

From: Daniel Murkin [mailto:dmurkin@hillingdon.gov.uk]
Sent: 05 November 2014 18:20
To: pda@ic24.net
Subject: 22 Warren Road, Ickenham (ref. 26405/APP/2014/3588)

Mr. Dickinson,

As briefly discussed on Tuesday, I anticipate that the re-submitted proposal for a first floor rear extension to this property is likely to be refused for a similar reason to the first application primarily relating to the scale, bulk and height of its crown roof form.

This would be detrimental to the character and appearance of the original dwelling and the visual amenities of the street scene and the surrounding area (contrary to Policies BE1, BE13, BE15 and BE19 of the Hillingdon Local Plan 2012 and to the adopted SPD, the Hillingdon Design and Accessibility Statement: Residential Extensions 2008).

The provision of an obscure glazed side window to bedroom 3, whilst avoiding the potential loss of privacy to No. 20 Warren Road given as a second reason before, would also be unsatisfactory as this would serve a habitable room, an outlook from which should be provided.

I strongly suggest therefore that you consider an alternative roof form. As it is not possible to provide a single span roof that both avoids a flat section and appears wholly subordinate, one solution may be the provision of two separate lower pitched and hipped end roofs with a valley gutter between.

The ridge lines would need to be set at least 0.5 metre below the main roof, and the extension preferably not exceed two-thirds the full width of the existing first floor, but with the principal objective of matching the angles of the existing roof pitch from all sides. Internally, this would probably require the two rear bedroom windows to face the garden with the en-suite bathroom on the opposite flank to the existing bathroom.

I would be happy to consider revised drawings at this stage and if these are satisfactory they can be accepted as part of the current application, which is due to be determined until 2nd December 2014, without the need to go out to further consultations.

Please get back to me with any other suggestions or variation to the above in the next 10 days.

Thank You

Daniel Murkin
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