



Appeal against the decision by the London Borough of
Hillingdon to refuse planning application
22729/APP/2025/2325

for

Erection of a part single storey, part two storey extension to
the side/rear, conversion of roof space to habitable use to
include a rear dormer, 3 x roof lights,
conversion of roof from hip to gable end.

at

112 Warwick Crescent, Hayes, UB4 9RQ

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1.0 Introduction

- 1.1 This appeal statement has been prepared by The Appeals Guy Limited in respect of the refusal by the London Borough of Hillingdon of planning permission for a part single-storey, part two-storey side/rear extension, hip-to-gable roof conversion, rear dormer and three front rooflights at 112 Warwick Crescent, Hayes.
- 1.2 The property already benefits from the following extant permissions –
- 22729/APP/2025/1827 - Conversion of roof space to habitable use to include a rear dormer, 3 front roof lights and conversion of roof from hip to gable end, and erection of outbuilding to rear garden (Application for a Certificate of Lawful Development for a Proposed Development) – Approved 31st July 2025
- 22729/APP/2025/1837 – Erection of a single storey rear extension – Approved 28th August 2025
- 1.3 So whilst this application seeks permission for the loft conversion, the side extension, and the rear extension, given the legitimate legal fall back position of the aforementioned extant permissions, this scheme is very much for the first floor side extension, and the first floor rear extension, both of which are relatively minor.
- 1.4 The application was refused on 24 October 2025 for the following reasons:
- Reason 1 – Character, Design & Streetscene: By reason of its overall scale, bulk, massing and proximity to the side boundary, the proposal would form an incongruous and visually intrusive addition that would fail to respect the architectural composition of the host semi-detached pair or harmonise with the established built form of Warwick Crescent, thereby harming the character and appearance of the street scene. Contrary to Policies BE1 (Hillingdon Local Plan Part 1 – 2012), DMHB 11, DMHB 12 and DMHD 1 (Local Plan Part 2 – 2020), London Plan Policies D3 and D4 (2021) and Chapter 12 of the NPPF (2024).*
- Reason 2 – Neighbour Amenity: Due to its excessive scale, bulk and siting, the proposal would result in an oppressive and overbearing form of development detrimental to the amenity of neighbouring occupiers at 114 Warwick Crescent. Contrary to London Plan Policies D3 and D6 and Local Plan Policies DMHB 11 and DMHD 1.*
- 1.5 This appeal statement aims to demonstrate that the proposed extensions are contextually appropriate, proportionate and design-led. They preserve and enhance local character, protect neighbouring amenity, and comply fully with the Development Plan and the NPPF.
- 1.6 The property is not listed and lies outside any conservation area. The Officer's report accepts the principle of the extension and no objections were raised in relation to highways, design detailing or use. The only points in dispute concern the degree of visual impact and perceived dominance.

- 1.7 It is also relevant that many nearby dwellings on Warwick Crescent and the surrounding area have been extended in comparable ways, including side and rear additions and roof alterations. The proposal therefore fits within the established pattern of domestic enlargement along the street.

2.0 Site and Proposal

- 2.1 The appeal property is a two-storey semi-detached dwelling in a mature suburban area of Hayes characterised by inter-war and post-war semi-detached houses. The street has a consistent building line, landscaped front gardens, and pitched roof forms that provide a coherent yet varied townscape.



Figure 1 - Front elevation of appeal property

- 2.2 The site occupies a generous plot with ample space to the side and rear. Warwick Crescent displays numerous examples of two-storey side and rear extensions and loft alterations, demonstrating that the built form has evolved over time to accommodate modern living standards.



Figure 2 - Location Plan

- 2.3 The proposal comprises: (i) a part single-storey, part two-storey side and rear extension; (ii) a hip-to-gable roof conversion; (iii) a modest rear dormer; and (iv) three rooflights to the front elevation.
- 2.4 The two-storey side element is set back one metre at first-floor level and the roof ridge is lowered by approximately 0.4 metres below the main house ridge, providing a clear subordinate relationship. The rear projection is restrained and consistent with SPD limits. The ground floor element benefits from an extant planning permission.
- 2.5 The rear dormer is modest in width, set below the ridge and eaves, and positioned on the inward roof slope, rendering it visually discreet. The hip-to-gable alteration replicates other nearby conversions, ensuring roofscape coherence. This element of the extension also benefits from an extant lawful development certificate which the Delegated Report recognises.
- 2.6 The proposal uses matching brickwork, interlocking tiles and fenestration, ensuring complete material harmony. In urban design terms, it consolidates the proportional symmetry of the semi-detached pair and contributes to the area's visual continuity. The plans are located below for information purposes –



Figure 3 - Proposed elevations

3.0 Statement of Case

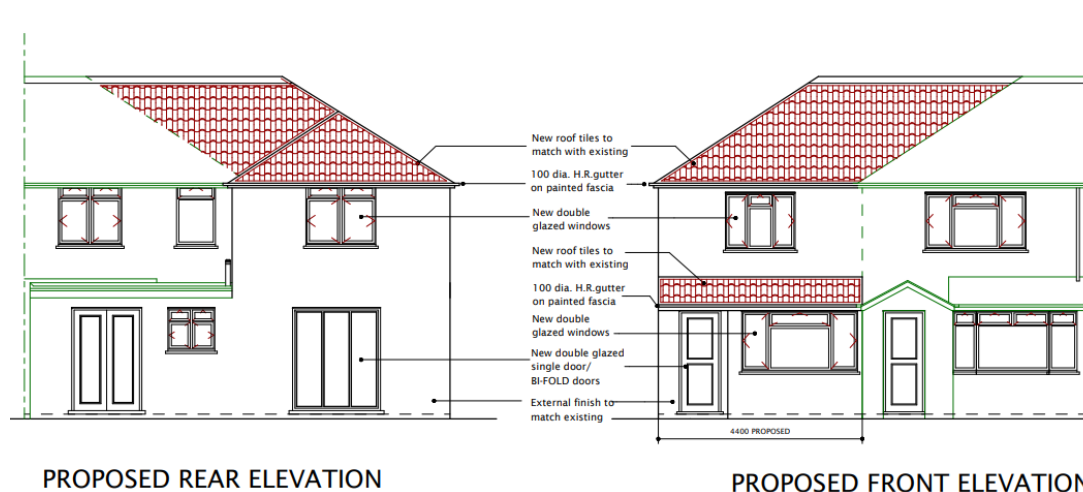
Design and Character

- 3.1 The reasons for refusal mention specific policies. These are summarised below –
- 3.2 Policy BE1 of the Hillingdon Local Plan Part 1 (2012) provides the borough's strategic framework for achieving a high-quality built environment. It requires all development to make the best use of land while respecting local character, enhancing the public realm, and safeguarding residential amenity. The policy seeks design that is compatible with its surroundings in terms of scale, form and materials, contributes positively to the street scene, incorporates suitable landscaping, and creates safe, secure, inclusive environments. BE1 establishes the overarching design principles against which more detailed local policies are assessed.
- 3.3 Policy DMHB 11 of the Hillingdon Local Plan Part 2 (2020) focuses on the quality of design in new development, particularly housing. It requires proposals to achieve good levels of daylight and sunlight, protect privacy and amenity, and provide adequate internal space standards, private and communal amenity areas, and well-designed refuse and storage facilities. The policy ensures that design quality is not limited to external appearance but extends to the comfort, functionality and overall liveability of developments.
- 3.4 Policy DMHB 12 addresses layout, density, height and massing. It requires development layouts to respond sensitively to their context, including the existing street pattern, building lines and the heights of neighbouring buildings. The policy encourages the breaking down of bulk through articulation, roof design and set-backs to avoid over-dominant forms. Density should be appropriate to the character of the area, increasing only where supported by sustainable transport and local context. This policy ensures that developments integrate harmoniously within their surroundings at a broader, spatial scale.
- 3.5 Policy DMHD 1 concerns alterations and extensions to existing dwellings. It requires extensions to be subordinate to the original building, use materials that match or complement the existing property, and preserve the character and appearance of the street scene. Front extensions should be modest, while side and rear additions must respect the scale and massing of the house, maintain access and amenity space, and avoid harm to neighbouring properties. The policy protects the established character of residential areas while allowing appropriate and well-designed changes.
- 3.6 Policy D3 of the London Plan (2021), requires that development proposals make the most efficient use of land through a design process informed by an understanding of local context, constraints, and opportunities. It stresses that optimisation should be achieved through good design rather than the pursuit of maximum density or height. Developments must respond positively to their surroundings, integrate sustainable and inclusive design principles, and deliver high-quality, functional, and attractive places.

- 3.7 Policy D4 complements D3 by requiring that new development contributes positively to local character, achieves architectural excellence, and creates safe, inclusive and legible environments. The policy promotes well-designed buildings that relate effectively to their setting, improve public realm quality, and enhance place identity. It emphasises that good design encompasses functionality, adaptability, sustainability and a coherent relationship between buildings, spaces and movement networks.
- 3.8 Chapter 12 of the National Planning Policy Framework (NPPF) 2024, “Achieving well-designed and beautiful places,” sets out national expectations for design quality. It highlights that creating beautiful, enduring and sustainable places is fundamental to the planning process. The chapter emphasises that good design is a key aspect of sustainable development and that proposals should add to the overall quality of an area, respond to local character and history, and create safe, inclusive and accessible places. It encourages the use of design codes, design review and masterplans to ensure coherence and consistency. The NPPF also makes clear that poor design which fails to take opportunities for improving the character and quality of an area should be refused.
- 3.9 Taken together, these policies establish a clear and consistent approach to design. At the national level, the NPPF sets the expectation for achieving high-quality, context-responsive and sustainable development. The London Plan provides a city-wide framework focused on design-led optimisation and place-making, while the Hillingdon Local Plan policies translate these principles into detailed local criteria. Across all levels, the emphasis is on ensuring that new development is well-designed, contextually appropriate, inclusive, and contributes positively to the long-term quality and character of the built environment.
- 3.10 When designing the scheme and through discussions throughout the course of the application, it is our view that it is clear that the appeal proposal represents a measured and context-responsive form of residential enlargement that strengthens, rather than disrupts, the established character of Warwick Crescent and fully accords with the aforementioned policies given the high quality design that incorporates a subordinate first floor side and rear extension with the extant permissions seamlessly.
- 3.11 The site occupies a typical suburban plot with generous side spacing and an existing two-storey form that lends itself to modest extension. The proposal’s massing, ridge line and roof profile have been consciously modelled to respect the spatial rhythm of the semi-detached pair and the wider street scene with the extension set back from the front elevation, and with a roof form lower than the existing roof of the main dwelling.
- 3.12 Design Quality (Policies BE1, DMHB 11/12, London Plan D3/D4): Local and regional policy require development to reinforce local distinctiveness through scale, proportion and detailing. The scheme provides a clear visual hierarchy between the host and the addition. These measures directly implement SPD (2008) section 3.2, which advises that two-storey side extensions should appear subordinate and avoid creating the impression of a continuous terrace, especially considering that the development is located on a corner plot.

- 3.13 We submit to the Inspectorate that the front elevation continues the rhythm and fenestration proportions of the host dwelling. The brickwork, tiles and joinery match the existing palette, ensuring architectural coherence. The result is a balanced composition that reads as a natural evolution of the house, without unbalancing the pair of semi-detached dwellings in a negative way.
- 3.14 The hip-to-gable conversion and modest rear dormer are both well-established typologies in the locality. Their careful maintains the original roof's geometry and avoids undue prominence. From street level, these elements will be barely perceptible presenting a modest, proportionate addition to this family home. As stated above, both these elements are permitted development and are outside of the control of the Local Planning Authority given the permitted development rights afforded to the dwelling. These elements are perhaps the bulkiest part of the development, and the owner of the property fully intends to implement them, ensuring that they are a legitimate fall back position when assessing this appeal.
- 3.15 The scheme retains a minimum 1 metre separation from the side boundary, safeguarding the openness characteristic of Warwick Crescent. The stepped form of the first-floor extension ensures the semi-detached pairing remains visually legible, preventing an overly dominant form of development. When assessing the side extension, it is clear that it is a subordinate form of development, having a width less than half the width of the host dwelling, and when viewed within the context of the roof alterations established through the extant permission
- 3.16 We contend that the proposal embodies the core design tenets of the NPPF (2024) paragraphs 134–139, specifically context-sensitivity, human scale, and material integrity. The developments form, alignment and detailing respect local identity while providing for contemporary living standards. In this sense, the scheme adds to the overall quality of the area rather than competing with it.
- 3.17 By mirroring the existing proportions and aligning eaves and ridges, it is our view that the extension consolidates the property's symmetry with its pair. The roofscape transition from hip to gable, in our view produces a harmonious composition entirely consistent with the aims of Policies BE1, DMHB 11/12 and London Plan D3/D4.
- 3.18 Within Warwick Crescent and adjacent streets, multiple dwellings have been extended with two-storey side and rear additions and roof alterations. These developments establish a clear precedent for proportionate enlargement of semi-detached houses in this locality. We submit that the appeal proposal reflects that existing pattern, maintaining the same spatial rhythm and material palette, contrary to the view of the Planning Delegated Report. One such example of an extension to the side that is much larger than the side extension that is subject to this appeal is below –

76347/APP/2024/3051 – Erection of a two storey side and rear extension to create 1 x 1-bed dwelling with associated parking, amenity space and boundary treatment following demolition of existing single storey side garage.



3.19 When approving the application the Officer's Report stated –

“By following the height and general appearance of the existing terraced building, the development would harmonise appropriately with the host building's form, balance, and architectural composition.”

3.20 It is clear from the above, the Council did not require a set back from the front elevation, nor did they require a set down from the main ridge line. It should also be noted that this approval is significantly wider than the width of the extension on this current appeal at 112 Warwick Crescent.

3.21 We therefore respectfully submit to the Planning Inspectorate that the scheme is considered to accord with the aforementioned policies and the precedent has been set for side extensions in the area.

Amenity

3.22 The second reason for refusal related to concerns over the amenity of neighbouring residents. The Officer's Report states –

“Whilst the side extension would not be likely to result in an unacceptable loss of light, the proposed rear extension at two storey level, in combination with the two storey side extension would enclose this property to an unacceptable degree, which would appear overbearing in scale and would result in a significant loss of outlook for the occupiers of this property. As such, officers consider that the proposal, in view of its excessive, scale bulk and siting, would represent an oppressive and overbearing form of development which would detract from the residential amenities of the occupants of adjacent 114 Warwick Avenue, in conflict with policies D3 and D6 of the London Plan

(2021) and policies DMHB11 and DMHD1 of the Hillingdon Local Plan: Part Two Development Management Policies (2020)."

- 3.23 A cornerstone of planning policy is the protection of existing and future occupants' living conditions. The Council's own Officer Report confirms that the development complies with the 45-degree guideline and would not cause any loss of light, and the main concern is loss of outlook and the overbearing nature of the development.
- 3.24 The extension has been assessed qualitatively against the BRE 'Site Layout Planning for Daylight and Sunlight' (2011) guidance and the Officer has confirmed no loss of light. The reduced ridge height and set-back ensure that no habitable-room windows at No. 114 Warwick Crescent falls within the 25-degree or 45-degree vertical sky component envelopes. As such, there is no measurable loss of daylight or outlook as agreed by the Officer's Report.
- 3.25 The two-storey element is recessed from the shared boundary and reduced in height when compared to the main dwelling, ensuring that the sense of openness between the dwellings is preserved. The officer's suggestion of a 'hemmed-in' effect is subjective and unsupported by evidence. From any reasonable vantage point, the relationship remains typical of suburban semis. The proposed two-storey extension has been carefully designed to ensure it does not result in any unacceptable impact on the amenity of neighbouring occupiers. Owing to the generous width and open nature of the corner plot, the extension is positioned well away from adjoining properties, maintaining adequate separation distances that prevent any sense of enclosure or overbearing presence. The orientation of the site ensures that the additional built form does not significantly affect neighbouring outlook or lead to a loss of visual openness. This impact is also limited by the separation distance between the neighbouring rear elevation, the angle of the windows in relation to the development and the lowered ridge line of the development. The design respects the existing building line and avoids projecting excessively toward shared boundaries, ensuring that the relationship between properties remains comfortable and that the extension sits unobtrusively within the plot.



Figure 4 - Site Plan

- 3.26 Consideration has also been given to the effect of the proposal on daylight and sunlight to adjacent homes and gardens. The siting and height of the extension have been designed to comply with the 45-degree and 25-degree guidance commonly used to assess potential overshadowing and loss of light and the two storey elements are set well away from the windows in the rear elevation of the neighbouring properties. The separation distance and orientation mean that no habitable room windows of neighbouring properties are directly affected, and any marginal changes in light levels would be negligible. The extension therefore avoids creating an oppressive or dominating presence when viewed from nearby dwellings or gardens, safeguarding neighbouring amenity and ensuring that the living conditions of surrounding occupiers are preserved.
- 3.27 In addition, the extension has been designed to prevent overlooking or loss of privacy. No new windows are proposed that would directly face neighbouring properties at close range, and any side-facing openings would either serve non-habitable rooms or be fitted with obscure glazing if necessary. The corner position also means that there is no direct rear-to-rear relationship with other dwellings, further reducing the potential for overlooking. Overall, the proposal has been designed sensitively to its context and achieves a form and layout that protect the privacy, daylight, and general amenity of neighbouring occupiers, ensuring that it does not result in an overbearing impact or a hemmed-in feeling for surrounding properties.
- 3.28 All new construction will meet current Building Regulations for sound insulation. The use of high-performance glazing and insulated party walls ensures no perceptible increase in noise transmission. This will ensure that the scheme will not have an adverse impact on the amenity of the neighbouring properties.
- 3.29 Taking these factors together, it is our view the development demonstrably safeguards amenity, meeting Policies DMHD 1 and DMHB 11, London Plan D6 and NPPF

paragraph 135, and therefore would not have an adverse impact on the amenity of the neighbouring properties to such an extent as to warrant refusal of the application.

4.0 Conclusion

- 4.1 The proposal constitutes a modest, well-designed enhancement to an existing family dwelling that respects its context and complements its semi-detached partner.
- 4.2 It complies with the Hillingdon Local Plan (BE1, DMHB 11, DMHB 12, DMHD 1), the London Plan (D3, D4, D6) and the NPPF (2024), achieving design quality, amenity protection and sustainability.
- 4.3 The development causes no harm to character or neighbouring amenity and accords with all relevant policies and guidance.
- 4.4 In accordance with paragraph 11 of the NPPF, there are no adverse impacts that would significantly or demonstrably outweigh the proposal's clear benefits. The presumption in favour of sustainable development therefore applies. The Appeals Guy Limited, on behalf of the applicant, respectfully requests that this appeal be allowed and planning permission granted.