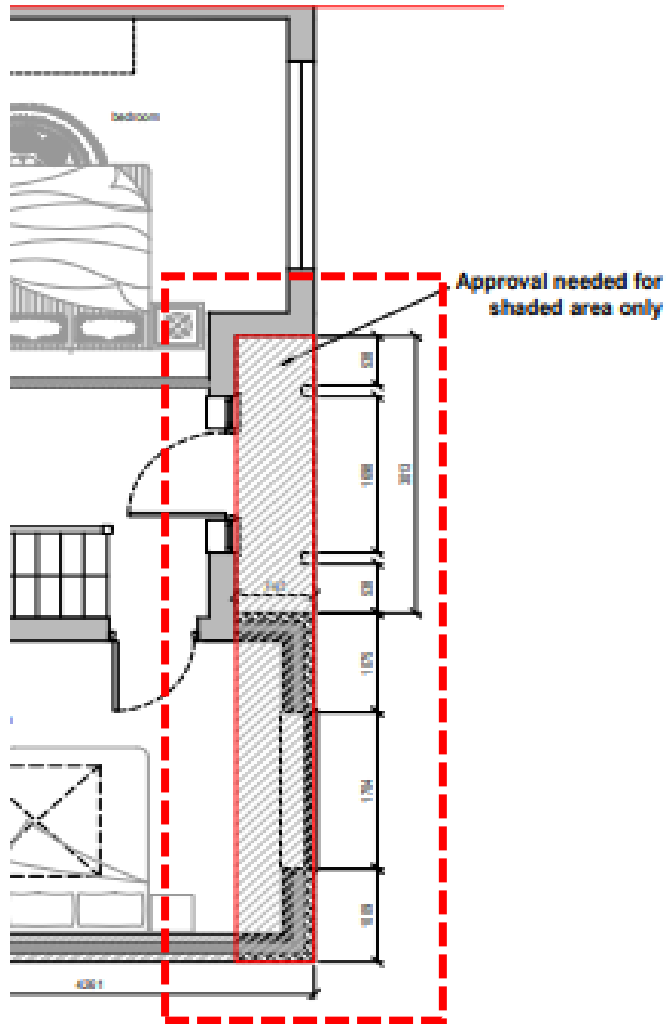


Summary of the application 3601/APP/2022/2242 (Refused application)



Permission is refused for the reason(s) listed below:-

1. The proposed front extension by reason of size, scale, bulk, projection and design would result in an incongruous and visually intrusive form of development that could not be considered to constitute subordinate addition to the existing dwellinghouse and in combination with the proposed extensions, failing to respect the architectural composition of the existing dwellinghouse resulting in a detrimental impact on the character and appearance of Dale Close. The proposal would therefore be contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (2012), Policies DMHB 11, DMHB 12 and DMHD 1 of the Hillingdon Local Plan: Part Two- Development Management Policies (2020) and Chapter 12 of the National Planning Policy Framework (2021).
2. The cumulative impact of the proposed roof extensions and the front/side/rear extensions by reason of size, scale, bulk, projection and design would result in an incongruous and visually intrusive form of development that could not be considered to constitute subordinate addition to the existing dwellinghouse, failing to respect the architectural composition of the existing dwellinghouse resulting in a detrimental impact on the character and appearance of Dale Close. The proposal would therefore be contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (2012), Policies DMHB 11, DMHB 12 and DMHD 1 of the Hillingdon Local Plan: Part Two- Development Management Policies (2020) and Chapter 12 of the National Planning Policy Framework (2021).

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Our points for appeal:

- We believe this is a very subjective judgement and inconsistent with all other planning approvals within 1 mile of our home as well as fails to inform specifics backed by policies based on which this refusal has been concluded.
- Our extension is merely requesting a 700mm extension to front line of the existing dwelling to create symmetry, maximise space and create visual appeal and align with our neighbors extension and style.
- Size of this application is well within limits of subordinate limits which can be verified through measurements. Council has failed to respond with specifics why they feel this does not meet subordinate guidelines.
- Council has ignored that our property had a detached garage well in front of the existing dwelling which we are demolishing and we are only asking to extend to front of existing dwelling (which is 1.4 m behind original garage front line).
- Our design matches the style with our immediate neighbour on 39 Alandale Dale drive (crown roof) and symmetrical.
- We live in cul-de-sac road with 16 bungalows in total with mix of detached and semi-detached bungalows and every single house is unique in its frontage and layout. Our adjacent property (2 Dale close) as different frontage and no garage whilst we have a garage. We believe our design adds value and character to Dale close as opposed to asserted stand from council suggesting its detrimental impact and this is supported by all our neighbours.
- There are plenty of examples one on our street itself where similar planning permissions have been granted by council (7 Dale close).
- Our design creates architectural symmetry, visual appeal and is matching our neighbours design and hence our appeal.

We invite an appeal inspector to visit our property and then make a judgement how is our application creating incongruous, visually intrusive development.

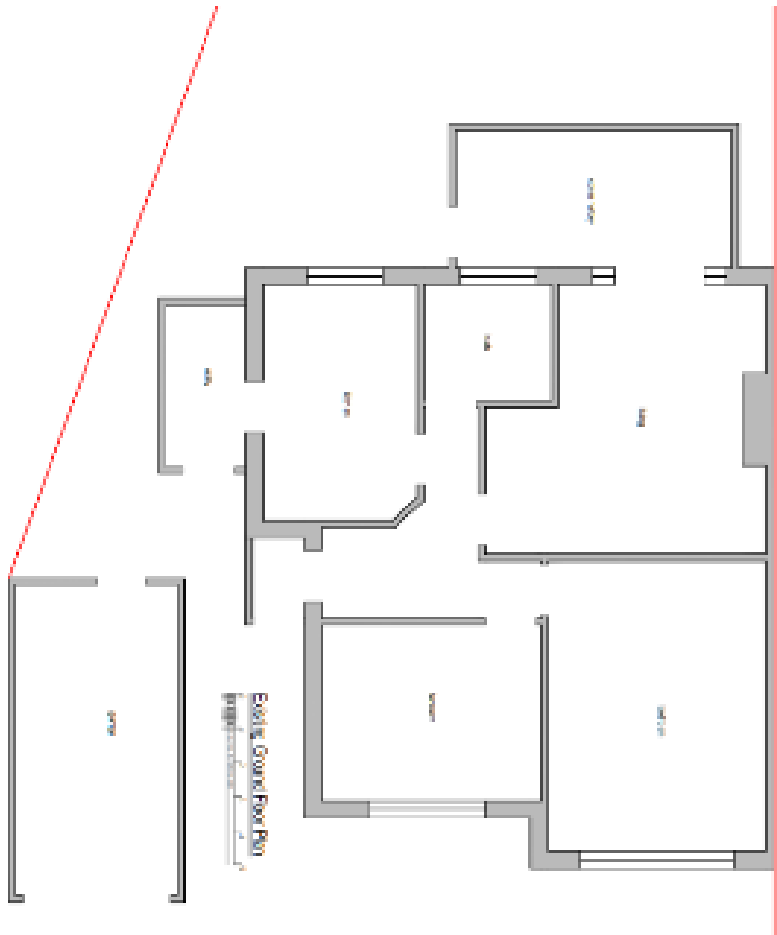
For ease of reference, I have attached number of google maps screen shots to provide some visual reference.

Our request:

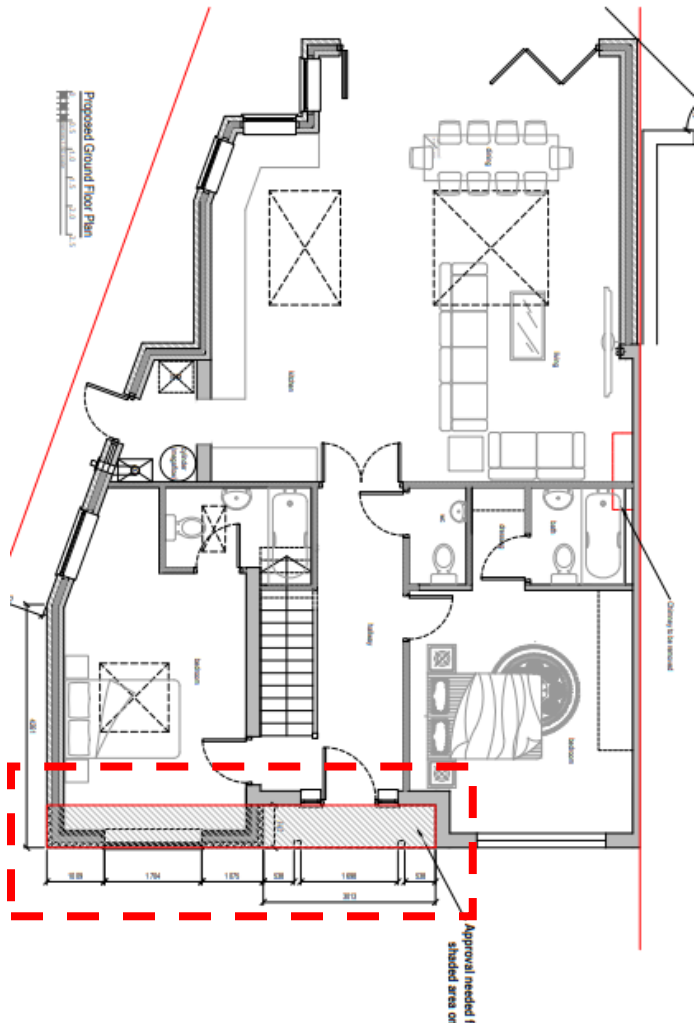
- As per Hillingdon design guidance, side extension is allowed to the front of the property, which is what we are proposing and it was already accepted once during past discussions as a proposed scale back.
- Our side extension is half the width of the house so is subordinate, creates a symmetrically design and it matches other houses on the street as well as maximises the space as per NPPF policy still staying within Hillingdon guidance of not going beyond front line of the existing dwelling.
- Further more, our proposal is the crown roof which takes care of the height issue, design matches with next door (39 Alandale Drive) as well as character of the street.
- Another bungalow on our street (7 Dale Close was recently allowed to do the side extension in the same fashion so not just other properties around within 1 mile but there is a direct example on our street itself).
- Our street has all unique bungalows with mix of detached and semi detached bungalows with no single pair or individual house comparable to others.
- We have reviewed with our neighbors and no one has raised any concerns and in fact are supportive of the proposed plans.

Existing and proposed floor plans

Existing floor plan



Our proposed front extension

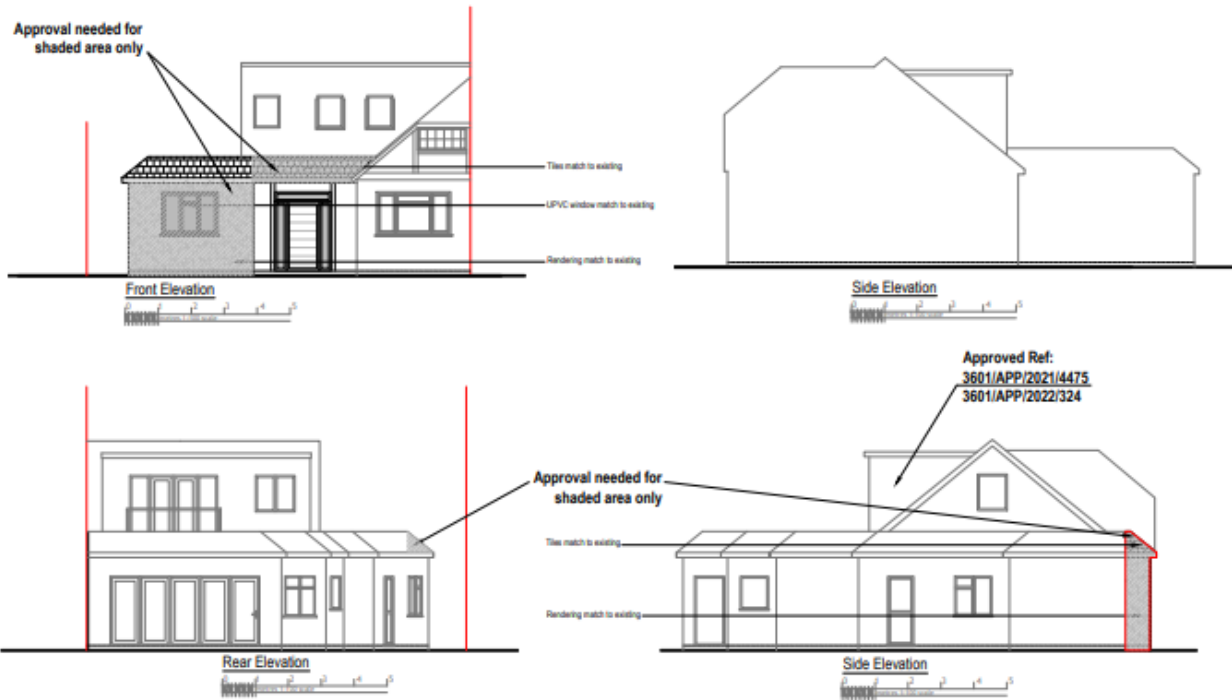


Existing and proposed floor elevation drawings

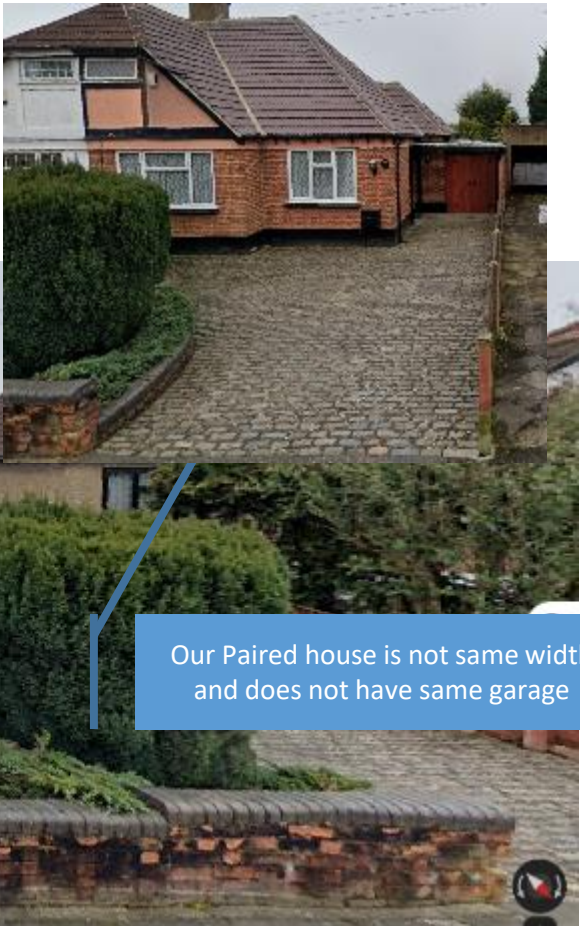
Current



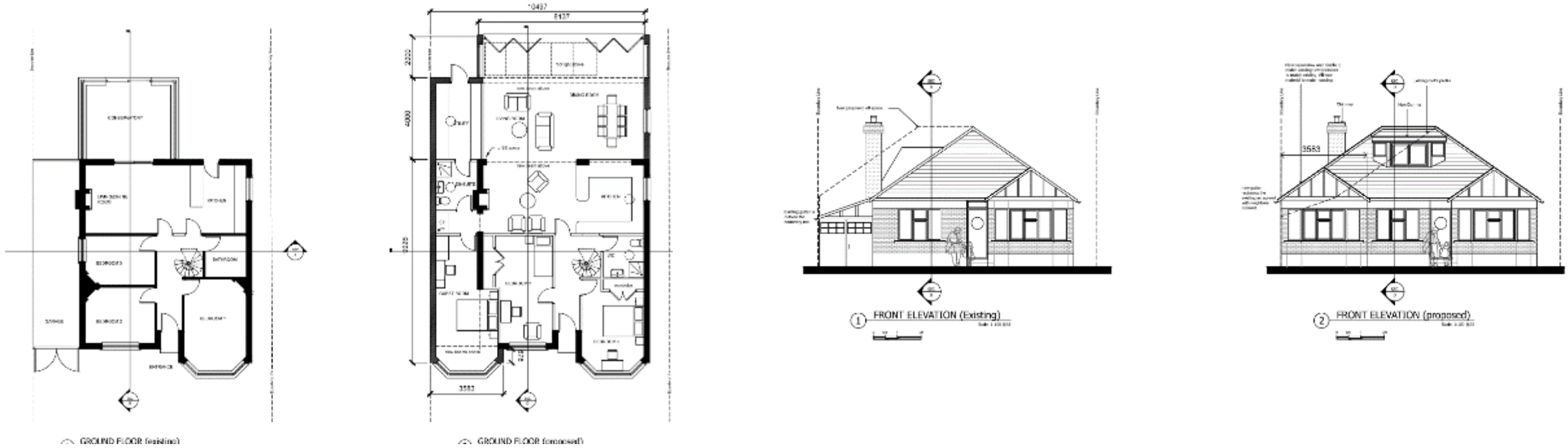
Proposed



Street view of 1 Dale Close (white exterior), 2 Dale Close / Our pair (Orangish exterior) and 39 Alandale drive (our neighbour)



7 Dale Close, Recent extension built with side extension of garage in line with front bay line.



This example is on our street and they have highlighted us to show this.
There are other examples.



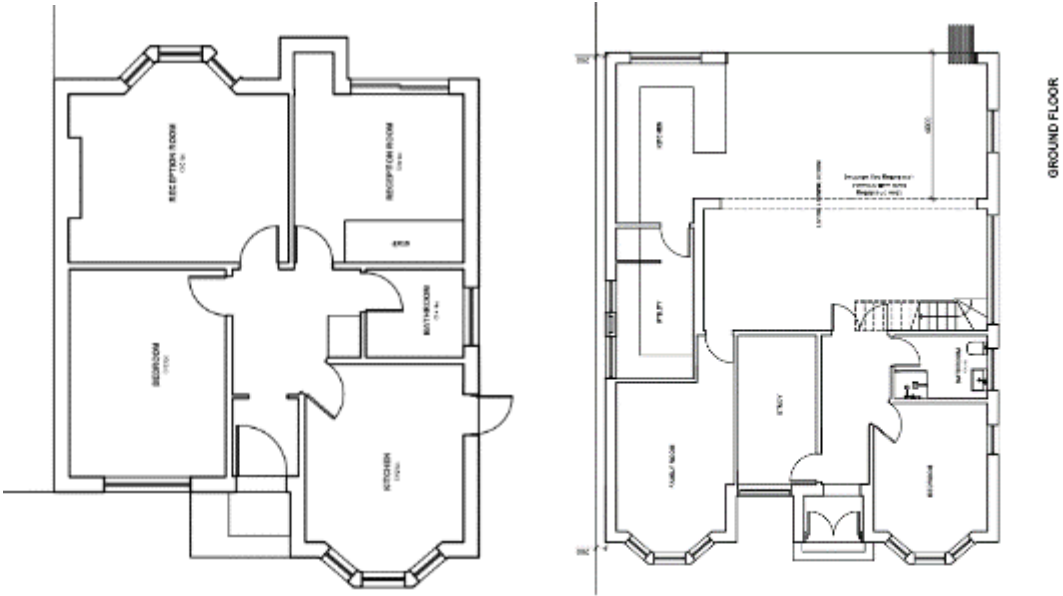
Dale Close Street View pictures – No two houses are similar on our street.
They are all mix of detached and semi Detached bungalows with different layouts, character, roof, front, width style.



Dale Close Street View pictures – No two houses are similar on our street including pair of semi detached bungalows. They are all different layouts, character, roof, front, width style.



38 HILLSIDE ROAD NORTHWOOD - Recent extension built with side extension of garage in line with front bay line.



INTERNAL

Other examples on Hillside road



Other examples of side extension around our street



Other examples of side extension around our street but with far more traffic and visibility etc.
Ours a cul de sac road and hardly any traffic apart from street resident and visitors.

