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LOCAL OFFICE

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**TOWN AND COUNTRY PLANNING ACT 1990
(AS AMENDED BY THE PLANNING AND COMPULSORY PURCHASE ACT
2004)
SECTION 78 APPEAL.**

**STATEMENT OF CASE ON BEHALF
OF THE APPELLANT**

APPELLANT : MR SRUJAN YAKKATI

**APPEAL SITE : 236 WOODLANDS AVENUE
RUISLIP
HILLINGDON
HA4 9QY**

OUR REF : B1385/2022

LPA REF : 9248/APP/2022/2237

DATE : 17TH NOVEMBER 2022

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1.0 INTRODUCTION

- 1.1 The London Borough of Hillingdon refused planning permission at 236 Woodlands Avenue Ruislip HA4 9QY for Retention of hip to gable loft and single storey rear extension as constructed, rear dormer and front porch. on 7th September 2022, application reference 9248/APP/2022/2237, for the following reason:

The roof alterations/extension, by reason of its size, scale, bulk, design, raised roof ridge and the introduction of new exterior materials and solar panels that project above the main roof ridge, would fail to harmonise with the architectural composition of the original dwelling and would be detrimental to the character, appearance and symmetry of the pair of semi-detached dwellings of which it forms a part of and harmful to the visual amenities of the street scene and the surrounding area. Therefore, the proposal would be contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies DMHB 11, DMHB 12 and DMHD 1 of the Hillingdon Local plan - Part Two (2020), Policy D4 of the London Plan (2021) and Paragraph 134 of the National Planning Policy Framework (2021).

2.0 THE SITE LOCATION AND DESCRIPTION

- 2.1 The appeal site relates to a two-storey semi-detached dwellinghouse located on the Northern side of Woodlands Avenue.
- 2.2 The site is set in a predominantly residential area situated within a Developed Area of Ruislip and it's predominantly similar in characterised to the application site with two-storey semi-detached dwellinghouses.
- 2.3 The site is not located within a Conservation Area nor does it relate to any listed building or subjected to Article 4 direction or any other restrictions.

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The arrow on the photo shows site front and rear



3.0 THE APPEAL PROPOSAL

- 3.1 The appellant sought planning permission for retention of hip to gable loft and single storey rear extension as constructed, rear dormer and front porch.
- 3.2 Copies of the planning application forms submitted to the Council are enclosed in Appendix B. The existing and proposed layout plans are illustrated on drawings attached. The photographs of the site are enclosed in Appendix D.

4.0 POLICY CONSIDERATIONS

- 4.1 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 gives priority to the provisions of development plans in determining planning applications and appeals as well as all other material considerations.
- 4.2 The Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. **The National Planning Policy Framework (July 2021) must be taken into account in preparing the development plan, and is a material consideration in planning decisions.** Planning policies and decisions must also reflect relevant international obligations and statutory requirements.
- 4.3 Advice in Paragraph 38 of NPPF highlights that Local planning authorities should approach decisions on proposed development in a **positive and creative way**. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. **Decision-**

makers at every level should seek to approve applications for sustainable development where possible.

- 4.4 Advice in Paragraph 51 states that **Local planning authorities are encouraged to use Local Development Orders to set the planning framework for particular areas or categories of development where the impacts would be acceptable**, and in particular where this would promote economic, social or environmental gains for the area.
- 4.5 Advice in Paragraph 55 of NPPF underscores that, Local planning authorities should consider whether otherwise **unacceptable development could be made acceptable through the use of conditions or planning obligations**. Planning obligations should only be used where it is not possible to address unacceptable impacts through a planning condition.
- 4.6 Advice in Paragraph 69 states that **Small and medium sized sites can make an important contribution to meeting the housing requirement of an area** and are often built-out relatively quickly. To promote the development of a good mix of sites local planning authorities should:
- b) use tools such as area-wide design assessments and Local Development Orders to help bring small and medium sized sites forward;
 - c) support the development of windfall sites through their policies and decisions – giving great weight to the benefits of using suitable sites within existing settlements for homes; and
 - d) **work with developers to encourage the sub-division of large sites where this could help to speed up the delivery of homes.**
- 4.7 Advice in Paragraph 70 highlights that Neighbourhood **planning groups should also give particular consideration to the opportunities for**

allocating small and medium-sized sites (of a size consistent with paragraph 69a) suitable for housing in their area.

- 4.8 Advice in Paragraph 119 states that **Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses**, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or 'brownfield' land.
- 4.9 Advice in Paragraph 120 advocates that Planning policies and decisions should:
- a) **encourage multiple benefits from both urban and rural land, including through mixed use schemes** and taking opportunities to achieve net environmental gains – such as developments that would enable new habitat creation or improve public access to the countryside;
 - d) **promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing** where land supply is constrained and available sites could be used more effectively (for example converting space above shops, and building on or above service yards, car parks, lock-ups and railway infrastructure).
- 4.10 Advice in Paragraph 124 underscores that **Planning policies and decisions should support development that makes efficient use of land, taking into account:**
- a) the identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it.

- 4.11 Advice in Paragraph 125 states that Area-based character assessments, design guides and codes and masterplans can be used to help ensure that land is used efficiently while also creating beautiful and sustainable places. Where there is an existing or anticipated shortage of land for meeting identified housing needs, **it is especially important that planning policies and decisions avoid homes being built at low densities, and ensure that developments make optimal use of the potential of each site.** In these circumstances:
- a) plans should contain policies to optimise the use of land in their area and meet as much of the identified need for housing as possible.
 - c) **local planning authorities should refuse applications which they consider fail to make efficient use of land,** taking into account the policies in this Framework.
- 4.12 Paragraph 126 highlights that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. **Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.** Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.
- 4.13 Paragraph 130 underscores that Planning policies and decisions should ensure that developments:
- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
 - b) **are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;**

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

4.14 The London Plan 2021

- Policy GG2- Making the best use out of land
- Policy D1-London's form, character and capacity for growth
- Policy D4- Delivering good design

4.15 Hillingdon Local Plan: Part One - Strategic Policies (November 2012)

- Policy BE1: Built Environment

Hillingdon Local Plan: Part Two - Development Management Policies (January 2020)

- Policy DMHB11:
- Policy DMHB12:
- Policy DMHD 1:

4.16 Adopted Supplementary Planning Document HDAS:

- Residential Extensions

5.0 THE PLANNING CONSIDERATIONS

5.1 This section considers the planning issues relating to this planning application and demonstrates – with reference to relevant Development Plan policies and other material considerations - that this appeal should be upheld.

- Under the provisions of S.38 (6) of the Planning and Compulsory Purchase Act 2004, Local Planning Authorities are required to determine planning applications in accordance with the policies of the Development Plan, provided they are up to date and relevant, unless material considerations indicate otherwise.

- The policies quoted in the decision notice in relation to the Development Plan Document provide only general guidance, each case is to be judged on its own individual merits, having regard to the circumstances at the site and the design of the proposal.

5.2 **Reason for refusal:** The roof alterations/extension, by reason of its size, scale, bulk, design, raised roof ridge and the introduction of new exterior materials and solar panels that project above the main roof ridge, would fail to harmonise with the architectural composition of the original dwelling and would be detrimental to the character, appearance and symmetry of the pair of semi-detached dwellings of which it forms a part of and harmful to the visual amenities of the street scene and the surrounding area. Therefore the proposal would be contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies DMHB 11, DMHB 12 and DMHD 1 of the Hillingdon Local plan - Part Two (2020), Policy D4 of the London Plan (2021) and Paragraph 134 of the National Planning Policy Framework (2021).

The refusal raised the following planning concerns and objections which will be discussed strand by strand:

- 1- Principle of the development
- 2- Design considerations (impact on the original dwelling)
- 3- Impact on the visual amenities of the street scene and the surrounding area

5.3 **Principle of the development**

Although the refusal did not raise an issue with the principle of the development however, it is important that the principle of the development should be taken into consideration.

The principle of development is supported by Paragraph 119, 120, 124, 125 and 130 of the revised NPPF July 2021. Paragraph 119 advice that Planning policies and decisions should **promote an effective use of land in meeting the need for homes and other uses**, while safeguarding and improving the environment and ensuring safe and healthy living conditions; while Paragraph 120 highlights that **Planning policies and decisions should encourage multiple benefits from both urban and rural land**. And Paragraph 124. states that Planning **policies and decisions should support development that makes efficient use of land**.

- 5.4 Furthermore paragraph 125 highlights that where there is an existing or anticipated shortage of land for meeting identified housing needs, it is especially important that planning policies and decisions avoid homes being built at low densities and **ensure that developments make optimal use of the potential of each site**. In these circumstances: a) plans should contain **policies to optimise the use of land in their area and meet as much of the identified need for housing as possible**; and that **local planning authorities should refuse applications which they consider fail to make efficient use of land**, taking into account the policies in this Framework.

- 5.5 Paragraph 130(e) stressed Planning policies and decisions should ensure that developments **optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development** (including green and other public space) and support local facilities and transport networks.

More importantly, Policy GG2 of the London Plan 2021 advocates that to **create successful sustainable mixed-use places that make the best use of land**, those involved in planning and development must:

C proactively explore the potential to intensify the use of land to support additional homes and workspaces, promoting higher density

development, particularly in locations that are well-connected to jobs, services, infrastructure and amenities by public transport, walking and cycling and

D applying a **design-led approach to determine the optimum development capacity of sites.**

- 5.6 In this case, the Appellant consider the existing property to be grossly underutilised and seek to extend it in order to create additional living space; the proposed alterations and extensions would optimise the potential of the property plus ensure the property is put into effective use as encouraged by Paragraph 119, 120, 124, 125 and 120 of the NPPF 2021 which urge LPAs to support such developments.

The principle of development is a material consideration in this case, and it should be given heavy weight.

- 5.7 **Reason for Refusal: The proposed development by reason of the size, scale and design in particular the inclusion of the side dormer windows, would represent a visually unsympathetic form of development that would fail to harmonise with the architectural composition of the original dwelling and would be detrimental to the character, appearance and visual amenities of the street scene. The proposal is therefore contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies DMHB 11, DMHB 12 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020).**

- 5.8 **Design considerations (impact on the original building)**

In refusing planning permission, the Council claimed that the proposed development by reason of the size, scale and design in particular the inclusion of the side dormer windows, would represent a visually

unsympathetic form of development that would fail to harmonise with the architectural composition of the original dwelling.

The main material consideration is whether the proposed roof alteration/extensions, and design of the side dormers window would fail to harmonise with the architectural composition of the original dwelling or not.'

It is the Appellant grounds of appeal that the proposed development would not be detrimental to the character of the original property.

- 5.9 The proposed development involves the altering and conversion of the original hipped roof to a gabled end to accommodate a dormer and the insertion of two front rooflights

The dormer would be erected on the footprints of the roof plane, it would be lowered from the ridge of the main house, will be set in from the sides and would be set in from the eaves. The dormer would not span the entire width of the roof, the design, scale, and size of the dormer is considered moderate, the dormer would appear congruous, subservient and sympathetic to the character of the main dwelling.

- 5.10 Guidance on HDAS: Residential Extensions paragraph 7.4 states that roof extensions should relate well to the proportions, roof forms and massing of the existing house and its neighbours. Paragraph 7.5 emphasises that: "It is important to create an extension that will appear secondary to the size of the roof face within which it will be set. Roof extensions that would be as wide as the house and create the appearance of an effective flat roofed third storey will be refused permission."

Further to that, HDAS paragraph 7.7 underscores that dormer windows should be constructed in the centre of the roof and while paragraph 7.8 clearly states that; **On larger detached and semi-detached houses these set-ins should be increased to at least 1m (100cm). Sometimes,** the need to include a staircase would result in a wider rear or side dormer than described above.

5.11 This appeal argues that the proposed dormer extension would be set from the eaves by more than 100m and by the sides by more than 100m and would be lowered from the ridge just about 0.50m. It is considered that the proposed dormer as a result of adequate setback would comply with Hillingdon Design and Accessibility Statement (HDAS) Supplementary Planning Document Residential Extensions.

Paragraph 7.7 emphasised that Roof extensions that would be as wide as the house and create the appearance of an effective **flat roofed third storey** will be refused permission.

The grounds of this appeal are the proposed dormer with reference to P7.7 of (HDAS) Would not cover the full width of the original roof and would not be on the third storey. The proposal when view from street or side elevation would appear as a congruous and subordinate form of addition that would not represent a visually unsympathetic form of development that would fail to harmonise with the architectural composition of the original dwelling.

5.12 Policy BE1 of the Hillingdon Local Plan (November 2012) requires that all new development achieves a high quality of design in all new buildings, alterations and extensions. Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) requires that new development should harmonised with the character and appearance of the existing street scene and surrounding area and the scale, form, architectural composition and proportions of the original building.

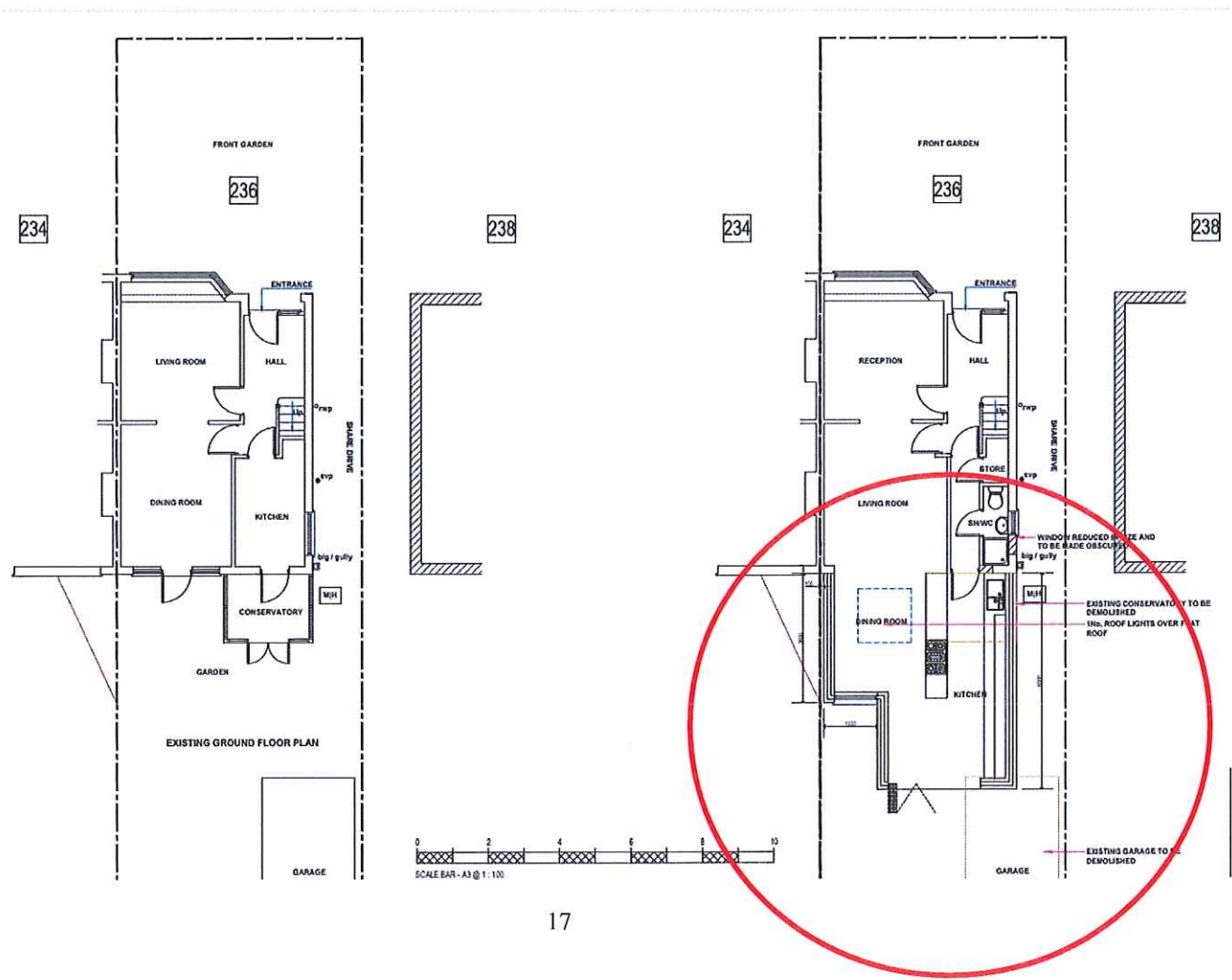
The Council claimed the roof alterations/extension, by reason of its size, scale, bulk, design, raised roof ridge and the introduction of new exterior materials and solar panels that project above the main roof ridge, would fail to harmonise with the architectural composition of the original dwelling and would be detrimental to the character, appearance and symmetry of the pair of semi-detached dwellings.

5.13 This appeal acknowledged that the roof extension /alterations would change the symmetry of the pair of semi-detached dwellings but argues that the proposal would still harmonise with the architectural composition of the

original dwelling and would not be detrimental to the character, appearance of the pair of semi-detached dwellings as the street which form part of the appeal site has similar properties which have altered their roofs and still harmonise with the architectural composition of the original dwelling and still maintain the symmetry with the pair of semidetached dwellings.

Taking into consideration, the design, scale and size of the proposed dormers, the proposal would provide a good standard of development that seeks to seamlessly blend in with the character of the host dwelling particularly the materials, design, form and urban grain prevalent in the immediate locality. The development would positively responds to the local context; and would contribute to the established 'sense of place' within the surrounding area. Therefore, it is considered that the proposed roof would be sympathetic and congruent with the existing pattern of development in the area







Joga Jutley
JSJ Designs
17
Gledwood Crescent
Hayes
UB4 0AX

Application Ref: 9248/APP/2021/3999

Date of Decision: 11th February 2022

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

GRANT OF PLANNING PERMISSION

The Council of the London Borough of Hillingdon as the Local Planning Authority within the meaning of the above Act and associated Orders **GRANTS** permission for the following:-

Application number:	9248/APP/2021/3999
Date your planning application was submitted:	27th October 2021
Site location:	236 Woodlands Avenue Ruislip
Description:	Erection of a single storey rear extension and demolition of existing conservatory and garage
Application submitted by:	Joga Jutley
Plans that this decision was based on:	See attached Schedule of Plans

Permission is subject to the condition(s) listed below:-

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON

To comply with Section 91 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall not be carried out except in complete accordance with the details shown on Drawing Nos. 236/P/ 02 and 236/P/03 received February 2022.

The previous case officer who approved the above wrote the following in the report accompanying the approved decision notice above;

"The proposed development in this instance seeks to erect a single storey ground floor extension with a maximum depth of 6.00m with a maximum

height of 3.00m. The extension is unusual in shape and comprises a staggered depths to reduce the visual dominance of the extension on the neighbouring properties.

In relation to the design, it is acknowledged that ground floor extensions of this proportion are not a prominent feature within the setting of Woodlands Avenue and the depth would be slightly larger than policy recommendations. Notwithstanding this however, officers give regard to the amended plans that have been received as part of this submission which has reduced the overall bulk and massing of the extension.

More specifically the proposed extension has an initial depth of 3.60m from the original rearmost wall of the host dwelling which abuts the boundary to the immediate West.

The extension then incorporates a 1.50m set in from the abovementioned boundary for the remaining 2.4m of the extension. The eastern boundary already benefits from a generous set in from the neighbouring property and as such has maintained the 6.00m overall depth from the rearmost wall. Whilst the applicants own extension would have a depth which exceeds that of the surrounding properties and is greater than the proportions set out within the aforementioned policies, the extension is considered to be an acceptable addition to the host dwelling on balance noting the generous set backs from the boundary and would create a high quality internal space for the benefit of the existing occupants of the property.

A condition has been imposed requiring the external materials used in the construction of the extension to match those used for the existing dwellinghouse.

This is to ensure that the finished appearance of the extension is of an acceptable quality and remains commensurate to the host dwelling and its wider surroundings. It is also noted that an identical extension has been approved within this street, as referred to in the planning history.

Therefore this extension would not be out of character with the area. Neighbouring Amenity There are two neighbouring properties to the immediate East and West of the application site 234 and 238 Woodlands Avenue.

The surrounding properties are similarly characterised to the application site comprising two storey terraced and semi detached dwellinghouses.

As mentioned previously the dwelling to the East at 238 Woodlands Avenue benefits from an existing generous gap between the application site. Whilst the proposed development would be a significant extension beyond the rear wall, it would have a buffer of approximately 2.75m between the property at 238 Woodlands Avenue.

Taking this into consideration this would greatly soften the visual dominance of the extension and would be considered acceptable on balance. In respect to the potential impacts on 234 Woodlands Avenue, the applicant has amended the form of the extension to the Western boundary to stagger the overall depth to 3.60m abutting the boundary and then introducing a wider setback from the western boundary for the remaining 2.4m.

Whilst the extension is still cumulatively greater than the surrounding properties rear walls, it is not considered that this would give rise to detrimental impacts to the amenity of the surrounding neighbouring properties given the appropriate setbacks which have been secured throughout the course of the application.

Other Matters additionally, due regard is given to the design of the proposed extension which does not extend beyond the side wall of the host dwelling. This in turn is considered to appropriately mitigate any unacceptable loss of outlook, sunlight daylight or overshadowing for the above mentioned properties.

Further conditions have been imposed however to ensure that no windows can be added to the flank elevation of the extension directly overlooking

the adjoining neighbours without first seeking planning permission to ensure there is no loss of privacy.

Furthermore, given the proposal relates to a modest extension to the rear of the property the development would not give rise to any detrimental impact on existing parking provision. Taking the above into consideration the proposed development is therefore considered acceptable on balance."

5.15 Impact on the character, appearance and visual amenities of the street scene and the surrounding area

The refusal raised concern about the character, appearance and visual amenities of the street scene and the surrounding area. The proposed dormer would be sited on the rear roof plane, although the proposal would partially be visible from the street scene, it is considered that the proposed dormer would not have a significant impact on the character of the area.

- 5.16 Guidance in Policy DMHB 11 advises that all development will be required to be designed to the highest standards and incorporate principles of good design. It should take into account aspects including the scale of the development considering the height, mass and bulk of adjacent structures; building plot sizes and established street patterns; building lines and streetscape rhythm and landscaping.

Subsequently, Policy DMHD 1 requires that alterations and extension of dwellings would not have an adverse cumulative impact on the character and appearance of the street scene and should appear subordinate to the main dwelling. Roof extensions should be located on the rear elevation only, be subservient to the scale of the existing roof and should not exceed more than two thirds the average width of the original roof. They should be located below the ridge tiles and retain a substantial element of the original roof slope above the eaves. The Council will not support poorly designed or

over large roof extensions. Extensions to the front of the house must be minor a

5.17 Advice in paragraph 130 of NPPF states that Planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks.

5.18 The appeal argues that the proposed development responds sympathetically to the site and its local context and is well integrated in terms of functionality with the surrounding area. The proposal in terms of size and scale would appear subservient, the proposal will retain the character of the main building, would maintain building visual gaps and therefore will not be harmful to the surrounding character. The appeal proposal provides a development that would appear subordinate and congruous by virtue of its position.

It is considered that proposed roof alterations/extension would be consistent with other roof extension in the area and therefore the proposal

would not be uncharacteristic or unsympathetic within the street scene or the surrounding area.



214 Woodlands Avenue



204 and 206 Woodlands Avenue



224 Woodlands Avenue



117 Woodlands Avenue

The photo demonstrates that the proposed the roof alterations/extension would be consistent with similar properties

on the same street which roofs have been converted from hipped to gable and are visible from the street scene.

5.19 Based on the site considerations, the proposed development will not have a harmful impact on the character of the area by virtue of its, sizes, design, height, scale and massing. The proposal will not be considered visually intrusive or dominant and therefore, it would not detract from the visual amenity or character and appearance of the street scene

The proposal would appear moderate, and sympathetic to the main residential dwelling while respecting the character and appearance of the surrounding area in response to Paragraph 130 of NPPF and Policy DM18:1-2 of the Local Plan.

Moreover, this appeal argues that the proposed development is not in a conservation area nor the property of any listed value. In addition to that, the area is littered or characterised by properties that their roofs have been altered to accommodate a dormer and these developments contribute to the character of the area and at same constitute a precedent in the immediate case, it is therefore considered that the proposed development would not have a detrimental impact on the character and visual amenities of the street scene nor the character of the wider area.

6.0 APPEAL PRECEDENT

6.1 Each appeal should be determined on its own merits and the similar appeal precedent enclosed in our Appendix E is offered as material considerations in the instant case.

6.2 The following are examples of similar properties that their roofs have been converted from hipped to gable and which have been granted planning permission by Hillingdon Council in the immediate area:

Example 1

Address: 593 Field End Road, HA4 0RF

Issue & Comparison with appellant property:

- 1) Ridge height higher than neighbour roof doesn't match to the application made to Hillingdon Council. (Please see below pictures).
- 2) Tiles and External wall colours don't match to the neighbouring area.

**Example 2**

Address: 223, Fairway, HA4 0SN

Issue & Comparison with appellant property:

- 1) Ridge height higher than neighbour roof doesn't match to the application made to Hillingdon Council. (Please see below pictures).

- 2) Tiles and External wall colours don't match to the neighbouring area.



Example 3

Address: 87, Bideford Road, HA4 0UE

Issue & Comparison with appellant property:

- 1) Ridge height higher than neighbour roof doesn't match to the application made to Hillingdon Council. (Please see below pictures).
- 2) Tiles and External wall colours don't match to the neighbouring area.



Example 4

Address: 39 Alexandra Avenue, HA2 8PQ

Issue & Comparison with appellant property:

- 1) Ridge height higher than neighbour roof doesn't match to the application made to Hillingdon Council. (Please see below pictures).
- 2) Tiles and External wall colours don't match to the neighbouring area.



Example 5

Address: 22 Whitefriars Drive HA3 5HN

Issue & Comparison with appellant property:

- 1) Ridge height higher than neighbour roof doesn't match to the application made to council.



7.0 CONCLUSIONS

- 7.1 Taking into account the above, it is considered that the proposals would not harm any interests of acknowledged importance. The development would not harm the character of the original dwelling or the visual amenity of the locality.
- 7.2 This appeal acknowledged that the roof extension /alterations would change the symmetry of the pair of semi-detached dwellings but argues that the proposal would still harmonise with the architectural composition of the original dwelling and would not be detrimental to the character, appearance of the pair of semi-detached dwellings as the street which form part of the

appeal site has similar properties which have altered their roofs and still harmonise with the architectural composition of the original dwelling and still maintain the symmetry with the pair of semidetached dwellings.

- 7.3 The appeal proposal would appear subordinate and congruous by virtue of its siting, design, scale and sizes. The proposal would be erected on the rear roof plane, the dormer would be lowered substantially below the main roof ridge, there would be set in from the sides and eaves. Overall, the size of the dormers would not appear excessive, dominate or compete with the main house.
- 7.4 The grounds of this appeal are the proposed dormer with reference to P7.7 of (HDAS) Would not cover the full width of the original roof and would not be on the third storey. The proposal when view from street or side elevation would appear as a congruous and subordinate form of addition that would not represent a visually unsympathetic form of development that would fail to harmonise with the architectural composition of the original dwelling
- 7.5 Taking into consideration, the design, scale and size of the proposed dormer, the proposal would provide a good standard of development that seeks to seamlessly blend in with the character of the host dwelling particularly the materials, design, form and urban grain prevalent in the immediate locality. The development would positively respond to the local context; and would contribute to the established 'sense of place' within the surrounding area. Therefore, it is considered that the proposed dormer would be sympathetic and congruent with the existing pattern of development in the area
- 7.6 In these circumstances, the Inspector is respectfully requested to uphold the appeal and grant planning permission.

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