

APPEAL STATEMENT
4 HILLSIDE RISE, NORTHWOOD
PROJECT NO. UK2153



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Issue and revision record

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INTRODUCTION

The applicant would like to make an appeal under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission. The appeal is made by Mrs Anna Sabau against the decision of the Council of the London Borough of Hillingdon. The application, Ref. 18129/APP/2021/3562, was refused by notice dated 14 January 2022. The development proposed is the Conversion of garage into habitable room, loft conversion, front porch and single storey rear extension.

The proposed roof extensions by reason of their bulk, form, design, depth, size and siting would be overly large, fail to respect the original roof slope and fail to read as subservient additions to the application property, subsequently failing to preserve or enhance the character and appearance of the streetscene of Hillside Rise and the Area of Special Local Character, all contrary to the NPPF (2021), Policy BE1 of the Hillingdon Local Plan: Part One Strategic Policies (2012) and Policies DMHD 1, DMHB 5 and DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

SITE CONTEXT

The application site comprises a single storey detached bungalow located on the West side of Hillside Rise, Northwood. The property is set-back from the highway by an area of hard standing which serves as off-street car parking provision. The surrounding area is residential in character and appearance and set on a hill, where the ground levels differ from neighbouring properties. Numbers 2 and 6 Hillside Rise are located to the West and East of the site, respectively.

The application site is not designated within a Conservation Area, however is sited within the Hillside, Northwood Hills Area of Special Local Character. The site does not contain any Listed Buildings. There are no trees that are subject to a Tree Preservation Order within the site or on adjoining land.

MAIN ISSUES

The main considerations are the design and impact on the character of the existing property, the impact upon the street scene and locality, the impact upon the amenities of adjoining occupiers, the reduction in size of the rear garden and car parking provision.

The property has an existing single storey rear extension and a dormer roof extension to the front of the property. It is proposed to raise the roof of the single storey rear element with a new gable end window to create habitable roof space which is reflected on 2 Hillside Rise and Lynhurst Gardens photos see appendix A.

Design

One of the key issues was The existing pyramid roof would be converted to large, deep crown to facilitate the additional bedroom accommodation at first floor.

The proposal mirrored the extension which was approved 5 hillside rise and keeping within the street of 2 Hillside Rise and Lynhurst Gardens both of which have either a gable end or a crown roof. The Planning inspectorate allowed the appeal, appeal reference APP/R5510/D/17/3166702 on the basis that there was minimum effect on the living condition of existing occupiers at no 4 Hillside rise.

We the propose roof extension would match that of the existing roof from the street. and it would not be visible from the street. Consequently, and therefore consider that it would not have a harmful effect on the character and appearance of the area.

Whilst it is acknowledged that the roof form has changed, the applicant has respect the street scene, the council made reference due to the change of level it would be visible when coming up hillside rise from Northwood way, the gable would not be visible as 2 Hillside Rise would be blocking this view see Appendix B where both houses are model. Therefore, this point should be ignored when making a decision on the application.

The council referred to other property which were shown which were 5 Hillside Granted in 2005 and 8 Hillside Rise in 2009 but failed to acknowledge the appeal for 2 Hillside Rise in 2017 there are many examples within the area with gable end roof and part crown. 8 Hillside is more dominant aspect in the street scene than the proposal of number 4 hillside rise.

Policy DMHB 5 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) relates to Areas of Special Local Character and states:

A) Within Areas of Special Local Character, new development should reflect the character of the area and its original layout. Alterations should respect the established scale, building lines, height, design and materials of the area.

The proposal is respecting the character of the street, the existing height is maintained, the proposal mirrors 2 hillside, Lyndhurst gardens and 8 hillside rise.

the applicant understands the fall-back position of a lawful development certificate for a rear gable and two large side dormer which would be more obtrusive within the street scene. The applicant has minimised the bulk by maintaining the same roof slope and reducing such the crown roof to keep the hipped roof look and not follow the lawful development approach and provide two side dormers and gable to the rear.

Appendix A Photos of extension



Appendix B Site photos

