



301 High Street
Harlington
Hayes
UB3 5DG

September 2023

Planning Application

Excel Planning have been instructed by the applicant to submit a planning application for the following development:

‘The erection of a rear dormer extension and two rooflights to the front roof slope’

Site and Surrounding Area

The application site contains a two-storey terraced property located on the eastern side of High Street. The locality mostly consists of terraced residential housing, commercial properties and a mix of ground floor commercial and upper floor residential properties. The application site is located within the Harlington Village Conservation Area. The building is not listed.

Planning History

21376/APP/2023/2064 – Conversion of roof space to habitable use to include a rear dormer and 2 front roof lights. Refused 5/09/2023

Proposed Development

The proposal seeks planning permission for the erection of a rear dormer extension and two rooflights to the front roof slope

Planning Policy

The policy documents appropriate for the site is as follows:

- NPPF
- London Plan (2021)
- Hillingdon Local Plan: Part One – Strategic Policies (November 2012)
- Hillingdon Local Plan: Part Two – Development Management Policies (January 2020)
- Harlington Village Conservation Area Character Appraisal



The material planning considerations are set out and discussed below:

Impact on Character, Appearance and Heritage

The application site is located within the Harlington Village Conservation Area, known for its distinctive form, comprising a dispersed, linear development along the High Street. Harlington Village as a conservation area is multi-faceted and is mostly derived from its historic origins and number of distinct character areas. We recognise that the Harlington Village Conservation Area provides an opportunity for enhancement through the preservation, enrichment and reinstatement of its architectural quality and unity.

The majority of residential properties are two-storey, and have varied roof-lines. Properties directly opposite the application site are three-story in nature. It is noted that some houses have, however, been unsympathetically extended, with overlarge dormers or hipped roofs changed into gabled ends.

The proposed rear dormer extension has been carefully designed to be small so as to not disrupt the existing roof line of the host property, and would sit behind the existing outrigger thus reducing its overall visibility from the public realm. The dormer extension is also to be set 500mm in from the eaves and either side of the existing roof ensuring a modest appearance and projection. The dormer extension will be less than two thirds the average width of the original roof as per Policy DMHD 1 of the Hillingdon Local Plan: Part Two – Development Management Policies (January 2020). The dormer extension is to designed with materials to match the existing roof tiles. Furthermore, its location within the roofscape ensures that it would be sympathetic to the character and appearance of the Harlington Village Conservation Area.

Two rooflights are proposed to the principal elevation of the host property, to be located high within the roof plane. They are to be very flat, conservation style and modest in size have been carefully designed ensure their discreet appearance and thus it is not expected that the development would have an untoward impact on the Harlington Village.

The proposal therefore responds positively to the architectural materiality of the host property via enhancement and thus retains the integrity of the Harlington Village Conservation Area.

The proposal should therefore be granted planning permission, after careful consideration against Paragraphs 128 and 133 of the NPPF and Policies DMHD 1, DMHB 6, DMHB 13 and DMHB 14 of the Hillingdon Local Plan: Part Two – Development Management Policies (January 2020) and the Harlington Village Conservation Area Character Appraisal.



Impact on Neighbouring Amenity

The use of the property will remain as residential. The proposed rear dormer is of a size that would not result in a loss of daylight/sunlight or outlook to neighbouring residents. Any views attained from either the rear dormer or the proposed roof lights would not afford any views into adjacent properties greater than what can be achieved by the existing windows to the front and rear of the site. The proposed rooflights will also face a public highway and thus no significant risk to neighbouring amenity is posed as a result of the development, complying with Policy DMHB 17 of the Hillingdon Local Plan: Part Two – Development Management Policies (January 2020).

Conclusion

The proposal seeks the creation of a rear dormer extension and two front rooflights. The proposal has been designed to ensure the integrity of the host property and the Harlington Village Conservation Area is retained, and the living conditions of the occupiers are not compromised.

In light of the above, and in the absence of identified harm, the proposal is considered to have planning merit and should be supported by officers.