

APPEAL STATEMENT

261 LONG LANE, HILLINGDON,
UXBRIDGE, UB10 9JR

LOCAL AUTHORITY REF NO. 12883/APP/2022/3362

Prepared By
The Gillett Macleod Partnership

10th March 2023

CONTEXT

The host building is a large frontage, detached, two storey house with a traditional pitched roof and stands at the junction of Long Lane and Park Way. The site is within the Hillingdon Court Park Area of Special Local Character.

There has been, most recently, a planning consent for a very similar extension to the property which was approved on 30th June 2022 (reference: 12883/APP/2022/1369). The only difference between this previously approved house extension proposal and the appeal scheme is the inclusion of the loft storey and associated crown roof.

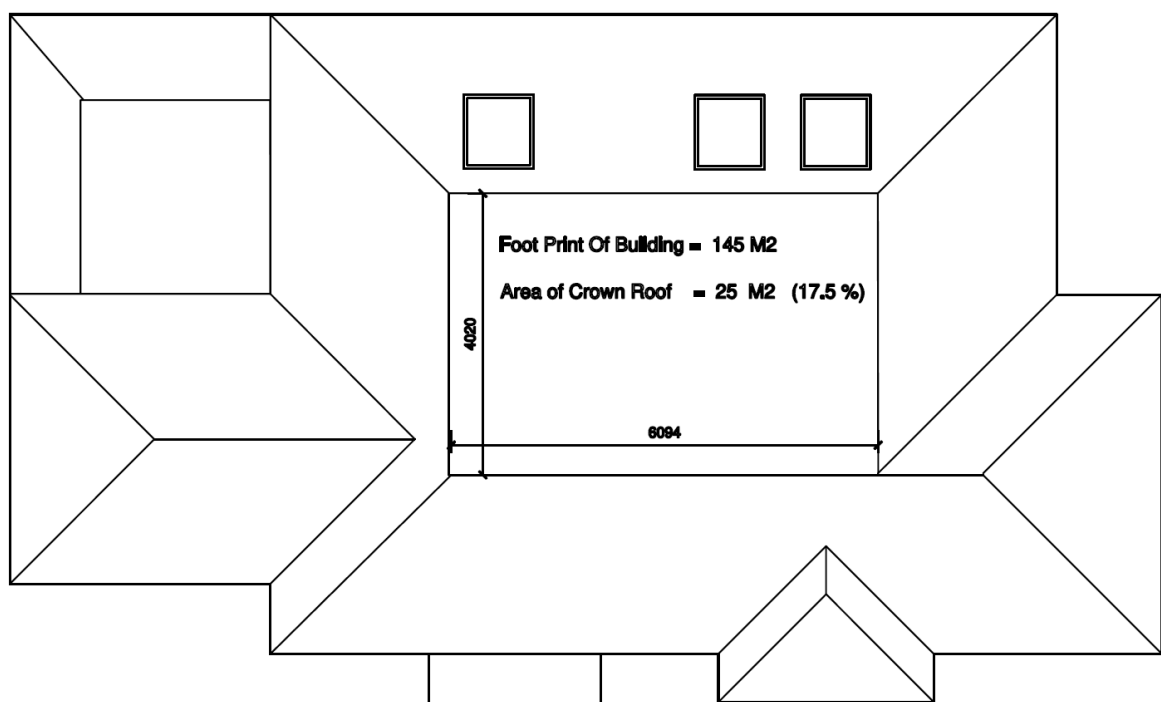
The appeal proposal is **identical** to the extant planning consent referred to above in the following respects:

- The footprint is the same;
- The ground and first floor plans are the same;
- The front elevation and side elevations are the same.

The only consideration therefore is whether the addition of the loft room with ensuite bathroom with the replacement of the valley gutter with a crown roof is an acceptable alteration to the extant planning consent.

STATEMENT OF CASE

The local planning authority state in their report that the proposed roof form introduces a large and uncharacteristic crown roof. We have calculated that the crown roof represents 17.5% of the area of the footprint of the building which is a reasonably small proportion. Attached below is the roof plan giving details of these area calculations.



The local planning authority's contention that the crown roof form is uncharacteristic is also questionable. Three doors to the south of the appeal site and No. 6 Park Way is a large crown roof which has a 30% of the footprint of the house taken up with a crown roof. There are also a number of examples on the opposite side of Long Lane between No.'s 308 and 342.

Although the existing house is at the junction of Park Way and Long Lane, the rear elevation which is the only elevation which is different from the previously approved, will not be visible from the road.

Whilst I accept that the design should be considered in the round and that the rear elevation is important, the amount of impact this relatively small change to the rear elevation will have on the character of the area should be acknowledged.

CONCLUSION

The crown roof is relatively small compared to the footprint of the extant consent proposal.

The area has a number of examples of crown roofs which are not a foreign feature in the area.

The alterations to the roof form over and above the extant scheme will not be viewed from the street and therefore would not affect the street scene.

It is our contention that the small change proposed to the roof form does not represent any demonstrable harm and therefore the appeal should be allowed.

Jeffrey Gillett, R.I.B.A.