



Appeal Statement

Alteration to roof over outbuilding
AT

28 Dawley Avenue,
Uxbridge UB8 3BU

Reference:
28DA-3095

Date:
26 May 2026

1. Introduction

- a. This Appeal Statement has been prepared on behalf of Mr & Mrs Dawrha to support an appeal against the decision of the London Borough of Hillingdon to refuse planning permission for the alteration of the roof of an existing outbuilding at 28 Dawley Avenue, in Uxbridge.
- b. Following a description of the site and surrounding area, the statement considers the planning history, sets out the appeal proposal, provides an overview of the relevant planning policy and outlines the case for the appellant.
- c. It will be demonstrated that the proposal complies with relevant local and national policies and that planning permission should therefore be granted.

2. Background

- a. On 13 January 2026, the appellant submitted a planning application to London Borough of Hillingdon for the following development (reference: 14440/APP/2026/116):

Alteration of outbuilding's partial flat roof into a gable end roof extending over the whole outbuilding.

- b. In a decision notice dated 4 March 2026, the Local Planning Authority (LPA) advised that the application had been refused for the following reason:

1. *The proposed roof extension, by reason of its size, scale, bulk, height and proximity to the side boundary and projection forward of the return building line along Chester Close, in this open prominent position, would result in the closing of an important gap characteristic to the area, resulting in a cramped appearance. The proposal would therefore represent an overdevelopment of the site to the detriment of the visual amenities of the street scene and the character and appearance of the surrounding area. The proposed development is therefore contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies D4 and D8 of the London Plan 2021 and Policies DMHB11; DMHB12 and DMHD2 of the Hillingdon Local Plan - Part Two.*

3. Site Description

- a. The appeal property is a two-storey, semi-detached house located on the western side of Dawley Avenue, on its junction with Chester Close, a cul-de-sac. It has pebble-dashed elevations and a tiled, hipped roof. It has a front porch addition, a single-storey side extension projecting to the side boundary, and a rear conservatory. The front of the existing house is shown in the image in figure 1, below.



Figure 1: Image of the appeal property.

- b. At the bottom of the rear garden is an outbuilding sitting on the boundary with number 1 Chester Close, as shown in the image in figure 2, on the next page. The outbuilding is in two parts: a rear section finished with a conventional dual-pitched tiled roof, and a forward section finished with a low, slightly sloping flat roof. The flat roof at the front is constructed in poor quality materials and has a dilapidated appearance.



Figure 2: Image of the outbuilding at the rear of the site.

- c. The streetscene in the vicinity is diverse in character and appearance. The properties at number 25 and 26 Dawley Avenue are of a different design with distinctive cat-slide roofs. The house at number 27 Dawley Avenue, directly opposite the appeal site, has been extended to the side and forward of its principal building line. The wider area comprises a mixture of original and altered dwellings of varying roof forms and proportions.
- d. The property is not listed and is not located in a designated conservation area.

4. Planning History & Appeal Proposal

- a. On 15 April 2024, the council refused planning permission under reference 14440/APP/2024/428 for a single-storey rear extension, two-storey side and single-storey front extension/front porch. A subsequent appeal was dismissed on 13 January 2025, under reference APP/R5510/D/24/3347531.
- b. On 8 January 2026, the council approved planning permission under reference 14440/APP/2025/2882 for a revised proposal for a two-storey side and rear extensions with two rear dormers.
- c. Copies of the appeal decision and the decision notices, officers' reports and drawings for the earlier applications are provided in the appendices.
- d. The appeal proposal is for a change to part of the roof over the outbuilding at the end of the rear garden. It currently has two roof forms: the rear portion has a conventional dual-pitched tiled roof and the forward portion, projecting toward Chester Close, has a low flat roof. The two forms sit awkwardly alongside one another.
- e. The appeal proposal extends the existing dual-pitched roof form over the whole outbuilding, terminating in a new gable end at the north-east elevation. The roof tiles match those on the existing pitched section. The footprint of the outbuilding is unchanged. The development is shown in the axonometric drawings submitted with the application and reproduced as figure 3, below.

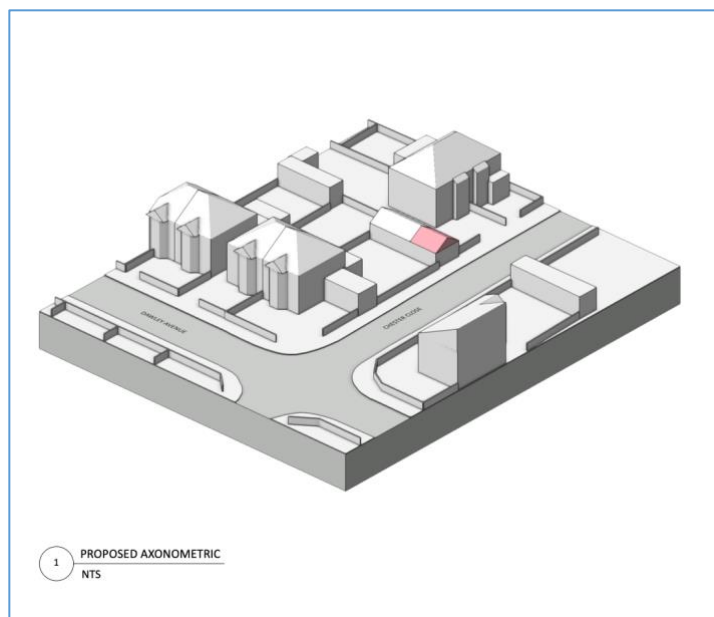


Figure 3: Axonometric drawing of the proposed roof alteration.

- f. There is no proposed change to the eaves height. The ridge height of the flat-roofed portion increases from 2.5m to 3.45m, an increase of 0.95m.
- g. The proposed roof form is the standard pitched form commonly seen on outbuildings and on the prevailing roofscape of the area. The materials match the existing tiled section.

5. Planning Policy

- a. Planning law requires that decisions on planning applications be taken in accordance with the statutory development plan unless material considerations indicate otherwise. The relevant parts of the development plan for the area are the Hillingdon Local Plan: Part One – Strategic Policies (2012), the Hillingdon Local Plan: Part Two – Development Management Policies (2020) and the London Plan (2021).
- b. According to the decision notice, the development fails to comply with Policy BE1 of the Strategic Policies, Policies DMHB 11, DMHB 12 and DMHD 2 of the Development Management Policies, and Policies D4 and D8 of the London Plan.
- c. Policy BE1 (Built Environment) of the Strategic Policies requires that all new development improve the quality of the built environment in order to create successful and sustainable neighbourhoods. Among other things, the policy states that development proposals should be sensitive to local identity, landscapes, townscapes and views, improve areas of poor environmental quality, and improve the quality of the public realm.
- d. Policy DMHB 11 (Design of New Development) requires that all development be designed to the highest standards and incorporate principles of good design, including harmonising with the local context by taking account of the scale, height, mass and bulk of adjacent structures, building lines, rooflines and streetscape rhythm.
- e. Policy DMHB 12 (Streets and Public Realm) relates to the design of streets and the public realm. It does not appear to be directly relevant to a proposal confined to the alteration of a rear-garden outbuilding.
- f. Policy DMHD 2 (Outbuildings) relates specifically to outbuildings and states that:

The Council will require residential outbuildings to meet the following criteria:

i) the building must be constructed to a high standard of design without compromising the amenity of neighbouring occupiers;

ii) the developed footprint of the proposed building must be proportionate to the footprint of the dwelling house and to the residential curtilage in which it stands and have regard to existing trees;

iii) the use shall be for a purpose incidental to the enjoyment of the dwelling house and not capable for use as independent residential accommodation; and

iv) primary living accommodation such as a bedroom, bathroom, or kitchen will not be permitted.

- g. The supporting text at paragraph A1.33 explains that the purpose of the policy is to prevent the creation of outbuildings which are either capable of independent occupation or would *"result in an over dominant and visually obtrusive form of development"*.
- h. Policy D4 of the London Plan requires that the design of development be of high quality and respond to its context. Policy D8 relates to the public realm and is not directly relevant to a proposal confined to the curtilage of a private dwelling.
- i. The revised National Planning Policy Framework (NPPF, December 2024) sets out the government's national planning policies. It identifies a presumption in favour of sustainable development. Paragraph 135 requires that developments function well and add to the overall quality of the area, be visually attractive as a result of good architecture, be sympathetic to local character and history, and create a strong sense of place. Paragraph 38 requires local planning authorities to approach decisions on proposed development in a positive and creative way and to seek to approve applications for sustainable development where possible.

6. Case for the Appellant

- a. The council does not object in principle to the appeal proposal and it does not believe that there will be any harm to living conditions at number 1 Chester Close, the closest neighbouring property. It is concerned that the proposed change to the roof over the outbuilding would unacceptably harm the streetscene.
- b. The case officer's reasoning in the officer's report relies heavily on the assessment made by the inspector in a previous appeal decision at the site (reference APP/R5510/D/24/3347531), a copy of which is provided in the appendices.
- c. In that case, the inspector raised concerns about the proposed two-storey extension harming the openness of the of the corner of Dawley Avenue and Chester Close, and the relationship of the principal dwelling to the return building line at the junction.
- d. It does not follow that the proposed alteration to the outbuilding at the rear of the site would have a similar effect on openness. The inspector was considering a two-storey side, single-storey rear and front extension to the main house, projecting toward Chester Close from the principal elevation at the corner.
- e. The outbuilding, in contrast, sits at the far end of the rear garden, well away from the junction. It is an existing single-storey structure of moderate height, and the proposal does not alter its position, footprint or forward projection. The openness finding made by the inspector does not relate to this part of the site.
- f. In any case, the inspector found that the existing single-storey side projection of the main house "*retains an element of openness at this location*" because of its single-storey nature. The inspector therefore accepted that single-storey built form at this corner does not undermine the openness the policy seeks to protect. The appeal outbuilding is single-storey, and the proposal does not add an additional storey.
- g. In January 2026, the Council granted planning permission (under reference 14440/APP/2025/2882) for the erection of a two-storey side extension, a part single/part two-storey rear extension, two rear dormers, two roof lights to the front, and amendments to fenestrations at the appeal site.
- h. This approved scheme adds substantially greater volume, height, mass and bulk to the appeal site than the present proposal does. Its extensions rise two storeys and incorporate roof additions. Its rear extension projects toward Chester Close

and its side extension breaches the return building line along Chester Close. The permitted works will be the dominant new built form on the site.

- i. The council has therefore determined that the addition of substantial two-storey side and rear extensions at this corner plot is acceptable in streetscene terms. It is not consistent with that decision to refuse a 0.95m increase in the ridge height of an existing single-storey outbuilding at the far end of the same garden, on the basis that the much smaller proposal would result in overdevelopment and a cramped appearance in the streetscene.
- j. The council's reason for refusal asserts that the proposal projects forward of the return building line along Chester Close, but that is not strictly true. The existing outbuilding already sits in that position, projecting to the side boundary. The only change is to the roof form and moderate increase in the maximum height of the front part of the building.
- k. In the appellant's view, the change to the roof improves the appearance of the outbuilding and enhances its relationship with the street. As it stands the difference in roof forms between the front and rear parts of the outbuilding appears awkward and incongruous. The flat-roofed portion is dilapidated and does not make a positive contribution to the streetscene.
- l. The proposal extends the existing dual-pitched roof over the whole of the outbuilding, in matching tiled materials, forming a new gable end. The result is a coherent, conventional pitched form of the kind commonly seen across the prevailing roofscape of the area.
- m. It is a positive design outcome and reflects what policy DMHB 11 and policy D4 are designed to encourage: development that harmonises with the local context and improves the quality of the built environment. The pitched roof better reflects the prevailing roof form of the surrounding dwellings than the existing flat roof does.
- n. The council's approach to outbuilding proposals is set out in a specific development plan policy, DMHD 2, which sets four criteria. The proposal complies with all four: it represents a high quality of design and does not harm neighbours; its footprint is unchanged; the use is unchanged and remains incidental; and no primary living accommodation is created.
- o. The supporting text in paragraph A1.33 identifies the design harm DMHD 2 is directed at as outbuildings that are "*over dominant and visually obtrusive*". Since the proposal will increase the height of the front part of the outbuilding to a modest 3.45m, the proposal cannot reasonably be described as either over dominant or unduly intrusive.

- p. The council alleges harm to visual amenities, but the area surrounding the appeal site is diverse in character and appearance. The properties at numbers 25 and 26 Dawley Avenue, on the opposing corners, are of a different design with distinctive cat-slide roofs. The property at number 27 Dawley Avenue, directly opposite, has been extended to the side and forward of its principal building line. The wider area comprises a mixture of original and altered dwellings of varying roof forms and proportions.
- q. Against that backdrop, the proposed change to the roof would appear as an unremarkable addition to the local roofscape. It would not stand out or appear out of place.
- r. The appellant notes that there were no objections to his proposal from neighbours or any other third parties.

7. Conclusions

- a. The council does not object in principle to the appeal proposal and does not anticipate any harm to neighbours' living conditions.
- b. The council's assessment relies heavily on the inspector's previous decision at this site, but comments in respect of proposed two-storey side extensions to the main house do not apply readily to a proposed roof alteration to an outbuilding at the end of the garden.
- c. Despite the inspector's comments in respect of the proposed extensions to the main house, the council has recently approved a revised proposal for two-storey side and rear extensions.
- d. The proposal does not alter the footprint or forward projection of the outbuilding. It replaces an awkward two-part roof with a single coherent pitched form in matching tiled materials, reflecting the prevailing roofscape of the area. Though increased in height, the front of the outbuilding will have a relatively low ridge height of just 3.45m.
- e. For these reasons, the appellant contends that the development represents sustainable development, and the inspector is respectfully requested to allow the appeal.



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