

Refusal of Planning Permission Appeal

15 May 2017

Application Ref: 66315/APP/2017/625

Site Address – 47 Berkeley Road. Hillingdon. UB10 9DX

Good Day.

Please find herewith our official appeal to the decision of Refusal of Planning Permission dated 26th April 2017.

Please see below reasons and grounds for appeal for your consideration.

For ease of review, please see below details of supporting documentation submitted with this appeal.

- 01. 66315_APP_2017_625 Refusal Notice
- 02. Planning Submission - 47-Berkeley-Road-Uxbridge-UB10-9DX - Block Plan
- 02. Planning Submission - 47-Berkeley-Road-Uxbridge-UB10-9DX - Site Plan
- 02. Planning Submission - A.00 - UB10 9DX - Proposed 3d Model Rev P
- 02. Planning Submission - A.01 - UB10 9DX - Elevations Rev P
- 02. Planning Submission - A.02 - UB10 9DX - Sections Rev P
- 02. Planning Submission - A.03 - UB10 9DX - Floor Plans Rev P
- 02. Planning Submission - A.04 - UB10 9DX - Roof Plan Rev P
- 02. Planning Submission - A.05 - UB10 9DX - Existing & Proposed North East Elevations Rev P
- 03. Policy BE1
- 04. Policy BE13 – BE22
- 05. A.01 – UB10 9DX – Elevations marked with Dimensions
- 06. 46 BERKELEY ROAD - 35790APP201745 - Approval Letter - 01.03.17
- 06. Approved Proposed Drawing – 46 Berkeley Road Elevations marked with Dimensions
- 07. 50 HERCIES ROAD - 7401APP2017957 - Approval letter 08.05.17
- 07. Approved Proposed Drawing – 50 Hercies Road Elevations marked with Dimensions
- 08. 58 BERKELEY ROAD - 64856APP2015559 - Approval Letter - 08.04.15
- 08. Approved Proposed Drawing – 58 Berkeley Road Elevations marked with Dimensions

The grounds of Appeal are as follows

1. The application forms, plans and supplementary information submitted for the scheme all state that the proposed Loft Dormer and Hip to Gable Roof conversion meets the requirements laid out in Policies BE1, BE13 and BE15 of the Hillingdon Local Plan: Part One – Strategic Policies.

2. **BE13 DEVELOPMENT WILL NOT BE PERMITTED IF THE LAYOUT AND APPEARANCE FAIL TO HARMONISE WITH THE EXISTING STREET SCENE OR OTHER FEATURES OF THE AREA WHICH THE LOCAL PLANNING AUTHORITY CONSIDERS IT DESIRABLE TO RETAIN OR ENHANCE.**

All efforts have been made to retain original finishes and material choices. Thus, every attempt to retain the distinctiveness of the area with a view of overall enhancement.

As detailed on Plan A.01 – UB10 9DX – Elevations.

- New UPVC windows to match existing,
- New Gable wall render finish to match existing render
- Dormer & Gable roof tiles to match existing.

3. **BE15 PROPOSALS FOR ALTERATIONS AND EXTENSIONS TO EXISTING BUILDINGS WILL BE PERMITTED WHERE THEY HARMONISE WITH THE SCALE, FORM, ARCHITECTURAL COMPOSITION AND PROPORTIONS OF THE ORIGINAL BUILDING.**

The Proposed Dormer structure has been designed to meet all the outlined requirements in BE15.

- Dormer Height does not exceed Roof Ridge height,
- dormer width does not extend past the original building outer face,
- 0.2m minimum distance from the eaves to the edge of the dormer has been met,
- The Hip to Gable roof conversion does not overhang the outer face of the original building.
- The Conversion volume does not exceed the max volume of 50m³ allowance under permitted development guidance.

Hip to Gable Volume – $1/6 \times 7.1 \times 2.6 \times 3.6 = 11.076\text{m}^3$

Dormer Volume – $1/2 \times 5.4 \times 3.2 \times 2.2 = 19.008\text{m}^3$

Total Proposed Volume: 30.084m³

4. The main reason for refusal is that due to “The roof alteration/extensions, by reason of the hip to gable end roof design and the size, scale, bulk and design of the rear dormer window, would fail to harmonise with the architectural composition of the original building.” Is incorrect, all efforts to maintain the architectural composition have been made, matching finishes have been chosen, size and scale fall within outlined requirements and the proposal generally falls in line with many other hip to gable Loft conversion applications that have been made in recent years and have been approved. These are detailed below.

Several adjacent properties have in recent years received planning approval for similar hip to gable conversions with loft conversions with comparable sizes, that after examining are found to have very similar scales and aesthetics, some with larger windows, bigger rear dormers and side windows.

In the below applications, the elements proposed are larger or very close to the same in all dimensions than that of our proposal, these include.

46 Berkeley Road – Application Ref – 35790/APP/2017/45 – Approved 01 March 2017

- Both rear dormer windows are larger than our proposal.

Window A – 1450w x 1160h = 1.682m²

Window B – 930w x 1110h = 1.032m²

Our proposal at no 47 Berkeley

Window A – 1400w x 1080h = 1.512m²

Window B – 750w x 880h = 0.660m²

- Dormer size is close to same dimensions as our proposal.

46 Berkeley - 5418mm wide x 3184mm deep

Our proposal no 47 Berkeley - 5424mm wide x 3123mm deep

46 Berkeley Road Volume – 31.20m³

Our proposed 47 Berkeley Road Volume – 30.084m²

58 Berkeley Road – Application Ref – 64856/APP/2015/559 – Approved 08 April 2015

- Both rear dormer windows are larger than our proposal.

Window A – 1835w x 1155h = 2.119m²

Window B – 865w x 1000h = 0.865m²

Our proposal at no 47 Berkeley

Window A – 1400w x 1080h = 1.512m²

Window B – 750w x 880h = 0.660m²

58 Berkeley Road Volume – 30.26m³

Our proposed 47 Berkeley Road Volume – 30.084m²

50 Hercies Road – Application Ref - 7401/APP/2017/957 – Approved 08 May 2017

- Both rear dormer windows are larger than our proposal.

Window A – 1800w x 1130h = 2.034m²

Window B – 680w x 980h = 0.666m²

Our proposal at no 47 Berkeley

Window A – 1400w x 1080h = 1.512m²

Window B – 750w x 880h = 0.660m²

50 Hercies Road Volume – 40.140m³

Our proposed 47 Berkeley Road Volume – 30.084m²

Further to these, there are numerous loft conversions in the local area and street that are of comparable size. These include and are not limited to.

18 Berkeley Road – Terraced house with full width Dormer

38 Berkeley Road – Terraced house with full width Dormer

38 Berkeley Road – Terraced house with full width Dormer

79 Berkeley Road – End of terrace house, with Full hip to gable conversion (mansard type Dormer. Larger than our proposal for no47)



80 Berkeley Road – End of terrace house, with Full hip to gable conversion (mansard type Dormer. Larger than our proposal for no47)



Given the above grounds for appeal, would you be so kind as to review our application for permission, this is a family home, a family that is growing fast and that is looking forward to the coming years in the Borough of Hillingdon.

Kind Regards

Acting Agent.

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