

We applied for planning permission for a rear dormer on our property on 8th May 2019. Before submitting the application I contacted the planning officer at Hillingdon council, to check whether it would be acceptable. We were subsequently told in an email that given it is such small addition, it should be approved. However the application was rejected on 2nd July 2019. The refusal was due to the dormer's size, scale and design. In the 5th paragraph of the Main Planning Issues section in the officers report it is stated that the proposed dormer 'measures 5.5m in width, 3m in depth'. This is incorrect as proposed dormer is actually much smaller at 2.8m in width and 1.3m in depth, making the total area of the dormer 4 square metres of floor space (Please note that no additional floor space is being added instead we are increasing the headroom of a section of existing floorspace in the eaves).

The dormer is designed to be nestled between two roofs. The materials used will exactly match the existing materials of the property including the window in the dormer which will be the same size of an existing bedroom window at the back of the property.

The dormer was designed so that, from certain angles, a large part of it cannot be seen from the back garden including by our neighbours and so is, in our option, entirely subordinate to the large detached property. The conservation officer believes that the dormer would be detrimental to the street scene. However, the dormer cannot be seen from any public roads and so it would have no effect on the character of the area.

The reason for building the dormer is so that we can add a bathroom and also widen the stairs to our top floor making them less steep. We have two young children and, at present, the stairs to this floor are very steep and dangerous. The only way we can alter the stairs is to move an existing bedroom door on the top floor and we can only achieve this by having a dormer that comes off the gable end of the property.

Overall, we think the dormer is well designed, entirely subordinate to our property, will not have any effect on the street scene of our area.

In particular, it is essential if we are to make the property work safely for our family. On this basis we would ask that you consider approving the plans.