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London Borough of Hillingdon,
Planning,
Civic Centre,
UB8 1UW

20th January 2023

RE: PLANNING STATEMENT FOR LOFT ALTERATIONS TO FACILITATE DORMER AT 38 DERBY ROAD, UXBRIDGE

Dear Sir/Madam

This planning statement is to supplement the planning application for the above address.

This follows a previous application (reference: 20706/APP/2022/3489) submitted on 16th November 2022. This application was refused. The planning statement will address the refusal while demonstrating the refusal reasons have been addressed.

The previous application's (20706/APP/2022/3489) officer's report stated the following:

“The submitted drawings confirm that the proposed roof extension would:-

- (i) Not exceed the permitted development allowance of 50 cubic metres (Semi-detached property);*
- (ii) Not exceed the height of the highest part of the roof;*
- (iii) Extend beyond the plane of any existing roof slope which forms part of a principal elevation of the dwelling house and fronts a highway;*
- (iv) The dormer would be set in from the eaves margin by 200 mm;*
- (v) All materials would be of a similar appearance to those of the existing dwelling.*
- (vi) Rooflights are less than 150 mm above the roof plane”*

The report later states the reason for refusal is not meeting all the criteria stated for Schedule 2,Part 1, Class B and C of the Town and Country Planning (General Permitted Development Order 2015 (as amended) due to the dormer appearing to extend beyond the plane of the roof slope facing the street.

Note that the dormer design itself is fully compliant with the stipulations expressed by the NPPF, Hillingdon's Local Plan and Hillingdon's Residential Design Guide.



Though stated above, it is worth reiterating that the proposed dormer, in addition to the existing rear facing dormer would:

- not exceed 50 cubic meters,
- nor exceed the height of the height part of the roof;
- it is set in from the eaves by 200mm;
- all materials would be of similar appearance to those of the main dwelling;
- the proposed rooflight will not protrude more than 150mm above the roof plane,

We note that Hillingdon Residential Design Guide states the following regarding roof extensions –

“Dormer windows through the creation of dormers – located on the principal elevation of the property, facing the road will always require planning permission but will not be acceptable by the Council for most buildings of two or more storeys, unless this is an original character of the area.”

The proposed dormer does not include any windows facing the road, and only a side facing window which is to be fixed and obscured. The creation of a dormer in this location will be to facilitate a bedroom; as such to ensure natural light, a rooflight is proposed to compensate for the obscured window.

Crucially, there is already precedence for a side facing dormer fronting a highway at 22 Derby Road (refer to images below – planning reference 24777/APP/2019/2296). The development of a side facing dormer at 38 Derby Road is very similar to the creation at 22 Derby Road, and as previously stated, the dormer meets all other requirements needed of it.

In conclusion, we believe that the creation of a side dormer at the above address is not unreasonable given the circumstances herein expressed.

Yours sincerely,

Bluebead Architects





Figure 1 - Side dormer at 22 Derby Road (left)



Figure 2 - Side dormer at 22 Derby Road (right)

