



WRITTEN STATEMENT OF CASE

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LPA

LONDON BOROUGH OF HILLINGDON

APPLICATION No.

23513/APP/2025/2365

RECEIVED DATE

11/09/2025

DECISION DATE

11/12/2025

SITE LOCATION

**10 Sipson Lane
Harlington
UB3 5EH**

APPELLANT

Mr Paramjit Singh

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1.0 BACKGROUND

- 1.1 This appeal relates to the refusal of planning permission for the conversion of the roof space to a habitable use with a rear dormer and front roof lights, together with the removal of 2no. chimney breasts, at No. 10 Sipson Lane.
- 1.2 The appeal application, reference 23513/APP/2025/2365, was received by the Council on 11th September 2025 and subsequently refused on 11th December 2025, with the decision notice stating the following reason for refusal:
1. *Due to its size, design and location within a part of the Conservation Area absent of similar forms of development, the proposed hip to gable roof extension and dormer would form an uncharacteristic and incongruous addition to the Conservation Area, subsequently causing less than substantial harm to its significance. Harm which has not been outweighed by public benefits. Furthermore, the development would form an oversized and over-dominant addition to the host dwelling which would fail to harmonise with its architectural composition, subsequently harming its appearance and character. The proposal would therefore be contrary to Policies BE1 and HE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies DMHB 1, and DMHB 4 of the Hillingdon Local Plan: Part Two, Development Management Policies (2020), Policy HC1 of the London Plan (2021) and paragraphs 135, 210 and 215 of the NPPF (2024).*
- 1.3 Having taken into account the reason given for refusal and the individual circumstances of this case, the appellant has concluded that the most productive course of action would be to appeal to the Planning Inspectorate, in the hope that approval may be granted for the proposed roof conversion and rear dormer extension.

2.0 NEIGHBOUR CONSULTATION RESPONSES

- 2.1 The Council notified the nearest four neighbouring properties, a site notice was displayed on or near the site, and a press notice was placed in the local newspaper. No objections were received. Harlington's Residents Association and Hillingdon Council's Conservation Officer were also consulted, and their response is as follows:
- 2.2 **Harlington Village Residents Association** stated *"I am writing on behalf of Harlington Conservation Area Advisory Panel. We feel the description given to the proposed development could be misleading, and we regret the significant changes being proposed. If approval is being considered, we strongly recommend the inclusion of a non standard condition requiring that the tiles removed from the rear facing roof slope must be used to cover the newly created area of the front roof slope. This will minimise*

the changes to the street scene, an important consideration in the Harlington Conservation Area.”

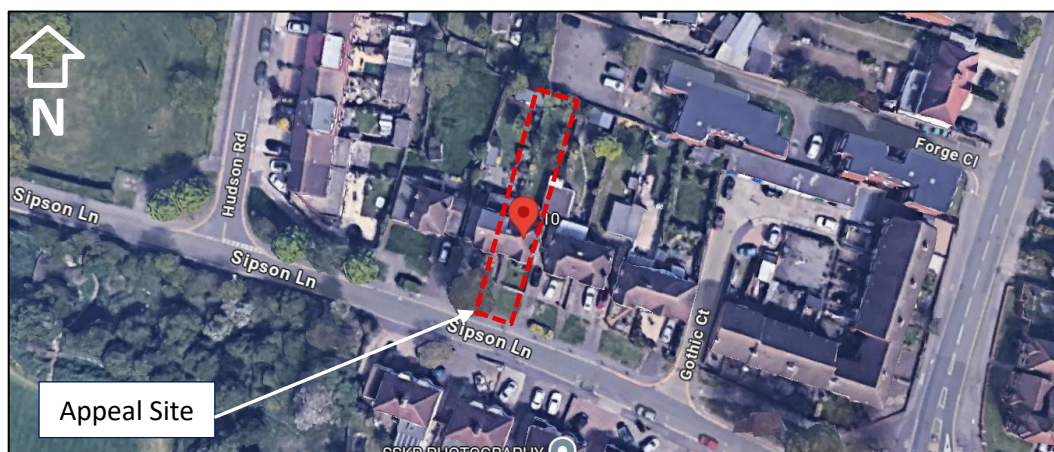
- 2.3 **Conservation Officer** stated *“The dwelling appears to date from the early 20th century has a brick ground floor rendered above and a pitched tiled roof with chimneys. Adjacent the other part of the semi detached house has had the conversion applied for. However from review it would appear that this was undertaken without consent and then after 4 years a certificate of lawful development was applied for. Whilst we would not object in principle to the conversion of the loft space we do not believe that extending the roof from a hip to a gable, installing a substantial dormer and removing the chimneys would preserve the character of the conservation area. As such it would cause less than substantial harm and therefore we would object and recommend refusal as it is contrary to policy and guidance.”*

3.0 APPEAL PROPERTY

- 3.1 The appeal property is a two storey semi-detached dwelling house located on the northern side of Sipson Lane. It is set back from the highway behind a front garden with a low boundary wall.
- 3.2 To the east side of the dwelling, there is a driveway shared by No. 8, which provides access to a long rear garden and garage. The appeal property is attached to No. 12 Sipson Lane to the west.



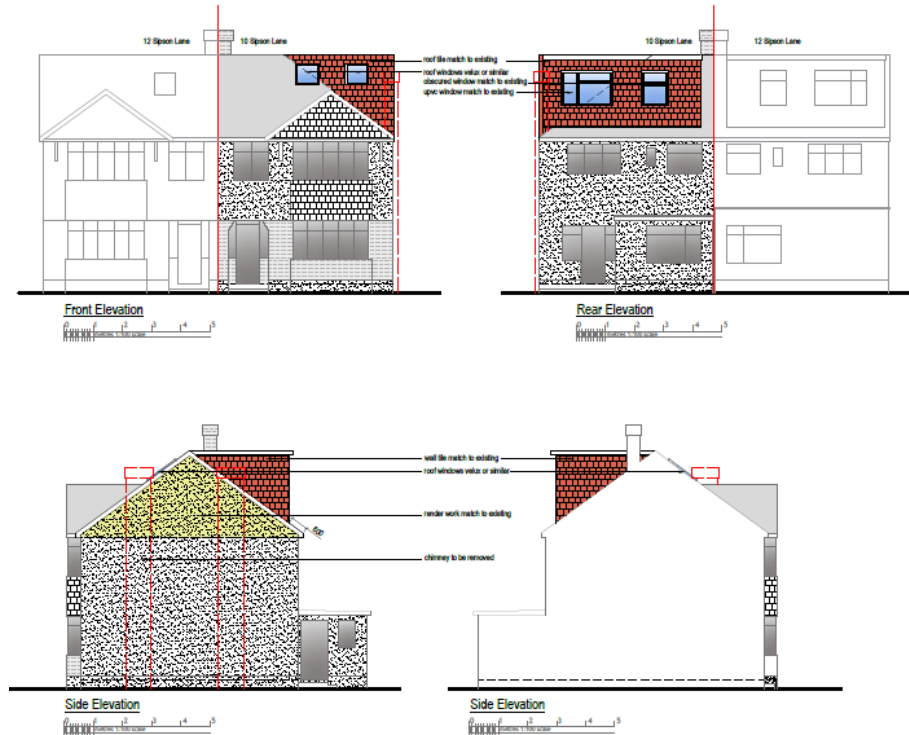
Appeal Property



- 3.3 The area is predominantly residential in nature and consists of detached, semi-detached and terraced dwellings of varying design. The property is in the Harlington Village Conservation Area, and it is not a locally or statutorily listed building.

4.0 APPEAL PROPOSAL

- 4.1 The appeal proposal seeks planning permission for the conversion of the roof space to a habitable use with a rear dormer and front roof lights, together with the removal of 2no. chimney breasts, at No. 10 Sipson Lane.



Proposed Elevations

- 4.2 The proposal will include the alteration of the original hipped roof to a gable, whilst maintaining the original ridge height of the property.
- 4.3 Two Velux rooflights will be added to the front roofslope.
- 4.4 The two side chimneys will be removed, and the central chimney between the paired dwellings will be retained.
- 4.5 The proposed rear dormer that will extend out from the ridgeline and will measure 5.4m in width, 3.4m in depth and 2.5m in height.
- 4.6 All the proposed materials will match those of the host property, with the dormer to be clad in hung tiles to match the existing roofslope and the side gable to be rendered to match the existing flank elevation.
- 4.7 The proposed dormer will provide an extra bedroom with an en-suite shower room, which will be accessed via a continuation upwards of the existing staircase.

5.0 RELEVANT PLANNING HISTORY

5.1 Planning Application Reference: 23513/APP/2025/1758

Conversion of roof space to habitable use to include a rear dormer with Juliette balcony, 3 front roof lights and conversion of roof from hip to gable end, including removal of chimney stacks (Application for a Certificate of Lawful Development for a Proposed Development).

Refused 01-08-2025

6.0 RELEVANT PLANNING POLICY

6.1 The reason for refusal states that the appeal proposal is considered contrary to Policies BE1 and HE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies DMHB 1, and DMHB 4 of the Hillingdon Local Plan: Part Two, Development Management Policies (2020), Policy HC1 of the London Plan (2021) and paragraphs 135, 210 and 215 of the NPPF (2024).

6.2 The following paragraphs provide 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 2024) 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.

Decision-making

6.5 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

- 6.6 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”.
- 6.7 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.
- 6.8 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.

Proposals affecting heritage assets

6.9 Paragraph 210 states that in determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- c) the desirability of new development making a positive contribution to local character and distinctiveness.*

Considering potential impacts

6.10 Paragraph 212 adds that *“When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.”*

6.11 Paragraph 215 explains that *“Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.”*

6.12 Paragraph 216 adds that *“The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.”*

6.13 Paragraph 219 states *“Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.”*

6.14 Paragraph 220 states that *“Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 214 or less than substantial harm under paragraph 215, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.”*

- 6.15 Finally, Paragraph 221 adds that *“Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.”*

THE LONDON PLAN (2021)

- 6.16 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.

Policy HC1: Heritage conservation and growth

- 6.17 Part C states that *“Development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets’ significance and appreciation within their surroundings. The cumulative impacts of incremental change from development on heritage assets and their settings should also be actively managed. Development proposals should avoid harm and identify enhancement opportunities by integrating heritage considerations early on in the design process.”*

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

- 6.18 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. Policies BE1 and HE1 are referred to within the reason for refusal.

Policy BE1: Built Environment

- 6.19 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.
- 6.20 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.
- 6.21 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.

Policy HE1: Heritage

6.22 This policy states that the Council will:

- 1. Conserve and enhance Hillingdon's distinct and varied environment, its settings and the wider historic landscape, which includes: Historic village cores, Metro-land suburbs, planned residential estates and 19th and 20th century industrial areas, including the Grand Union Canal and its features; Designated heritage assets such as statutorily Listed Buildings, Conservation Areas and Scheduled Ancient Monuments; Registered Parks and Gardens and historic landscapes, both natural and designed; Locally recognised historic features, such as Areas of Special Local Character and Locally Listed Buildings; and Archaeologically significant areas, including Archaeological Priority Zones and Areas.*
- 2. Actively encourage the regeneration of heritage assets, particularly those which have been included in English Heritage's 'Heritage at Risk' register or are currently vacant.*
- 3. Promote increased public awareness, understanding of and access to the Borough's heritage assets and wider historic environment, through Section 106 agreements and via community engagement and outreach activities.*
- 4. Encourage their use and modification of heritage assets, where appropriate, when considering proposals to mitigate or adapt to the effects of climate change. Where negative impact on a heritage asset is identified, seek alternative approaches to achieve similar climate change mitigation outcomes without damage to the asset.*

Hillingdon Local Plan: Part Two - Development Management Policies (2020)

6.23 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 DMHB 1 and DMHB 4 are referred to within the reason for refusal.

Policy DMHB 1: Heritage Assets

6.24 Section A states that the Council will expect development proposals to avoid harm to the historic environment. Development that has an effect on heritage assets will only be supported where:

- i) it sustains and enhances the significance of the heritage asset and puts them into viable uses consistent with their conservation;*
- ii) it will not lead to a loss of significance or harm to an asset, unless it can be demonstrated that it will provide public benefit that would outweigh the harm or loss, in accordance with the NPPF;*
- iii) it makes a positive contribution to the local character and distinctiveness of the area;*

- iv) any extensions or alterations are designed in sympathy, without detracting from or competing with the heritage asset;*
- v) the proposal would relate appropriately in terms of siting, style, scale, massing, height, design and materials;*
- vi) buildings and structures within the curtilage of a heritage asset, or in close proximity to it, do not compromise its setting; and*
- vii) opportunities are taken to conserve or enhance the setting, so that the significance of the asset can be appreciated more readily.*

6.25 Section B states that development proposals affecting designated heritage assets need to take account of the effects of climate change and renewable energy without impacting negatively on the heritage asset. The Council may require an alternative solution which will protect the asset yet meet the sustainability objectives of the Local Plan.

6.26 Section C states that the Council will seek to secure the repair and reuse of Listed Buildings and monuments and improvements to Conservation Areas on the Heritage at Risk Register, through negotiations with owners, the provision of advice and guidance, the use of appropriate legal action, and through bids for external funding for improvement works.

Policy DMHB 4: Conservation Areas

6.27 This policy states that new development, including alterations and extensions to existing buildings, within a Conservation Area or on its fringes, will be expected to preserve or enhance the character or appearance of the area. It should sustain and enhance its significance and make a positive contribution to local character and distinctiveness. In order to achieve this, the Council will:

A) Require proposals for new development, including any signage or advertisement, to be of a high quality contextual design. Proposals should exploit opportunities to restore any lost features and/or introduce new ones that would enhance the character and appearance of the Conservation Area.

B) Resist the loss of buildings, historic street patterns, important views, landscape and open spaces or other features that make a positive contribution to the character or appearance of the Conservation Area; any such loss will need to be supported with a robust justification.

C) Proposals will be required to support the implementation of improvement actions set out in relevant Conservation Area Appraisals and Management Plans.

Policy DMHB 12 - Streets and Public Realm

- 6.28 Section A) states that development should be well integrated with the surrounding area and accessible, and it should also 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

- 6.29 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;*
- ix) all extensions in Conservation Areas and Areas of Special Local Character, and to Listed and Locally Listed Buildings, are designed in keeping with the original house, in terms of layout, scale, proportions, roof form, window pattern, detailed design and materials.*

- 6.30 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 GROUNDS OF APPEAL

Introduction

7.1 The appellant's case will focus on the concerns raised in the decision notice, which states that:

1. *Due to its size, design and location within a part of the Conservation Area absent of similar forms of development, the proposed hip to gable roof extension and dormer would form an uncharacteristic and incongruous addition to the Conservation Area, subsequently causing less than substantial harm to its significance. Harm which has not been outweighed by public benefits. Furthermore, the development would form an oversized and over-dominant addition to the host dwelling which would fail to harmonise with its architectural composition, subsequently harming its appearance and character. The proposal would therefore be contrary to Policies BE1 and HE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies DMHB 1, and DMHB 4 of the Hillingdon Local Plan: Part Two, Development Management Policies (2020), Policy HC1 of the London Plan (2021) and paragraphs 135, 210 and 215 of the NPPF (2024).*

7.2 This statement will also discuss the individual circumstances of this case and the context of the appeal property within the residential setting, with the main criteria in the determination of the appeal application being:

- Background to Case
- Character and Appearance
- Residential Amenities

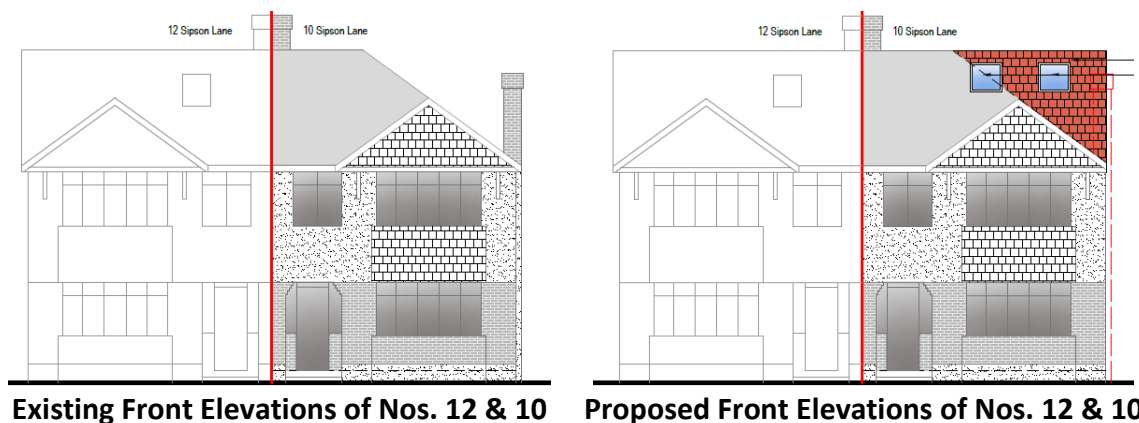
Background to case

7.3 As detailed in Section 5.0 of this statement, planning application reference 23513/APP/2025/1758 proposed the 'Conversion of roof space to habitable use to include a rear dormer with Juliette balcony, 3 front roof lights and conversion of roof from hip to gable end, including removal of chimney stacks' which was an application for a Certificate of Lawful Development (Proposed), and this was refused on 1st January 2025 for the following reason:

1. *The proposed development does not constitute permitted development by virtue of the provisions of Schedule 2, Part 1, Class B.1 (f) of the Town and Country Planning (General Permitted Development) (England) Order 2015, because the dwellinghouse is located on article 2(3) land (Harlington Village Conservation Area).*

Character and Appearance

- 7.4 Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (Nov 2012) seeks a quality of design in all new development that enhances and contributes to the area in terms of form, scale and materials; is appropriate to the identity and context of the townscape; and would improve the quality of the public realm and respect local character.
- 7.5 Due to the property's location within Harlington Village Conservation Area, Policy of the Hillingdon Local Plan: Part One - Strategic Policies (Nov 2012) is also relevant to this case, as it seeks to conserve and enhance Hillingdon's distinct and varied environment, its settings and the wider historic landscape, which includes the conservation areas.
- 7.6 Furthermore, DMHB 1 and DMHB 4 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) are also relevant, as these policies relate specifically to heritage assets and conservation areas, seeking to avoid harm to heritage assets and ensure the preservation or enhancement of the character and appearance of conservation areas.
- 7.7 Policies DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) both advise that all development will be required to be designed to the highest standards and incorporate principles of good design, taking into account aspects, including the scale of the development, considering the height, mass and bulk of adjacent structures; building plot sizes and established street patterns; building lines and streetscape rhythm and landscaping, with no adverse impact on the street scene.
- 7.8 Policy DMHB 12 also states that development should be well integrated with the surrounding area, with the current proposal having been purposefully designed to adhere to the above requirements, as it will reinstate the symmetry between the paired properties at Nos. 8 and 10 Sipson Lane.





Appeal Property within the Street Scene

- 7.9 As pictured above, the existing paired properties, when viewed within the street scene of Sipson Lane, detract from the residential setting, as the gabled roof and the removal of the side chimneys at No. 12 have unbalanced houses.
- 7.10 As detailed in the Delegated Report, No. 12 Sipson Lane, has a loft conversion, hip-to-gable extension and rear dormer, similar to that proposed under this appeal; However, it has been stated that this was constructed without permission, following the refusal of application reference 52641/APP/2015/4631 for the 'Conversion of roof space to habitable use to include a rear dormer, 1 front rooflight and conversion of roof from hip to gable end with a new gable end window (Application for a Certificate of Lawful Development for a Proposed Development)' submitted on 18th December 2015, and refused on 17th February 2016, for the following reason:
- 1. The proposed development does not constitute permitted development by virtue of the provisions of Schedule 2, Part 1, Class B and Class C of the Town and Country Planning (General Permitted Development) (England) Order 2015 as the dwellinghouse is on article 2(3) land (Harlington Village Conservation Area).*
- 7.11 The application was nevertheless assessed against all other permitted development criteria and found to meet all the other requirements.

- 7.12 It should be noted that the appeal property and No. 12 Sipson Lane only became part of the Harlington Village Conservation Area on 21st October 2015, a few weeks before the application was submitted on 18th December 2015, when the conservation area was extended to include, amongst other buildings, the residential properties at Nos. 2–24 (even) and 7–25 (odd) on Sipson Lane.
- 7.13 After 4 years, the works to extend the roof at No. 12 became lawful through the passage of time, and were subsequently approved under application reference 52641/APP/2021/938 for the ‘Conversion of roof space to habitable use to include a rear dormer, 1 front rooflight and conversion of roof from hip to gable end with gable end window (Application for a Certificate of Lawful Development for an Existing Development)’ on 12th May 2021.
- 7.14 The Planning Officer has therefore stated that “Had the development been submitted as a planning application, it would have been refused for reasons similar to those noted in this report,” which is not disputed, as the changes to the property would have unbalanced the paired dwellings, whereas the current appeal proposal would restore symmetry and would therefore be a visual improvement to the paired properties as part of the conservation area.
- 7.15 The Planning Officer also comments that *“Taking into consideration that the roof extensions at No.12 were never granted planning permission and represent development which is a gross departure from relevant policies, the existence of the roof works are not considered to provide any weight in favour of this application”*. However, this is disputed, as although the works at No. 12 were initially unlawful, they have now been regulated and can lawfully remain in place as a permanent part of the street scene. As such, the proposed development at No. 10 should not be considered in isolation, with significant weight given to the material changes to the neighbouring property, which result in a proposed development that would be a positive addition to the properties as a pair, and enhancing rather than detracting from their appearance and character as part of the heritage setting, as illustrated below.

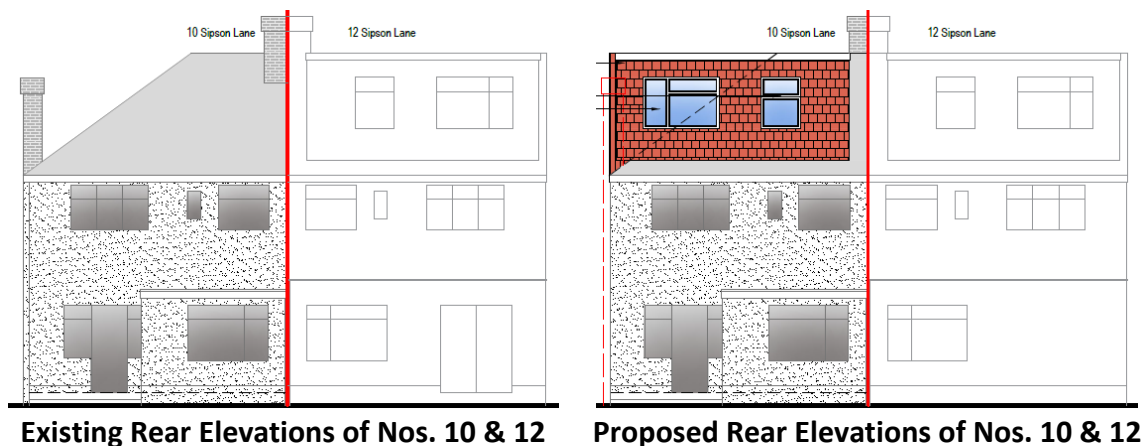


Proposed Front & Rear Elevations of Nos. 10 and 12 Sipson Lane

- 7.16 It is acknowledged that Policy DMHD 1, Section E v) states that 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.



- 7.17 The option of adding roof dormers is therefore not excluded within the conservation area setting, and in this case, it would clearly be more appropriate to add a hip-to-gable extension and rear dormer, which will match the neighbouring development.



- 7.18 In addition to having a scale, position and design to match the existing roof extension at No. 12, the proposed extensions have a high quality design that includes finishing materials and fenestration which match the host property; therefore, harmonising with the house and its surroundings, as other side gabled properties and box-style large rear dormers can be seen from the rear of the house.



Nearby Roof Extensions

7.19 The aerial image above and the photographs below show the roof extensions and variety of roof designs close to the appeal property, with rear dormers to the west on Hudson Road, mansard-style roofs visible to the east on a more recent development, and two wrap-around dormer roof extensions to the southeast on the opposite side of Sipson Lane.



Rear Dormers viewed from the Appeal Property



Development to the West viewed from the Appeal Property



Wrap-around Dormers at Nos. 7 & 9 Sipson Lane

7.20 The above roof extensions at Nos. 7 and 9, the Planning Officer has stated *“With regards to the developments impact on the Conservation Area, it is noted that other dormers have been granted permission upon Sipson Lane, however those dormers, are smaller, and gabled ended (at No.s 7 - 50043/APP/2017/726 and 9 Sipson Lane - 2321/APP/2017/3321). Due to their pitched roof designs, they compliment the pitched roofs of their host dwellings and the wider roofscape of the conservation area. Further, their size ensures that they are subservient to the architectural make up of their host properties. The proposed flat roof, oversized dormer would therefore be out of keeping with the predominant roofscape of the conservation area and other approved developments in the area.”* However, as pictured, the dormers at both Nos. 7 and 9 are box-style and wrap around the properties.

- 7.21 These may have been built under permitted development, and although it is acknowledged that this poor quality design does not result in another extension being acceptable, it is argued in this case that the proposed development has a far superior design.
- 7.22 As pictured below, the house at No. 12 Sipson Lane still complements the street scene, and by restoring symmetry between the two dwellings, the development proposed at No. 10 would result in a visual improvement to the paired houses and the wider residential setting.



Paired Properties at Nos. 10 & 12 Sipson Lane

- 7.23 Although the Conservation Officer's opinions are respected, it is argued that the proposed development would cause no visual harm to the host dwelling or the conservation area, and as such no public benefit would be required to outweigh the effects of the proposal, which would enhance and thereby preserve the character of the conservation area.
- 7.24 The development therefore on balance complies with the objectives of Policies BE1 and HE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies DMHB 1, DMHB 4, DMHB 11 and DMHD 1 of Hillingdon Local Plan: Part Two - Development Management Policies (2020), the London Plan (2021), and the NPPF (2024).

Residential Amenity

- 7.25 The NPPF (2024) states in paragraph 135 that planning policies and decisions should ensure that developments create a high standard of amenity for existing and future users. These aims are supported by the London Plan (2021) and Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020), which state that planning applications relating to alterations and extensions of dwellings will be required to ensure, amongst other matters, that: ii) a satisfactory relationship with adjacent dwellings is achieved; and v) there is no unacceptable loss of outlook to neighbouring occupiers; together with Policy DMHB 11, 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.
- 7.26 The closest properties to the appeal dwelling are Nos. 8 and 12 Sipson Lane; there is a parking area directly to the rear.
- 7.27 No. 8 Sipson Lane to the eastern side of the appeal property, shares a driveway with No. 10, and it has been assessed by the Planning Officer that *“given the separation distance and nature of the proposed development, it is not considered to have a detrimental impact on the amenity, daylight or sunlight.”*
- 7.28 No. 12, which forms the second half of the semi-detached property to the western side, and as previously detailed, this benefits from a roof conversion including a rear dormer and hip to gable end. The Planning Officer has assessed that *“The proposal would not adversely affect the neighbouring residential amenities.”*
- 7.29 Overall, the proposed development, due to its size, siting and design, has not been considered to cause any loss of light, outlook or privacy to neighbouring properties.
- 7.30 The existing and proposed habitable rooms of the appeal property are also considered to maintain an adequate outlook and source of natural light, therefore complying with Policy D6 of the London Plan (2021).

External Amenity Space Provision

- 7.31 The Council has noted that the proposed dormer would have no impact upon the amount or quality of garden space provided for the existing dwelling.

Parking and Highway Safety

- 7.32 The proposal would not impact the parking provision at the property, with hardstanding at the front that could accommodate at least two cars, in accordance with Policy DMT 6 of the Hillingdon Local Plan Part 2: Development Management Policies (2020).

8.0 CONCLUSION

- 8.1 Whilst it is understandable that the Council would want to prevent unsympathetic development, it is asserted that the Planning Officer has failed to adequately assess or appreciate the appeal proposal and the actual limited impact the proposed roof extension would have on the character of the appeal dwelling, the street scene and the wider conservation area.
- 8.2 This statement has demonstrated that the proposed development, in terms of its siting, size and design, perfectly complements the existing hip-to-gable roof extension and rear dormer addition at No. 12.
- 8.3 As a result, the proposal will restore symmetry to the paired properties when viewed within the street scene of Sipson Lane, and from any private viewpoints to the rear of the dwellings. Thereby enhancing the appearance of the semi-detached dwellings within the conservation area setting.
- 8.4 Whilst it is acknowledged that, in isolation, this style of development may no longer be considered desirable within this section on Sipson Lane, due to the inclusion of the appeal property and its neighbours at Nos. 2–24 (even) and 7–25 (odd) on Sipson Lane, in the Harlington Village Conservation Area, it is argued that the proposal, in this case, would enhance rather than detract from the value of the heritage setting.
- 8.5 The high quality form of development has also been purposefully designed to meet the family's requirements for additional bedroom space, while not impacting neighbouring amenity, with no objections received by the Council during their neighbourhood consultation process.
- 8.6 Overall, the proposed extension would enhance and preserve the character and appearance of the property and the Harlington Village Conservation Area. The proposal, if allowed, will therefore cause no harm to the residential setting as a heritage asset, thus requiring no public benefit to the locality as mitigation.
- 8.7 The proposed development therefore complies with the Hillingdon Local Plan: Part One, Strategic Policies (2012), the Hillingdon Local Plan: Part Two, Development Management Policies (2020), the London Plan (2021) and the NPPF (2024).
- 8.8 The National Planning Policy Framework (2024) states that decision-takers at every level should seek to approve applications for sustainable development where possible. For the above reasons, it is politely requested that this appeal be allowed with the inclusion of any conditions considered necessary.