

APPEAL STATEMENT – GROUNDS FOR APPEAL

ERECTION OF A FIRST FLOOR SIDE EXTENSION

57 WARLEY ROAD HAYES, UB4 0QB

Planning Application Ref:	15877/APP/2022/3623		
Decision date	24th January 2023		
Our reference	554/Appeal		
Status:	Planning Appeal		
Issue/Rev:	01		
Date:	06 February 2023		
Prepared by:	AM		
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Introduction

This appeal statement has been prepared on behalf of the applicant of 57 Warley Road Hayes, UB4 0QB against the refusal reason for planning reference number: 15877/APP/2022/3623

The application site consists of a 2.5 storey semi-detached property located on the corner of Gledwood Avenue and Warley Road. The site is located in a predominantly residential area consisting of semi-detached properties.

Planning application was submitted for the erection of a first-floor side extension under the planning reference number: 15877/APP/2022/3623 which has been refused on 24th January, 2023 due to the reasons mentioned in the letter attached below as Figure-01

REFUSAL for the following reasons:

1. NON2 Non Standard reason for refusal

Cumulatively, the proposed first floor side extension, in conjunction with existing extensions and conversions, by reason of its design, size, scale and bulk, would result in an incongruous form of development that would not appear as a subordinate addition to the original dwellinghouse and would be detrimental to the character, appearance and visual amenities of the street scene and surrounding area. The proposed development would also be an over development of the site. The proposal would therefore be contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies DMHD 1, DMHB 1, DMHB 11 and DMHB 12 of the Hillingdon Local Plan Part Two - Development Management Policies (January 2020), Policy D3 of the London Plan (2021) and Chapter 12 of the National Planning Policy Framework (2021).

2. NONSC Non Standard Condition

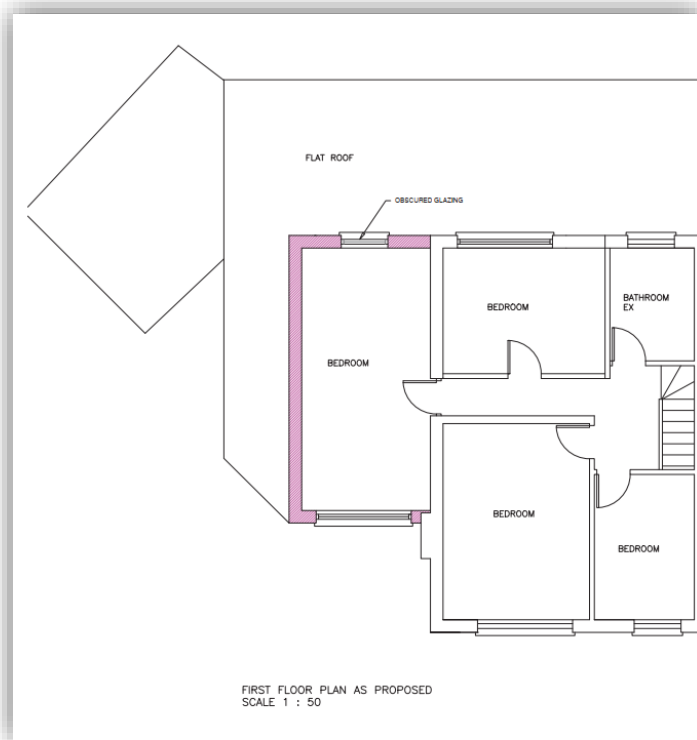
The proposed development, by reason of the increased number of bedrooms would result in inadequate private amenity space provisions. This would be detrimental to the amenity of the current and any future occupiers of 57 Warley Road, and would give rise to a substandard form of accommodation. As such, the proposal would be contrary to Policy BE1 of the Hillingdon Local Plan: Part One Strategic Policies (2012), Policies DMHD 1 and DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) and Chapter 12 of the National Planning Policy Framework (2021).

Figure-01

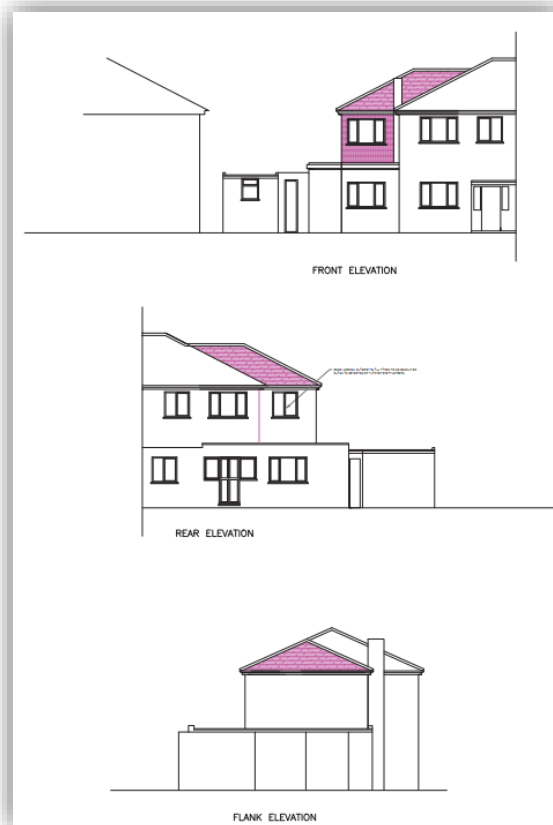
Ground for Appeal

A. Against Refusal Reason # 1

A.1 Similar application was passed on **18-07-2011** under planning reference **15877/APP/2011/1076**. Loft has been converted under PD lawful, we are resubmitting this application because loft is gable end and we want to subordinate with original house which is gable end so this proposed extension will also be gable end. The only difference between previous approved and new proposed drawing is roof profile and the reason for this new profile is we want to match with current existing which is gable end. Please find previously approved drawings attached below for your reference.



Previously approved drawing (Application reference: 15877/APP/2011/1076)



Previously approved drawing (Application reference: 15877/APP/2011/1076)

A.2 Plot 57 Warley Road being a semi-detached dwelling has the potential for first floor side extension. We have kept proposed design similar to existing house and properties in surrounding.

A.3 Proposed first floor side extension does not exceed half the width of the original property which is inline with the planning policy.

A.4 57 Warley Road is a corner plot and we have maintained the openness of the site and return building line is not exceeded by the proposed first floor extension.

A.5 Proposed first floor side extension is minimum 4.6 meters away from the side boundary which is way above the limit set in planning policies that is to be minimum of 1 metre from the side boundary. We ensured to maintain adequate visual separation and views between houses.

A.6 Proposal does not have any impact on the amenity, daylight and sunlight of adjacent properties. The given separation distances and orientation of the development does not affect the residential amenity of the neighbouring property to the north of the site at no.75, in terms of daylight/sunlight, outlook and overbearing effect.

A.7 Proposed first floor extension has a set-back of 2.6 meters behind the main front elevation whereas the policy states it to be minimum 1 meter. Proposed design is completely inline with the planning policies.

A.8 Proposed first floor extension is on the Western flank wall, it does not impact on the residential amenity of the neighbouring property to the north of the site at no.59, in terms of daylight/sunlight, outlook and overbearing effect.

A.9 Proposed extension does not contain windows or other openings on side that overlook neighbouring property no.75. We also feel that there is no need for the rear window to have obscured glazing, however this could be secured via a condition, in the event of an approval. Hence the proposal does not cause overlooking neighbouring properties and respect their privacy.

A.10 The eaves height of the proposed extension is same as existing dwelling and has no effect on surrounding properties. The proposed roof is a gable end roof same as existing house but with low height, so it does not over bear the existing and surrounding properties but at the same time matches with the original dwelling.

A.11 The proposed design has been matched with the existing dwelling in such a way that we have kept the same angle and eaves height for the roof of proposed extension. This way the character of the existing house has been kept same. The proposed extension looks balanced and part of the main house.

A.12 Total proposed area is 15.98 sq. meter which is not an overdevelopment. The proposed development is not detrimental to the character, appearance of the original dwelling and to visual amenities of the street scene and the surrounding area.

A.13 Loft has been already converted under PD class B with a rear dormer. The proposed extension and its roof comply with the existing roof profile. This is common practice and you can see these kinds of developments everywhere so there is no harm. Furthermore, appeals for such development have been allowed in past so hip to gable roof extension exists with two storey side extension.

B. Against Refusal Reason # 2

B.1 We have not increased the number of bedrooms. Existing and proposed plans show same number of beds which are 4. We have not added any new bedroom and kept the amenity space same. Hence, there is no loss of amenity space and the proposed development will have no impact over the amenity area.

B.2 The rear amenity measures 78 sq. meter and front amenity is 160 sq. meter. It is sufficient for a 4-bed house dwelling.

B.3 The proposed development includes first floor side extension, so we have not covered any area on the ground, thus the amenity area remains the same as exiting.

B.4 We have kept amenity area similar to surrounding properties.

C. Planning policies & Design considerations

Planning officer mentioned in the decision letter that we have violated Policy BE1 (Built Environment), DMHB 11 (Design of New Development), DMHB 12 (Streets and Public Realm), DMHD 1 (Alterations and Extensions to Residential Dwellings) and Policy D3 (Optimising site capacity through the design-led approach)

However, we have considered all the above-named policies very carefully and we recommend the design is exactly in line with Policy BE1, DMHB 11, DMHB 12, DMHD 1 and D3

Policy BE1 (Built Environment)

Our proposed design very much incorporate BE1 (Built Environment). Please see the following points which can be seen in our design.

- The proposed extension achieves a high-quality design which enhances the local distinctiveness of the area and contributes to community cohesion and a sense of place.
- The proposed design contributes to the local area in terms of layout, form, scale and materials and seek to protect the amenity of surrounding properties.
- The property is wheelchair accessible.

DMHB 11 (Design of New Development),

- The proposed development harmonises with the local context by taking into account the surrounding scale of development, considering the height, mass and bulk of adjacent structures.
- The proposed design respects surrounding building plot sizes and widths, plot coverage and established street patterns.
- The proposed extension compliments building lines, setbacks, rooflines, streetscape rhythm, for example, gaps between structures and other streetscape elements, such as degree of enclosure.

- The proposed architectural composition is of high quality.
- The proposal does not impact on neighbouring open spaces and their environment.
- The internal design and layout of development maximises sustainability and is adaptable to different activities
- Amenity space remains the same as we have only extended on the first floor. Landscaping and tree planting has not been changed.
- Proposed development does not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space.

DMHB 12 (Streets and Public Realm)

Our proposed design follows Policy DMHB12 (Streets and public realm). Please see the following points which we have incorporated in our design.

- Proposed design is well integrated with the surrounding area and accessible.
- Amenity space remains the same as we have only extended on the first floor. Landscaping and tree planting has not been changed.
- There is enough space on front driveway to park 3 cars same as neighbouring properties.

DMHD 1 (Alterations and Extensions to Residential Dwellings)

Our proposed design follows DMHD1 (e Alterations and Extensions to Residential Dwellings). Please see the following points which we have incorporated in our design.

- There is no adverse cumulative impact of the proposal on the character, appearance or quality of the existing street or wider area.
- Proposed extension has satisfactory relationship with adjacent dwellings.
- New extension appears subordinate to the main dwelling in their floor area, width, depth and height.
- New extension respects the design of the existing house and be of matching materials.
- There is no unacceptable loss of outlook to neighbouring occupiers.
- Adequate garden space is retained.
- Trees, hedges and other landscaping features are retained.
- Proposed extension does not contain windows or other openings on side that overlook other properties. Hence the proposal does not cause overlooking neighbouring properties and respect their privacy.

- Gable end roof on extension is of a similar pitch and materials to that of the original roof and subordinate to it in design.

Roof extension located on the side elevation is subservient to the scale of the existing roof and does not exceed more than two thirds the average width of the original roof.

- It is located below the ridge tiles of the existing roof and retain a substantial element of the original roof slope

Policy D3 (Optimising site capacity through the design-led approach)

- Proposed design achieves safe, secure and inclusive environment.
- Provide active frontages and positive reciprocal relationships between what happens inside the buildings and outside in the public realm to generate liveliness and interest.
- Proposal delivers appropriate outlook, privacy and amenity.
- Design provides conveniently located green and open space for social interaction, play, relaxation and physical activity
- Proposed design achieves indoor and outdoor environments that are comfortable and inviting for people to use

Conclusion

We believe that our proposal is completely in line with local planning policies and the design of dwelling meets the requirement of houses by the Hillingdon Council. We hope that inspectorate will consider this appeal for approval. However; if there are any concerns, we expect that inspectorate must highlight them. Coordination at every stage will be done to attain the improved results. We appreciate your time and consideration and look forward to implement the plan by following the rules and regulations.

In case if you require any further information, please let us know. We would be honoured to assist you with that.