



Planning Statement

Alterations to 1 no. rear dormer

32 Bury Avenue

Ruislip

HA4 7RT

Version 1 – April 2025

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1. INTRODUCTION

- 1.1 My name is John Snow and I am a Director with Tetrack Planning, Chartered Town Planning Consultants. I have a BSc Hons and PgDip in Town Planning and am a Member of the Royal Town Planning Institute.
- 1.2 This Planning Statement ('PS') has been prepared in support of a Planning Application seeking: *"Alterations to 1 no. rear dormer"* ('the Proposal') at 32 Bury Avenue Ruislip HA4 7RT ('the Site').
- 1.3 The extents of the Site can be seen outlined on the drawings accompanying this PS.
- 1.4 This PS outlines the Site, the Proposal, the Planning History, relevant planning policies within the Statutory Development Plan, and finally all relevant Material Planning Considerations are assessed against the planning policy context. This application follows positive pre-application engagement with the Council in March 2025. Where relevant, reference is made to the advice within this PS.
- 1.5 This submission has been prepared on behalf of the Applicant. It should be read in conjunction with accompanying Drawings.

The Site

- 1.6 The application Site is located on the northwest side of Bury Avenue, where it intersects with Howletts Lane.
- 1.7 The wider context is primarily residential, comprising a mix of one and two storey dwellings of various footprints, roof forms and materials. Several properties in the surrounding area have been extended in the past, including roof dormers. These include for example Nos 30, 32 and 40 Howletts Lane all of which display very similar rear dormers. No 32 was the subject of a planning application ref 69282/APP/2013/2455, approved on 07-10-13, and No 40 was also the subject of a planning application ref 65022/APP/2018/2446 and approved on 02-08-18 (see fig 1).
- 1.8 The existing architectural context of the area is marked by a rich tapestry of diversity, reflecting a history of evolution and adaptation characterised by a variety of architectural modifications, including two-storey side extensions, loft conversions, dormer additions, and other bespoke alterations (see fig 2).

- 1.9 These features collectively demonstrate the area's capacity for change, accommodating the evolving needs of its residents while preserving the unique character and heritage of the community. In this diverse context, each change contributes to the individuality of each building, yet maintains a cohesive visual and structural harmony across the neighbourhood. The area's architectural diversity is further enriched by the varied materials, design approaches, and construction techniques employed in these modifications.



Fig 1 – wider site context along Howletts Lane

- 1.10 These features collectively demonstrate the area's capacity for change, accommodating the evolving needs of its residents while preserving the unique character and heritage of the community. In this diverse context, each change contributes to the individuality of each building, yet maintains a cohesive visual and structural harmony across the neighbourhood. The area's architectural diversity is further enriched by the varied materials, design approaches, and construction techniques employed in these modifications.



Fig 2 – examples of variety of architectural modifications

The Permitted Development Position

- 1.11 Where the rear dormer to be considered in isolation, the Proposals broadly comply with the provisions of permitted development by virtue of the provisions of Schedule 2, Part 1, Class B, Class C and Class G of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).
- 1.12 No 2 Howletts Lane was also the subject of a Lawful Development Certificate in 2019 reference 36641/APP/2019/2802. In this particular case the Local Authority granted a Lawful Development Certificate for a rear dormer comprising 5m x 3.75m x 2.5m. This is of very similar dimensions to the Proposals now presented within this Planning Statement.

2. PLANNING HISTORY

- 2.1 Planning Ref No: 23834/APP/2023/2454 for the erection of a single storey front/porch extension. Extension of existing habitable roof space including 2 no. rear dormers and 2 no. front dormers and change in roof profile to a half-hip roof. Garage conversion to habitable space and single storey side/rear extension was granted on 31-10-23 subject to conditions ('the Original Proposals').
- 2.2 The development was subsequently implemented, however it was built differently to the approved drawings. In particular, the rear dormer was built larger than the approved drawings.
- 2.3 The Applicant sought retrospective planning permissions Ref. No. 23834/APP/2024/357 for the retention of existing habitable roof space including the construction of a rear dormer roof extension and this was refused on 5th April 2024.
- 2.4 The Applicant subsequently Appealed the refusal of Planning Permission Reference 23834/APP/2024/357, the Inspector subsequently dismissed the Appeal Reference APP/R5510/D/24/3344257 ('the Appeal'). In reaching their decision on the Appeal the Inspector made the following comments with respect to the size of the rear dormer.

"The rear dormer is large but is well set in from the side eaves and down from the ridge so that a sufficient element of the roof profile is retained above and to the sides. However, it extends beyond the sloped plane of the roof, over a flat roofed rear projection, ending just short of the eaves. It is therefore unduly deep and bulky."

- 2.5 With the above in mind, the main area of concern with respect to the rear dormer is considered to be its depth. Its width was not identified as an area of concern by the Inspector.
- 2.6 As previously stated, positive and constructive pre-application engagement has occurred with the Council following the Appeal. Advice provided by the Council under pre-application reference (23834/PRC/2024/178), concluded that:

"The proposed development would remain subordinate to the original dwelling and does harmonise with the scale and proportions of the surrounding street scene. There would not be any harm arising to the living conditions of neighbours and sufficient private amenity space would be retained for a dwelling."

Taking all the matters set out in the above report into account, it is considered that the proposal

*would comply with Policies DMHB 11, DMHB 12 and DMHD 1 of the Hillingdon Local Plan :
Part Two - Development Management Policies (2020)."*

3. THE PROPOSALS

- 3.1 This Proposal the subject of this Application Submission seeks to reduce the size of the rear dormer while still retaining sufficient space for a family bathroom and two bedrooms.
- 3.2 The reduction in the depth of the dormer would ensure that it does not project forward of the roof plane and would be below 50m³ in total. If they were considered in isolation from the other works previously undertaken to the property the Proposals would likely benefit from Permitted Development.

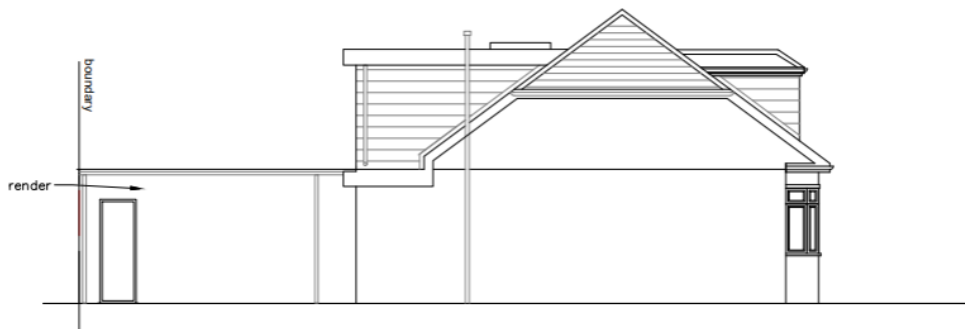


Fig 3 – existing rear dormer, extending over an existing flat roof element

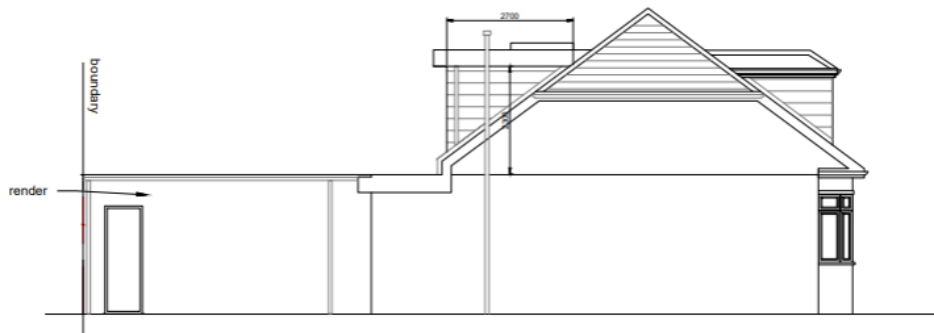


Fig 4 – proposed rear dormer set back from flat roof element of the Host Property

- 3.3 In reaching their decision on the Appeal the Inspector specifically raised concerns regarding the depth of the dormer extending beyond the roof plane. Similar concerns have also been raised by the Council. They did not however raise concerns regarding width and the Proposals themselves are not dissimilar to the Original Proposals which have the benefit of planning permission.
- 3.4 The Proposals are aimed at specifically addressing the concerns highlighted in the Appeal while still retaining sufficient space for a family bathroom and two high quality bedrooms to the rear. As illustrated by Figures 3 and 4 (above), the depth of the dormer has been significantly reduced.

4. PLANNING POLICY FRAMEWORK

- 4.1 Section 38(6) of the Planning and Compulsory Purchase Act (2004) makes it clear that decisions must be made in accordance with the Development Plan unless material considerations indicate otherwise.
- 4.2 The Development Plan comprises the following:
- The National Planning Policy Framework 2024
 - London Plan 2021
 - Hillingdon Local Plan: Part One Strategic Policies (2012)
 - Hillingdon Local Plan: Part Two - Development Management Policies (2020)

The National Planning Policy Framework 2024

- 4.3 The new National Planning Policy Framework was revised in 2024 and the following paragraphs are considered to be relevant.
- 4.4 Paragraph 39 confirms that Local Planning Authorities should approach decisions on proposed developments in a positive and creative way. They should 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.
- 4.5 Paragraph 48 confirms that 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 must be taken into account in preparing the Development Plan, and is a material consideration in planning decisions. This paragraph also states that decisions on applications should be made as quickly as possible, and within statutory timescales, unless a longer period has been agreed by the applicant in writing.
- 4.6 Paragraph 55 advises that Local Planning Authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions.
- 4.7 Paragraph 56 advises that planning conditions should be kept to a minimum and only imposed where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects. Conditions that are required to be discharged before development commences should be avoided.

- 4.8 The National Planning Policy Framework states that planning should aim to ensure that developments function effectively and contribute to the overall quality of an area. Development must respond to local character and history, reflect the identity of local surroundings and materials and should be visually attractive as a result of good architecture and landscaping.
- 4.9 Paragraph 131 states that the creation of high quality 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.
- 4.10 Development should:
- a) 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) Be visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
 - c) Be 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;
 - f) Create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

London Plan 2021

- 4.11 Policy D3 Optimising Site capacity states that all development must make the best use of land by following a design-led approach that optimises the capacity of Sites, including Site allocations.
- 4.12 Paragraph 1 states that development should enhance local context by delivering buildings and spaces that positively respond to local distinctiveness through their layout, orientation, scale, appearance and shape, with due regard to existing and emerging street hierarchy, building types, forms and proportions.

- 4.13 Paragraph 7 highlights the need for development to deliver appropriate outlook, privacy and amenity.
- 4.14 Paragraph 12 states that development should be of high quality, with architecture that pays attention to detail, and gives thorough consideration to the practicality of use, flexibility, safety and building lifespan through appropriate construction methods and the use of attractive, robust materials which weather and mature well.

Hillingdon Local Plan: Part One Strategic Policies (2012)

- 4.15 Policy BE1 of the Hillingdon Local Plan: Part One Strategic Policies (2012) seeks a quality of design in all new development that enhances and contributes to the area in terms of form, scale and materials; is appropriate to the identity and context of the townscape; and would improve the quality of the public realm and respect local character.

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

- 4.16 Policy DMHD 1 states that planning applications relating to alterations and extensions of dwellings will be required to ensure that: i) a satisfactory relationship with adjacent dwellings is achieved; and ii) there is no unacceptable loss of outlook to neighbouring occupiers. This policy 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.
- 4.17 Policy DMHD 1 also requires that there is no unacceptable loss of outlook to neighbouring occupiers. With regard to roof extensions, Policy DMHD 1 states:
- i) 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 of the existing roof and retain a substantial element of the original roof slope above the eaves line;
 - ii) the Council will not support poorly designed or over-large roof extensions including proposals to convert an existing hipped roof to a gable;
 - iii) raising of a main roof above the existing ridgeline of a house will generally not be supported;
 - iv) all roof extensions should employ appropriate external materials and architectural details to match the existing dwelling.

4.18 Policy DMHB 11 seeks to ensure that development proposals do not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space. The supporting text for this policy states that the Council will expect new development proposals to carefully consider layout and massing in order to ensure development does not result in an increased sense of enclosure and loss of outlook.

4.19 Policy DMHB 12 states that development should be well integrated with the surrounding area.

5. MATERIAL PLANNING CONSIDERATIONS

5.1 The main material considerations are:

Impact on Design and Character, the Host Property and Neighbouring Amenity

- 5.2 The proposed design for the rear dormer takes into account the existing architectural fabric of the surrounding area, which is characterised by a rich variety of roof profiles and includes several with substantial dormer constructions (see site context above and including for example Nos 30 and 40 Howletts Lane both of which display very similar rear dormers). This specific characteristic of neighbouring properties, and the area, was also acknowledged by the Council through pre-application engagement. This architectural context indicates a precedent for flexibility in design and an established character that is defined, in part, by such features indicating a high capacity for change.
- 5.3 The Proposals themselves are not materially dissimilar to the Original Proposals which already have the benefit of planning permission. It is also noteworthy that, were the Proposals considered in isolation from the historic works to the property, they would fall within the provisions of Permitted Development.
- 5.4 The Proposals seek to address the concerns raised by the Inspector at Appeal with respect to the depth of the dormer extending beyond the roof plane. In particular, the Proposals reduce the depth of the dormer, which now no longer extend over the flat roofed rear projection (see Figure 4). Through pre-application engagement, the Council have confirmed that the Proposal can be supported.
- 5.5 With this context in mind, together with a surrounding context where lots of large dormers and other alterations/extension in the vicinity demonstrates that such extensions are an intrinsic characteristic within the neighbourhood. Hence, the proposed dormer, in its scale and form, seeks to align with this prevailing character.
- 5.6 As previously stated, the Site benefits from a previous planning permission (LPA Ref: 23834/APP/2023/2454) which featured two smaller rear dormer roof extensions. Similarly, the property has had an existing rear dormer window in place for a number of years. As such, it is considered that the proposal does not provide any new, or unacceptable, opportunities for overlooking.
- 5.7 The proposal is in accordance with Policy BE1 of the Local Plan Part 1, Policies DMHD 1 and DMHB 12 of the Local Plan Part Two as well as the design provisions in the NPPF.

6. CONCLUSION

- 6.1 The Proposal seeks a reduction in the size of the rear dormer. The Applicant has revised the Proposal to reflect the comments made by the Inspector in respect of the dismissed Appeal and has subsequently worked with the Council through proactive pre-application discussions to deliver an acceptable solution. This Proposal is not materially different in dimensions from the Original Proposals which already benefit from planning permission.
- 6.2 The final volume of the rear dormer would not exceed 50m³ and were it considered in isolation, would enable the property to comply with the Permitted Development Regulations.
- 6.3 The Proposals would enable the property to benefit from a family sized bathroom and two bedrooms whilst at the same time not extending beyond the roof plane.
- 6.4 In summary, the Proposals will serve to enhance the functionality of the host property, whilst important changes to the size of the dormer ensures that the character of the area is maintained.
- 6.5 In our view the Proposal is wholly supported by planning policy. There is no reason to justify withholding planning permission.