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APPEAL AGAINST REFUSAL OF PLANNING PERMISSION

At

62 THE DRIVE, ICKENHAM, UXBRIDGE, UB10 8AQ.

For

**SINGLE STOREY FRONT EXTENSION, FIRST FLOOR REAR EXTENSION AND
CONVERSION OF ROOF SPACE TO HABITABLE USE, TO INCLUDE 2 x REAR
DORMERS AND 5 x FRONT DORMERS.**

This appeal is against the refusal to grant planning Consent for the single storey front extension.

The application was refused by London Borough of Hillingdon on 24 April 2017 under their reference no. 38634/APP/2016/2981.

The reason for the refusal was that in the opinion of the Local Planning Authority the proposed extension to the property would, 'by reason of the design, size, scale and bulk would represent an unduly intrusive and incongruous form of development, detrimental to the character and appearance of the existing and adjoining properties and the visual amenities of the street scene and wider area'.

The Drive is a road of mainly large detached dwellings all of differing designs, styles and character.

Over the years many of the dwellings have had significant extensions and loft conversions, and a number have also been demolished and replaced by larger dwellings. Each dwelling is unique with its own character and materials used for the properties range greatly.

The design of the existing dwelling is that of a two storey house with the main section being a front to rear pitched tiled roof with gable ends to the flank walls. To the centre of the property there is a projecting front section with a gabled roof which runs back into the main roof structure. This projection accommodates the main entrance to the property.

To the left side at the roof there is a single storey section with a pitched 'lean to' roof which accommodates the garage entrance.

To the rear of the property there is a single storey section which we believe to be a previous extension across the width of the majority of the property. To the rear left side of this dwelling, when viewed from the front there is a two gabled ended section, beyond which there is a predominately glazed Conservatory.

The first part of the proposal, which is the only element that would significantly affect the 'street scene' is that of a small single storey front addition to the right side of the central projecting gable. This extension would be only 5.05m wide x 2.3m deep with a pitched 'lean to' tiled roof. The design of this addition is similar to that on the left side thus balancing the appearance of the front of the property. This part of the proposal has been reduced in size following recommendations of the Case Officer.

Paragraph 1 of the Case officers report states that, 'This element of the proposal has been significantly reduced in scale and retains the prominent central gable ended front projection. As such it is not considered that it would be harmful to the character and appearance of the subject property and the wider area.'

The second element is the installation of the Velux style windows to the roof structure, both front and rear. Again in the Case Officers report they state that, 'These are set fairly high of the roof slope and are modest in scale and size and are not considered to detract from the character of the original dwelling.'

Based on the comments of the Case Officer, we believe that the proposed works to the front of the dwelling do not detract from the visual appearance of this property, so fail to see how this element is 'detrimental to the character and appearance of the existing and adjoining properties and the visual amenities of the street scene.

With regards to the first floor extension, this is to be located to the centre rear elevation of the existing dwelling so cannot be seen for the street. The extension has been significantly reduced in size due to requests from the Local Planning Authority. We understand that this was due to the potential impact on light to a side window of the neighbouring property.

During the course of the Planning application process our Client was contacted by the Case Officer (Liz Arnold) about concerns of light impact (e-mail dated 01 December 2016) Her recommendation was that we should consider achieving an unobstructed line of light at a 25 degrees area from a point 2m above the floor of the affected window. We revised our drawing (16_90_04B and 16_90_06D) to demonstrate how this line could be achieved and submitted to the Council on 16th December 2016, via e-mail.

On the 19th December 2016 the Case Officer sent an e-mail to our office, part of which stated, 'the proposed amendment does reduce the crown roof slightly and overcome the impact on the neighbouring property'.

Therefore we believe comments relating to impact on the neighbouring property are no longer valid.

The regards to the comments relating to the proposed crown roof, we would comment that firstly a crown roof cannot be seen from ground level, and secondly there appears to be inconsistencies in Planning Decisions for properties with crown roof in the immediately vicinity.

There are a number of new and extended dwellings nearby, some overlooking this property, that have crown roof's, including those below;

- 1). 64 The Drive, an extended property with a crown roof.
Planning ref. 51429/APP/2012/2694 granted 7/01/2013
- 2). 56 The Drive, new dwelling with crown roof,
Planning ref. 4496/APP/2009/2765, granted 22/02/2011.
- 3). Land of 2 Highfield Drive, new dwelling with crown roof.
Planning ref. 65653/APP/2016/531 granted 3/05/2016
- 4). 1 Highfield Drive, an extended property with a crown roof.
Planning ref. 6653/APP/2016/967, granted 16/08/2016.

There are numerous more properties, particularly in The Drive at have a crown roof.

The area of crown roof granted on other properties varies greatly; some have larger areas than that shown for this property, whilst others are smaller.

With regards to the Officer's comment about the roof projecting above the existing rear project, the existing roof already does this; the important fact is that the new roof would be no higher than the main ridge of the existing property.

This application was refused on the ground it would be contrary to policy BE1 of the Hillingdon Local Plan Part One (November 2012) and policies BE13, BE15 and BE19 of the Hillingdon Local Plan Part 2. (November 2012) and the Supplementary Planning Document HDAS, Residential Extensions.

With regards to BE1 we believe the design to be appropriate for the existing property and the amount to be modest in proportion to the existing house. The design for the front of the dwelling will create a 'balance' to the property thus enhancing to look. As all properties in

the nearby vicinity are of a different design and character, there is no set design that needs to be followed.

BE 13 states that the development should harmonise with the existing street scene.

The Case Officer's report already agrees that the proposed front extension and installation of the roof windows would not detract from the character of the original dwelling, therefore we believe the proposed design meets to requirement of this policy.

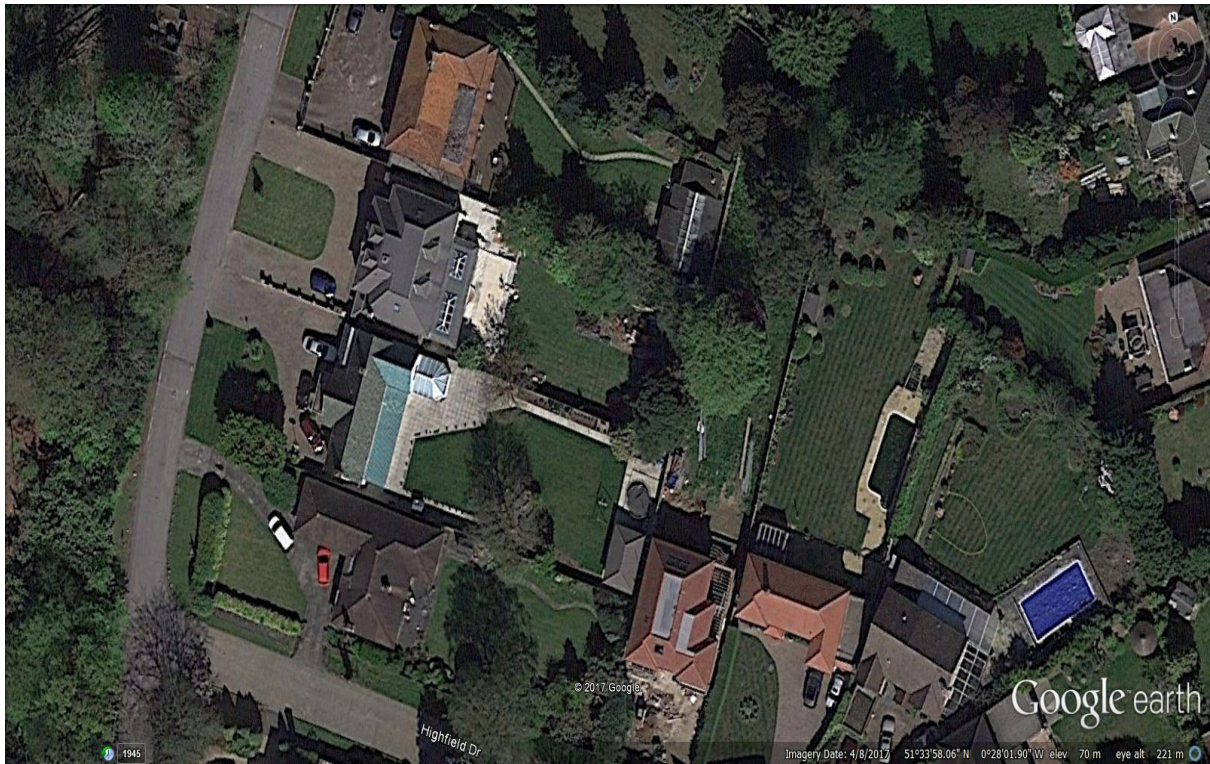
BE15 states the proposed extensions should harmonise with the scale, form and architectural composition and proportions of the original building.

Again the front elevation by using materials to match the existing would achieve this. To the rear of the property the proposed extension is modest in size and is above the existing rear extension, therefore there is no increase in the existing footprint. Again materials would be to match the existing dwelling.

BE19 states that new development complements or improves the amenity and character of the area.

This is achieved for the reasons states above. The character of the area is that of detached houses of varying design so we believe that the character of the individual house is the important factor for this proposal.

For the reasons stated above, we believe that the proposals meet there relevant polices and that consent should be granted.



Plan view of 62 The Drive. (This plan also shows crown roof's on 64 The Drive and 1 Highfield Drive).



Existing House - 62 The Drive.



Extended house with crown roof – 64 The Drive.



Extended house with crown roof – 1 Highfield Drive.