

Appeal Statement

1. This Appeal Statement is prepared on behalf of Mr Marek Weber in support of an appeal against the decision of London Borough of Hillingdon to refuse planning permission for a hip-to-gable roof extension and rear dormer window.
2. The refusal was issued on 24 June 2021 under reference: 19172/APP/2021/1566. The Supporting Statement submitted with that application provides a background to this case and a justification for the proposal. This Appeal Statement provides supplementary information in light of the council's decision to refuse.
3. The officer's report quotes the view of an inspector in a previous appeal, who considered the gable end to appear incongruous and unbalance the semi-detached pair. However, the inspector also noted that a certificate of lawfulness had been issued in respect of a similar development and that:

"I therefore consider that there is a realistic proposition that roof extensions, including a hip-to-gable enlargement, would be undertaken if this appeal were dismissed. Such extensions would also unbalance the pair of dwellings and impact the character of the area. However, I have not been provided with the plans which the Certificate relates to, and as such cannot be certain that the scale of those extensions would be comparable to those before me."

4. In that case, the inspector was considering roof extensions including an increased ridge height. The current proposal reinstates the original roof line. The proposal is therefore virtually identical to what was approved under the certificate of lawfulness (19172/APP/2019/798). The approved plans and decision notice are provided in the appendices.
5. This approval is the appellant's fallback position – if required to remove the existing development in its entirety, he would subsequently rebuild as shown on the proposed plans.
6. The appellant notes that hip-to-gable roof extensions and rear dormers are a common feature of this area, largely because they are permitted development and a good way for homeowners to create extra living accommodation.

