormer to the sides and rear (Application for a Certificate of Lawful Development for a Proposed Development)

Decision: 16-12-2024 Approved

4.7 Planning Application Reference: 23577/APP/2024/2992

Erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 8.00 metres, for which the maximum height would be 3.20 metres, and for which the height of the eaves would be 3.20m

Decision: 19-11-2024 No Further Action(P)

4.8 The current proposal is similar to the appeal proposal granted under reference APP/R5510/D/23/3329794, with the main differences being to the roof form.

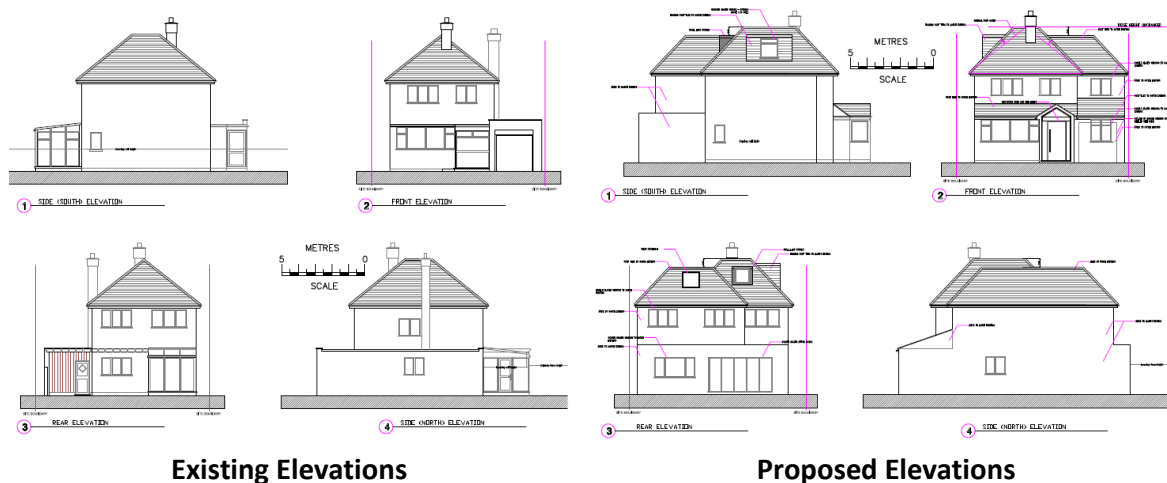
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5.0 APPEAL PROPOSAL

- 5.1 The proposal will consist of the erection of a part single storey, part two storey extension to the side and rear, and the conversion of the roof space to habitable use, to include an alteration to steepen the pitch of the main roofslopes to create a central crown. The main roof will also have 1 x side dormer and 1 x rear dormer. The addition of the two storey side extension will create a second flat roof crown, with 1 x rooflight, and to its rear roofslope will also have 1 x rooflight. The garage will also be converted to habitable accommodation with amendments to the front fenestration.
- 5.2 It is important to note that the main ridgeline of the property will not be raised as part of the development, and the main chimney stack will be retained.



- 5.3 The first floor side extension will be set down 0.5m below the main roof height, and set back 1.0m behind the property's main front elevation, and a shallow pitched roof will extend from the front elevation of the garage to the new side addition. The existing garage already projects beyond the front elevation of the house, and as part of its conversion to habitable living space, it will have a window installed to replace the garage door, with a brickwork surround.
- 5.4 The pitch of the main roof will be altered to increase the internal space for a loft conversion, and modest dormers will be added to the side and rear extensions, with a total of two rooflights to also provide daylight.
- 5.5 The proposed extensions are similar to the appeal proposal granted under reference APP/R5510/D/23/3329794, with the main differences being to the roof form, and they will provide a much higher quality form of development in comparison to the permitted development application approved for a wraparound dormer roof extension.
- 5.6 The extensions will match the finishing materials of the host property, with brickwork external walls and tiled pitched roofslopes, together with doors and windows to match the existing fenestration.

6.0 RELEVANT PLANNING POLICY

6.1 The reason for refusal refers to Policies D3 and D4 of the London Plan (2021) and Policies DMHD1, DMHB11 and DMHB12 of the Hillingdon Local Plan Part Two (2020).

6.2 The following paragraphs provide a brief summary of the relevant policies and the applicable guidance within the National Planning Policy Framework. The paragraphs are in a hierarchical order relative to 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 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 provision¹² 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 users⁵¹; 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.*

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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.

Policy D4: Delivering good design

- 6.12 The design of development proposals should be thoroughly scrutinised by borough planning, urban design, and conservation officers, utilising the analytical tools set out in Part B, local evidence, and expert advice where appropriate.

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

- 6.13 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

- 6.14 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.*

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- 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.*

- 6.15 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 re-development 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

- 6.16 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

- 6.17 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.*

6.18 Section B) relates to rear extensions and states:

- i) single storey rear extensions on terraced or semi-detached houses with a plot width of 5 metres or less should not exceed 3.3 metres in depth or 3.6 metres where the plot width is 5 metres or more;*
- 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;*
- iv) in Conservation Areas and Areas of Special Local Character, flat roofed single storey extensions will be expected to be finished with a parapet;*
- v) balconies or access to flat roofs which result in loss of privacy to nearby dwellings or gardens will not be permitted;*
- vi) two storey extensions should not extend into an area provided by a 45-degree line of sight drawn from the centre of the nearest ground or first floor habitable room window of an adjacent property and should not contain windows or other openings that overlook other houses at a distance of less than 21 metres;*
- vii) flat roofed two storey extensions will not be acceptable unless the design is in keeping with the particular character of the existing house;*
- viii) pitched roofs on extensions should be of a similar pitch and materials to that of the original roof and subordinate to it in design. Large crown roofs on detached houses will not be supported; and*
- ix) full width two storey rear extensions are not considered acceptable in designated areas or as extensions to Listed Buildings or Locally Listed Buildings.*

6.19 Section C) relates to side extensions and states:

- i) side extensions should not exceed half the width of the original property;*
- ii) extensions to corner plots should ensure that the openness of the area is maintained and the return building line is not exceeded;*
- iii) garages should reflect the size guidelines set out in Appendix C Parking standards;*
- 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;*
- vi) where hip to gable roof extensions exist, a two storey side extension will not be supported; and*
- vii) in Conservation Areas, single storey side extensions may be required to be set back.*

6.20 Section E) relates to roof extensions and states:

- i) roof extensions should be located on the rear elevation only, be subservient to the scale of the existing roof and should not exceed more than two thirds the average width of the original roof. They should be located below the ridge tiles of the existing roof and retain a substantial element of the original roof slope above the eaves line;*
- ii) the Council will not support poorly designed or over-large roof extensions including proposals to convert an existing hipped roof to a gable;*
- iii) raising of a main roof above the existing ridgeline of a house will generally not be supported;*
- iv) all roof extensions should employ appropriate external materials and architectural details to match the existing dwelling;*
- v) in Conservation Areas, Areas of Special Local Character and on Listed and Locally Listed Buildings, roof extensions should take the form of traditional 'dormer' windows, on the rear elevation, to harmonise with the existing building. The highest point of the dormer should be kept well within the back roof slope, away from the ridge, eaves or valleys, whilst each window should match the proportions, size and glazing pattern of the first floor windows.*

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:

- a) Whether the cumulative impact of the proposed two storey side extension, first floor rear extension, together with the alterations and extension to the main roof, by virtue of the overall size, scale, siting, bulk and massing of the resultant form and top heavy crowns roof would result in a cramped, insubordinate and incongruous form of development; and
- b) Whether the proposal would be harmful to the character and appearance of the host property and be detrimental to the visual amenities of the street scene.

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

- Principle of development
- Background to the case
- Appellant's requirements
- Design and impact on the existing dwelling and street scene
- Impact upon the amenities of adjoining occupiers
- Private amenity space retained
- 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, which 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 that 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.

Background to the case

7.5 The planning history of the site is detailed in Section 4.0 of this statement, which includes several applications that have sought to extend the property at ground floor, first floor and roof level. The Council's Delegated Report comments on the planning history and this is detailed in the following paragraphs, to allow a comparison with the appellant's current proposal, that has sought to provide an overall more superior finished design.

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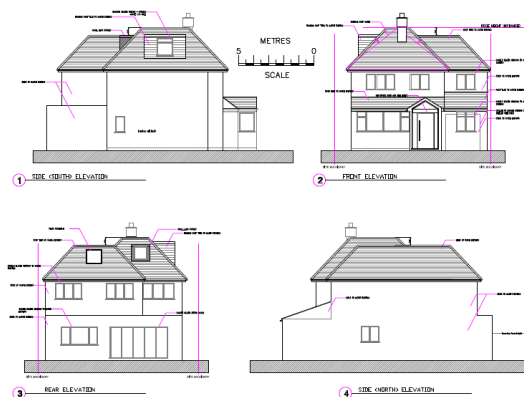
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7.6 Planning permission was initially refused for the 'Erection of part single storey and part two storey extension to the rear of the dwelling and erection of first floor side extension with new front-facing window at first floor level following demolition of existing conservatory to the rear' under reference 23577/APP/2023/1116, as the decision notice stated *"The cumulative impact of the proposed two storey side extension, together with the first floor rear extension, by virtue of the overall size, scale, siting, bulk and massing of the resultant form and top heavy crown roof would result in the extension appearing as a cramped, insubordinate and incongruous form of development, that would unacceptably close the undeveloped gap between this and the adjoining property, No. 37 Newcroft Close producing a terracing effect"* adding that the proposal would therefore be harmful to the character and appearance of the host property and be detrimental to the visual amenities of the street scene, contrary to Policies DMHD1, DMHB11 and DMHB12 of the Hillingdon Local Plan Part Two (2020). (See **Appendix A**)

7.7 However, an appeal was subsequently allowed on 13th December 2023, under reference APP/R5510/D/23/3329794 (see **Appendix A**) as the Planning Inspector stated:

8. The rear extension would be largely at a single storey level, with a narrower second storey extension running out to the rear from the side extension. From the principal elevation, I consider the overall effect would be limited as much of the bulk of the development would be focussed to the rear.
9. The council argue that the use of a crown roof (for the side extension) would add bulk and massing, resulting in harm to the character of the area but I do not agree. I consider it would be very difficult to discern significant bulk from the front or the rear of the appeal dwelling as a result of the proposed design. I therefore do not agree that the proposals would be 'top heavy' as is the case made by the council.
10. I note that the concerns the council also raise include the effect of 'terracing' between properties along this part of the street, caused by the closure of a gap between No's 35 and 37. However, as the neighbouring property at No 37 already has a single storey garage to the side, this, in my view would preserve a gap between the dwellings, such that I do not agree the extension would result in unacceptable enclosure within the street scene.
11. I therefore do not consider that this would result in harm to the character and appearance of the host dwelling or wider streetscene. There would, in my view, be no offence to policies DMHB11, DMHB12 or DMHD1 of the LP2.

7.8 The allowed design is illustrated below, alongside the current proposal, to demonstrate the similarities in scale between the designs, with the main difference between the designs being the changes to the roof of the main dwelling and the side addition.



Current Appeal Proposal



Allowed Elevations Ref APP/R5510/D/23/3329794

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7.9 Application reference 23577/APP/2024/2993 for the 'Conversion of roof space to habitable use to include a wraparound U-shaped dormer to the sides and rear (Application for a Certificate of Lawful Development for a Proposed Development)' was also deemed lawful on 16th December 2024 (see **Appendix B**).

7.10 As illustrated, the approved certificate of lawfulness granted permission for a wraparound roof dormer that would extend across the whole rear roofslope and around each side to occupy more than half of both side roofslopes. This extension would be a dominant addition that would overwhelm the property, with the current proposal to include two much smaller dormers that would be more in keeping with the house.



Lawful Roof Extension

7.11 A planning application under reference 23577/APP/2024/571 for the 'Erection of two storey rear extension and first floor side extension following demolition of conservatory' was refused more recently on 30th April 2024, as the Council stated "The resultant development, by reason of the cumulative size, scale, bulk and massing of the proposed first floor rear extension in combination with the first floor side extension, together with its design (including the excessively large crown roof), would result in a visually dominant and incongruous form of development that fails to harmonise with the architectural composition of the host dwelling to the detriment of the character, appearance and visual amenities of the surrounding area" and that "The proposed development has failed to demonstrate that it would provide an adequate level of natural light or outlook for the future occupiers of a first floor bedroom. The proposal would therefore give rise to a substandard form of living accommodation to the detriment of the amenities of future occupiers" (see **Appendix C**).

7.12 Rather than appealing this refusal, the proposed scheme was redesigned, and the current proposal was then submitted as it will overcome the reasons for refusal. The appeal proposal has been scaled down in size and, as a result, it has not been considered harmful to neighbouring amenities, and it is argued that the design provides a much higher quality and aesthetically pleasing finished design.



Refused Application 23577/APP/2024/571

7.13 This statement will therefore demonstrate why the current proposal ought to be deemed acceptable and to overcome any issues raised regarding visual amenities.

Appellant's requirements

- 7.14 The appellant wishes to update and improve the property by creating an open plan, living/dining/kitchen area with separate lounge, utility, wc and study on the ground floor, 2 extra bedrooms on the first floor and a children's games room in the loft space.
- 7.15 These internal modifications will vastly improve amenities within the dwelling and will make far better use of the space within and around the detached house, whilst also enhancing its appearance from the outside with the front bay window, porch and former garage to have pitched roofs above that will create an overall more attractive property within the street scene.

Design and impact on the existing dwelling and street scene

- 7.16 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; whilst being 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.
- 7.17 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.

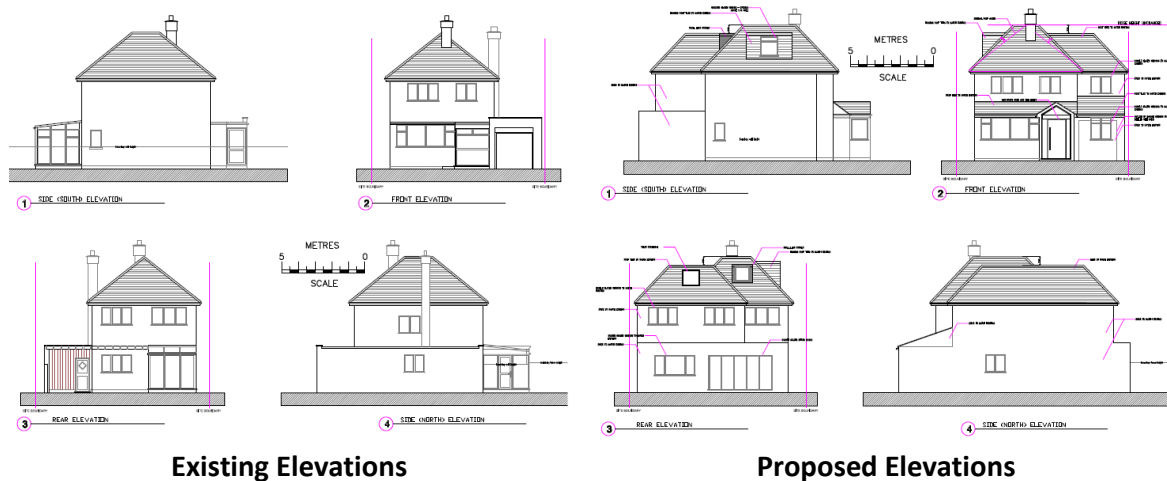


Street Scene of Newcroft Close

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- 7.18 The proposal will consist of the erection of a part single storey, part two storey extension to the side and rear, and the conversion of the roof space to habitable use, to include an alteration to steepen the pitch of the main roofslopes to create a central crown. The main roof will also have 1 x side dormer and 1 x rear dormer. The addition of the two storey side extension will create a second flat roof crown, with 1 x rooflight, and to its rear roofslope will also have 1 x rooflight. The garage will also be converted to habitable accommodation with amendments to the front fenestration.



- 7.19 The appearance of the property will be vastly improved within the street scene, with the garage sympathetically converted to habitable space and pitched roofs added above the former garage, bay window and porch.



Appeal Property and Neighbouring Dwellings

- 7.20 The introduction of pitched roofs and a new ground floor window to replace the garage door will assimilate well with neighbouring dwellings which have similar roofs in place, and it is noted that the Council have previously supported a scheme for the 'Installation of a tiled pitched roof, replacing existing flat roof garage, front porch and bay window' when planning application 23577/A/97/0134 was approved in May 1997, however, these changes were never implemented.

- 7.21 The first floor side extension above the former garage will be less than half the width of the original house and will be set well back, being 1.0m behind the main front elevation of the house, in accordance with Policy DMHD 1 which states in Section C) v) that *“two storey side extensions to detached and semi-detached properties should be set back a minimum of 1 metre behind the main front elevation”*.
- 7.22 The Council has not raised any issues in regard to the lack of set in from the side boundary, as permission has already been granted under appeal reference APP/R5510/D/23/3329794 for a similar side addition, with the inspector having commented that *“note that the concerns the council also raise include the effect of ‘terracing’ between properties along this part of the street, caused by the closure of a gap between No’s 35 and 37. However, as the neighbouring property at No 37 already has a single storey garage to the side, this, in my view would preserve a gap between the dwellings, such that I do not agree the extension would result in unacceptable enclosure within the street scene”* (see **Appendix A**). The Inspector thereby confirmed that this style of two storey side addition was considered acceptable on this site.



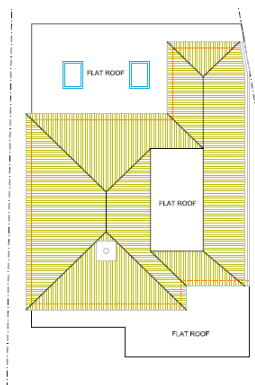
Current Appeal Proposal

Allowed Elevations Ref APP/R5510/D/23/3329794

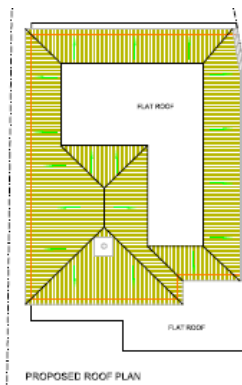
- 7.23 The Council has, however, stated that *“The current proposal differs from that which was allowed at appeal in that the roof form of the original dwelling would be raised and altered from a hipped roof to a crown roof with a larger crown roofed two storey addition to the rear.”* And whilst it is acknowledged that the proposed roof would be increased in scale, the proposed side extension will have a matching roof pitch and will be set down 0.5m below the existing ridgeline of the house, which will not be increased as part of the development. The proposed extension to the side of the dwelling will therefore appear in proportion to the house, with matching fenestration and brickwork to create a harmonious finished design when viewed as part of the street scene.
- 7.24 The change to the roof pitch of the main roofslopes and the creation of a crown roof will be indiscernible when seen amongst the mix of housing styles within Newcroft Close with the previous Inspector having disagreed with the Council on this point before, stating *“The council argue that the use of a crown roof (for the side extension) would add bulk and massing, resulting in harm to the character of the area but I do not agree. I consider it would be very difficult to discern significant bulk from the front or the rear of*

the appeal dwelling as a result of the proposed design. I therefore do not agree that the proposals would be 'top heavy' as is the case made by the council."

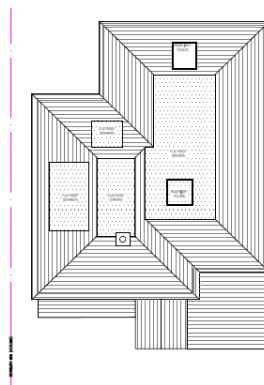
- 7.25 It is strongly argued that this is still the case in regard to the revised design, with the scheme that was allowed under appeal Ref APP/R5510/D/23/3329794 illustrated below, alongside the refused design under reference 23577/APP/2024/571 and the current appeal proposal, which has been revised to reduce the large L-shaped crown and to provide an overall superior scheme to extend the dwelling in a way which will have a positive impact on its overall appearance.



Allowed Appeal
APP/R5510/D/23/3329794



Refused Application
23577/APP/2024/571



Current Appeal Proposal
App. 23577/APP/2025/174

- 7.26 Although the Planning Officer's opinions are respected, it is therefore asserted that the roof will not appeal top heavy and out of keeping with the architectural integrity of the host dwelling or incongruous, as the changes proposed will enhance the character of the property, without altering to such a degree that it will not reflect neighbouring houses and their design features.
- 7.27 As highlighted by the previous Inspector, the crown roof of the original house will not be prominent and therefore will not be out of keeping with the nearby properties, with no other detached houses of this style in the cul-de-sac, there is scope for this house to be altered and extended, without drawing direct comparisons, or resulting in a property that will stand out any more as different in design than it already does as an individual dwelling.



Varied Street Scene of Newcroft Close – Neighbouring Semi-Detached Houses

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Varied Street Scene of Newcroft Close – Neighbouring Terraced Dwellings



Semi-Detached Houses and Bungalow opposite Appeal Site



Bungalow and terraced Houses opposite the Appeal Site

- 7.28 The Officer's concerns regarding the cumulative impact of the proposed extensions are disputed, with the approved roof extensions under permitted development application 23577/APP/2024/2993 being far more harmful to the character of the house and street in comparison to the small dormers proposed. Moreover, if the earlier scheme approved under appeal reference APP/R5510/D/23/3329794 was built instead, this would also have a similar appearance within the street scene, although it would not make the best use of the site, as proposed by the current design.
- 7.29 It is argued that the changes to the roof, with the addition of a two storey side extension, will appear in keeping street scene once completed, to enhance rather than detract from visual amenities, and therefore ought to be considered to be in accordance with the aims of the NPPF (2024), Policies D3 and D4 of the London Plan (2021) and Policies DMHD1, DMHB11 and DMHB12 of the Hillingdon Local Plan Part Two (2020).

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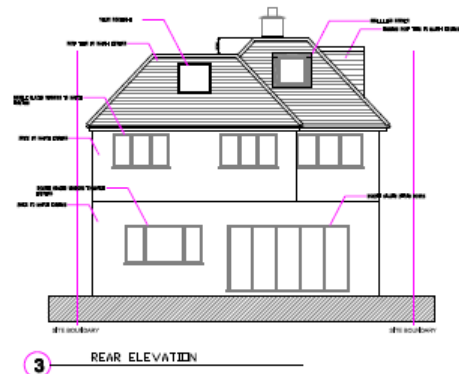
Impact upon the amenities of adjoining occupiers

7.30 The NPPF states in paragraph 135 that planning policies and decisions should ensure that 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.

7.31 The appeal site abuts the boundaries of No. 37 and 33 Newcroft Close, and the Council has stated that *“given that the side extension already benefits from permission, as set out above it is the proposal for a double storey rear extension which is subject to assessment. The first floor element is wider than that previously allowed at appeal, but this element would not impact either property given its siting and separation.”*



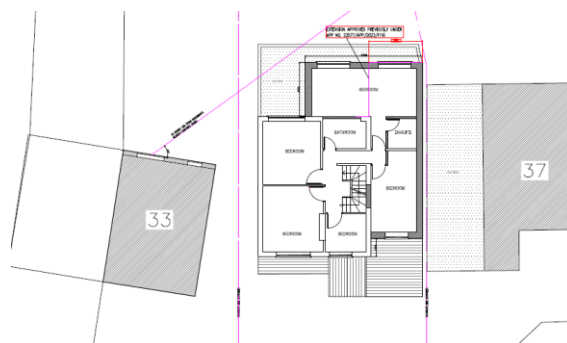
Rear of the No. 35 and Neighbouring Houses



Proposed Rear Elevation

7.32 In regard to the proposed single storey rear element, it has been stated that this *“would exceed the prescribed measurements set out in Policy DMHD1 of the Hillingdon Local Plan, however No 37 has a deep side element which would obscure much of the bulk and massing from the single storey element. Whilst no 33 has not been extended by way of rear extension, there is a significant gap between the two properties, which would mitigate much of the sense of enclosure, loss of outlook and light of the property.”*

7.33 Furthermore, the proposed extensions will replace the existing conservatory and canopy, with the first floor elements also having been shown not to impede the 45-degree sight line as illustrated on the proposed plans.



Proposed First Floor Plan with 45-Degree Line

- 7.34 The Planning Officer has also observed that *“Whilst the proposed first floor side element would be close to the side windows at No 37, these do not appear to be primary windows serving habitable spaces and the impact would be acceptable in this instance.”*
- 7.35 There are also no side windows proposed in the extension and it has been confirmed that *“The modest increase in height of the main ridge or insertion of the side dormer is not considered to result in an undue sense of enclosure or loss of light. The submitted plans are annotated to confirm that the window in the side facing dormer would be obscure glazed and fixed shut below 1.7m above FFL which could be conditioned in the event of an approvable scheme to ensure no undue loss of privacy.”*
- 7.36 The planning Officer has also assessed that *“All the proposed habitable rooms, and those altered by the extension, would maintain an adequate outlook and source of natural light.”* Therefore, concluding that overall, the proposal would accord with the objectives of Policies D3 and D6 of The London Plan (2021) and Policies DMHD 1 and DMHB 11 of the Hillingdon Local Plan: Part Two – Development Management Policies (2020) in this respect.

Private amenity space retained

- 7.37 The appeal property will retain over 200m² of private amenity space, thus exceeding the requirements of Policy D6 of The London Plan (2021) and Policies DMHD 1, DMHB 18, and Table 5.3 of Hillingdon Council's Local Plan: Part 2 – Development Management Policies (2020).

Car parking provision

- 7.38 The Council has noted that the parking space within the garage would be lost by way of conversion; however, it has also been conceded that the space within the garage is substandard in width and cannot therefore be relied upon for the parking of a car.
- 7.39 There is also sufficient space within the driveway to meet the Council's parking standards, and as such, the proposal has been considered acceptable in accordance with Policy DMT6 of the Hillingdon Council's Local Plan: Part 2 - Development Management Policies (2020).

8.0 CONCLUSION

- 8.1 As explained within this statement, the proposed part single storey, part two storey extension to the side and rear, conversion of roof space to habitable use to include altering the roof, the installation of two dormers and conversion of integral garage to habitable accommodation, together with amendments to fenestration, are changes that have been purposefully designed to respect the original architectural style of the property and the character of the wider area.
- 8.2 Whilst it is understandable that the council would want to prevent unsympathetic development, it is argued that the current proposal has overcome the Planning Officer's concerns in relation to the refused application 23577/APP/2024/571 and the design is now more akin to the proposal which was allowed under appeal reference APP/R5510/D/23/3329794.
- 8.3 Moreover, the roof extensions proposed, which include a modest change to the roof pitch and the installation of two small dormers, will be a far superior development when compared to the wraparound dormer deemed lawful under permitted development, and as such, it is argued that the current proposal offers an overall more aesthetically pleasing scheme.
- 8.4 The appellant has no desire to gain permission for works that are not worthy of the existing house, the composition of the properties within the street scene, or the character and appearance of the area, and feels strongly that the proposed changes to the property will result in an overall improvement to the appearance of the property within the street scene and will be in keeping with the property itself and the wider residential setting.
- 8.5 The proposal will also modernise the rundown dwelling and create a family home that will vastly improve amenity levels for the current and future occupants, by providing the essential extra living space, study and bedrooms that the family needs, while causing no harm to neighbouring amenities.
- 8.6 It is therefore clear that there is scope to enlarge the house and make better use of the large plot, in accordance with up-to-date planning policies.
- 8.7 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.