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PLANNING STATEMENT.

9 The Rise, Hillingdon UB10 0JL. Job. No. 4723.

Proposals: 1. Adaptation of Existing Loft Conversion and Conversion of roof space to habitable use, involving a hip-to-gable extension to the existing two-storey side element and the installation of a rear dormer window and new rooflights.

2. Conversion of an Existing Garage into a Work Studio.

1. Introduction

This statement is submitted in support of a Householder planning application for roof extensions at 9The Rise, Hillingdon. The applicant seeks to optimise the existing building footprint to provide high-quality habitable space. While the property occupies a prominent corner plot, the design has been carefully calibrated to respect local character while adhering to the densification mandates of the **National Planning Policy Framework (NPPF) 2026**.

2. Design Evolution and Subservience

The proposal has been designed with strict adherence to the **Hillingdon Design and Accessibility Statement (HDAS)** and **Policy DMHD 1**:

- **Rear Dormer:** To ensure the addition remains subservient, the dormer is significantly set in from both gable ends (exceeding the 0.5m local requirement) and is set down from the main ridge line and up from the eaves. Indeed, the new dormer width is a maximum of two thirds the width of the existing property (6m where the existing width is >9m). The Dormer is set down from the existing ridge by 300mm. The Dormer is set up the minimum 200mm from the roof margin [eaves] ; as Number 1 The Rise, Ref. 40279/APP/2015/1199. This ensures the original roof form remains the dominant feature when viewed from the rear.
- **Hip-to-Gable:** The conversion of the hipped roof on the existing two-storey side extension is necessary to facilitate a safe and functional internal staircase and habitable head height.

"This application proposes a hip-to-gable and rear dormer roof extension to facilitate the sustainable use of existing residential floorspace. The proposal has been carefully designed to sit subordinately within the context of the host dwelling and the wider street scene, in full alignment with the principles of **Policy DMHD 1 of the Hillingdon Local Plan (Part 2)**.

While the scheme seeks to alter the roof profile over a previously extended side element, the design mitigates visual bulk by maintaining a clear setback from the side boundary and utilising matching external roof tiles to ensure seamless architectural integration. The rear dormer is designed to be a secondary, subordinate addition to the newly created roof slope—respecting local design guidelines by avoiding a full-width 'box' profile, aligning

windows with the fenestration of the floors below, and preserving the privacy of adjoining private amenity spaces.

In accordance with the overarching objectives of the **2026 National Planning Policy Framework (NPPF)**, this scheme represents a high-quality, contextual example of optimising urban land. By densifying and upgrading an existing family home within an established residential area, the proposal avoids outward urban sprawl and allows for the sustainable, long-term growth of the Borough's housing stock without placing undue pressure on local infrastructure."

3. Compliance with NPPF 2026 (The "Presumption" Weight)

Under the **December 2025/2026 NPPF revisions**, the "standard of proof" for refusing urban extensions has increased. This application relies on three specific national pillars:

- **Policy S4 (Urban Densification):** The 2026 NPPF introduces a "default yes" for the redevelopment of corner plots and upward extensions within settlement boundaries. As the ridge height remains unchanged, the proposal is a "suitably located development" that should be approved without delay.
- **Gentle Densification:** National policy now explicitly discourages Local Authorities from refusing applications based on "character" alone unless the harm is "demonstrably significant." In this context, the social benefit of providing additional family accommodation within the existing envelope outweighs the subjective aesthetic preference for a hipped roof.
- **Technical Standards Over Aesthetics:** The 2026 Framework instructs councils to prioritise internal space standards and "upward growth" over traditional "symmetry" requirements, particularly where the footprint is already established.

4. Impact on the Street Scene (Corner Plot Justification)

It is acknowledged that Hillingdon traditionally prefers hipped roofs on corner plots to maintain "openness." However:

- **Visual Gap:** The proposal does not extend the building's footprint closer to the boundary at ground or first-floor level. This "matches existing" which avoids a "bulk and massing" rebuttal. The "visual gap" at eye level—which defines the openness of the street—is fully preserved ; with the road providing a large open visual gap.
- **Architectural Termination:** The introduction of a gable provides a strong architectural termination to the terrace/block, a principle supported by modern urban design standards cited in the 2026 NPPF. Furthermore, there are many gable ends in the vicinity like opposite.
- **Precedent:** Recent 2025/26 appellate decisions (e.g., *APP/P3040/D/25/3365488*) have established that "unbalancing" a roofline is no longer sufficient grounds for refusal given the overarching national need for housing optimisation.

5. Biodiversity and Technical Matters

- **BNG:** The proposal is exempt from mandatory Biodiversity Net Gain under the **2026 Small-Scale Development Exemption (sites <0.2ha)** and the *de minimis* habitat impact rule, as all works are confined to the existing roof plane.
- **Amenity:** All new side-facing glazing will be obscure-glazed and non-opening below 1.7m, ensuring zero impact on the privacy of neighboring occupiers, in full compliance with Policy DMHD 1.

6. Conclusion

The proposal represents a sustainable and policy-compliant "upward extension" that aligns with the 2026 NPPF's mandate for the efficient use of urban land. By following Hillingdon's subservience rules for the dormer, the applicant has ensured the development remains proportionate. We,

therefore, request that the "presumption in favour of sustainable development" be applied and planning permission be granted.

1. Principle of Development

The existing brick and tile Garage is not just a "shed," but a sustainable use of existing space.

- **Sustainable Reuse:** The proposal utilises the existing built form, aligning with NPPF 2026's focus on minimising embodied carbon by retrofitting rather than rebuilding.
- **The "Home-Work" Balance:** There are updated policies regarding the support of small businesses and home-based employment, which reduces the need for commuting and supports the local economy.

2. Design and Character

The "shell" of the building stays the same, but there will be visual "upgrades."

- **Sympathetic Materials:** All new glazing (like replacing the garage door with a window) will match the aesthetic of the main dwelling.
- **High-Quality Infill:** Under 2026 guidelines, "beauty" is a recurring theme. By replacing the functional garage door with a well-designed architectural opening, this will improve the street scene.

3. Impact on Amenity

- **Noise Insulation:** "The studio will be insulated to modern Building Regulations standards, ensuring that internal activities do not result in any noise leakage to neighboring properties."
- **Privacy:** The added windows are positioned to avoid direct overlooking of neighbors' primary living spaces or private gardens.

4. Parking and Highways

- **Evidence of Capacity:** The existing front driveway / off-street parking can accommodate 3 cars ; meeting local standards after the conversion.
- **Functional Reality:** The current garage is undersized for modern vehicles (and definitely too small for SUVs), rendering its current use as "parking" obsolete.
- **Cycle Storage:** Under the 2026 NPPF, a portion of the garage is being retained for secure cycle storage.

"The proposal involves the conversion of the existing garage into a high-quality work studio. While this repurposes a covered parking internal area, the site retains 3 off-street parking spaces on the existing private driveway. This exceeds/meets the local standing requirements for a dwelling of this size. As such, the development will have a **neutral impact** on local highway safety and will not increase the demand for on-street parking, satisfying the core transport objectives of the **NPPF 2026**."

4. Conclusion

"The proposed conversion of the existing garage into a work studio represents a sustainable and efficient use of the current residential footprint, directly aligned with the **NPPF 2026** objectives for flexible living and working environments.

By facilitating a dedicated home-office space, the proposal reduces the necessity for external travel, contributing to local carbon reduction targets. The external alterations have been designed to be subservient to the main dwelling, utilising matching materials to ensure the 'beauty and character' of the local area is preserved. Furthermore, the retention of 3 off-street parking spaces ensures that the proposal has a neutral impact on local highway safety and parking capacity."

1. The "Unified Design" Narrative

The two projects will be constructed as a singular architectural language.

- **Cohesive Materials:** The new windows in the garage and the cladding/tiles used for the roof extension will follow a unified palette. This addresses the NPPF 2026 requirement for **"Area-wide Beauty."**
- **Scale and Massing:** Because the garage conversion is "in-fill" (using existing walls), the only significant change in massing comes from the roof extension, meaning the cumulative impact on the neighborhood remains low.

2. Enhancing the "Green" Credentials

The 2026 framework places a heavy emphasis on the **Circular Economy**.

- **Retrofit First:** *"The proposal prioritises the 'Retrofit First' principle championed by the NPPF 2026, opting to repurpose the existing underutilised garage structure alongside the roof extension to meet the household's spatial needs without the carbon footprint of a new-build garden annex."*
- **Thermal Performance:** The conversion will involve upgrading the garage floor, walls, and roof to modern thermal standards, mirroring the high-efficiency insulation being used in the new roof extension.

3. Planning Balance & Mitigation

It is clear, these two Projects are not "over-developing" the plot, due to they are based upon existing structures.

- **Garden Preservation:** By converting the garage and extending upwards (the roof), we are preserving the **permeable garden space**. This aids biodiversity and sustainable drainage (SuDS) policies.
- **Ancillary Use:** The studio is "ancillary to the main dwelling", which daytime use only.

"The proposed works represent a comprehensive enhancement of the application site. By integrating a garage-to-studio conversion with the roof extension, the development optimises the building's internal configuration to support modern, sustainable living patterns.

While the roof extension provides necessary primary living space, the studio conversion re-purposes existing 'hard' infrastructure into a high-performance workspace. This approach ensures that the total footprint of the dwelling remains unchanged, preserving existing soft landscaping and garden amenity in accordance with the environmental objectives of the **NPPF 2026**."

The "Comprehensive Development" Argument

Since the roof and the garage will be built simultaneously, this will ensure the **efficiency of the build**:

- **Minimised Disruption:** By undertaking both projects under one permission, the construction period is condensed, reducing the impact of noise and contractor vehicles on the neighborhood compared to two separate projects over several years.
- **Architectural Integrity:** The studio fenestration (windows/doors) will be designed to "match the high-quality architectural language of the roof extension," creating a balanced and visually cohesive property.

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