

PLANNING STATEMENT

Proposed Loft Conversion with Rear Dormer and
Hip-to-Gable End Conversion

74 Birchway, Hayes, Middlesex, UB3

London Borough of Hillingdon

1. Introduction

This Planning Statement has been prepared in support of a householder planning application for a loft conversion at 74 Birchway, Hayes, Middlesex (the “Application Site”). The application is submitted to the London Borough of Hillingdon as the Local Planning Authority (LPA).

The proposed development comprises the following works:

- Conversion of the existing loft space to create a new master bedroom with en-suite facilities;
- Construction of a rear dormer window extension to provide additional headroom and habitable floor area within the loft;
- Conversion of the existing hipped roof on the side elevation to a gable end, reflecting the established character of a number of neighbouring properties within Birchway.

The development is wholly residential in nature and seeks to maximise the internal accommodation within the existing dwelling without the need for a more substantial ground floor or first floor extension. It is considered that the proposed works are appropriate in scale and design, consistent with the established street scene, and in accordance with relevant national and local planning policy.

2. Site Description and Location

74 Birchway is a semi-detached residential dwellinghouse situated on Birchway, a residential street in Hayes, within the London Borough of Hillingdon. The property forms part of the historic Minet Estate, a well-established residential neighbourhood laid out in the early-to-mid twentieth century primarily to provide housing for the area’s growing workforce.

The street comprises predominantly semi-detached and terraced properties of similar age, scale, and construction, characterised by brick elevations beneath pitched roofs. The application property is a two-storey semi-detached house with a hipped roof. The existing roof space is currently unconverted and unused.

The site is located within a predominantly residential area with good access to public transport, including Hayes and Harlington Station (Elizabeth Line) and numerous bus services. The property is not situated within a Conservation Area, and the dwelling is not listed or otherwise subject to any heritage designation.

3. Description of the Proposed Development

3.1 Loft Conversion – Master Bedroom

It is proposed to convert the existing roof void into a habitable master bedroom suite with en-suite bathroom. The conversion will make use of the volume created by the proposed dormer and gable end alteration to achieve the necessary headroom of no less than 2.1 metres over a meaningful floor area, in accordance with standard habitable room requirements.

Rooflights may also be incorporated into the front roof slope to provide natural light and ventilation to the new accommodation. Any rooflights on the principal elevation will be of a conservation-style flush-fitting design so as to minimise visual impact on the street scene.

3.2 Rear Dormer Extension

A dormer window extension is proposed to the rear elevation of the dwelling. The dormer will extend from a point set back from the ridge and will be set in from both the party wall and the flank wall so as to maintain a sense of subordination relative to the main roof. The dormer will be finished in materials that complement the existing roof covering, with a flat or low-pitched roof and timber cladding or render to the cheeks, as agreed with the LPA.

The rear dormer will not be visible from the principal street elevation and will face the rear garden only. No overlooking of neighbouring properties beyond that already associated with a two-storey dwelling is anticipated.

3.3 Hip-to-Gable Conversion

The existing hipped roof on the side (flank) elevation is proposed to be converted to a gable end. This alteration involves extending the existing ridge to the outer flank wall, infilling the existing hip with brickwork to match the existing external walls as closely as possible, and installing a new gable window to provide natural light and ventilation to the proposed bedroom accommodation.

Crucially, a number of other properties in Birchway have previously undertaken this form of alteration, establishing a clear precedent within the immediate street scene. The proposed gable end will match the established character of these neighbouring properties in both form and proportion, and it is considered that the alteration will appear as a natural feature of the built environment rather than as a discordant or incongruous addition.

4. Planning Policy Framework

4.1 National Planning Policy Framework (NPPF)

The current National Planning Policy Framework (NPPF, December 2024) sets out the Government's planning policies for England. The NPPF promotes the delivery of housing and encourages the efficient use of existing buildings and land. Paragraph 11 of the NPPF establishes the presumption in favour of sustainable development as the foundation of the planning system.

The proposed loft conversion represents a modest and sustainable intensification of the existing residential use without any change in the use class of the property. It will provide

additional family accommodation within the existing building envelope with minimal impact on the surrounding area, and is therefore consistent with the principles of sustainable development embedded within the NPPF.

4.2 London Plan (2021)

Policy D3 of the London Plan requires all development to be designed with the highest standards of architecture and design, to improve the quality of the existing built environment and be inclusive and accessible. Policy D6 addresses housing quality, standards, and layout.

The proposed development will improve the quality and quantity of residential accommodation available at the application property and will be designed to achieve a high standard of amenity for future occupiers. The proposals are considered consistent with the relevant policies of the London Plan.

4.3 Hillingdon Local Plan

The London Borough of Hillingdon's Local Plan sets out the planning policies against which applications are assessed. The following policies are of particular relevance to this application:

- Policy DMHB 11 (Extensions and Alterations to Existing Dwellings): This policy requires that extensions and alterations to dwellinghouses are subordinate to the original building, are in keeping with its design and character, and do not result in undue harm to the amenity of neighbouring occupiers. The proposed development has been designed to comply fully with these requirements.
- Policy DMHB 1 (Design Quality): Development should respect and respond positively to the character and appearance of its surroundings. The hip-to-gable conversion reflects the established precedent set by neighbouring properties and is therefore in keeping with the character of the street.
- Policy DMEI 11 (Residential Amenity): The LPA will seek to protect the amenity of existing and future residents. The proposed works are contained within the roof space and are not considered to generate any material harm to the amenity of neighbouring properties in terms of loss of light, outlook, or privacy.

5. Design and Visual Impact

The proposed development has been carefully designed to be sympathetic to the character and appearance of the host dwelling and the wider street scene. The following design principles have informed the scheme:

- The rear dormer is set in from the party and flank walls, maintaining a traditional subordinate relationship with the main roof form;
- The dormer is located to the rear elevation only and is not visible from the principal street frontage;
- The hip-to-gable conversion reflects a pattern of development already established within Birchway, where a number of neighbouring dwellings have carried out identical or similar alterations;
- The gable end infill will be constructed in brickwork to match the existing elevation materials as closely as possible;
- Materials and finishes throughout will complement the existing dwelling and will be agreed with the LPA if required by condition;

- Any front rooflights will be flush-fitting conservation-style units, set below the ridge line, and will not unduly alter the appearance of the principal elevation.

The proposed development is not considered to result in any undue harm to the character or appearance of the host building, the street scene, or the wider area. Indeed, the hip-to-gable conversion is consistent with the established character of the street and will contribute positively to a coherent and attractive residential environment.

6. Impact on Residential Amenity

The LPA will, as a matter of course, assess the impact of the proposed development upon the amenity of neighbouring residential occupiers. In this regard, the following is noted:

6.1 Privacy and Overlooking

The rear dormer windows will be positioned to serve the proposed master bedroom. The use of obscured glazing to bathroom windows where appropriate will prevent any direct overlooking of neighbouring gardens. The level of overlooking generated by the dormer windows is not considered to be significantly greater than that associated with a standard two-storey dwelling, and is materially the same as that already experienced from existing first-floor rear windows at the property.

The gable window, if required, will face the flank boundary and will be designed in consultation with the LPA to ensure that any overlooking of the adjacent property is appropriately controlled, including through the use of obscured glazing or high-level window positioning as necessary.

6.2 Loss of Light and Overshadowing

The proposed development is confined to the roof space and does not extend the building's footprint at ground or first floor level. The dormer addition to the rear will not project beyond the existing eaves line at first floor level. Given the orientation of the site and the position of neighbouring dwellings, the proposals will not result in any material loss of daylight or sunlight to neighbouring properties.

6.3 Noise and Construction

It is acknowledged that the construction works will generate some temporary disturbance to neighbouring occupiers. However, these impacts will be short-term in nature and will be managed in accordance with a Construction Management Plan if required by condition. There is no long-term noise or disturbance impact associated with the use of a residential bedroom.

7. Precedent Within the Street

A notable feature of the application, and a significant material consideration, is the presence of comparable hip-to-gable conversions on a number of properties elsewhere within Birchway. These conversions demonstrate that such alterations have been accepted by the LPA in the past as appropriate within this streetscape. The presence of multiple gable ends within the street means that the proposed conversion will not appear as an incongruous or isolated alteration but will instead form part of an established pattern of development.

This precedent significantly strengthens the case for approval. The decision-maker is invited to consider the character of the immediate area as it exists today, rather than as it appeared

at the time the original dwellings were built, recognising that incremental evolution of the built environment through extensions and alterations is a normal and accepted feature of mature residential streets.

8. Pre-Application Engagement

The applicant has sought to engage positively with the Local Planning Authority prior to the submission of this application and has taken steps to ensure that the proposed scheme reflects both the policy requirements of the LPA and the established character of the street. The design has been developed with particular care to ensure compliance with the LPA's adopted guidance on householder extensions.

9. Conclusion

This Planning Statement has been prepared in support of a householder planning application for a loft conversion at 74 Birchway, Hayes, Middlesex, comprising a rear dormer extension, conversion of the existing loft to create a master bedroom, and a hip-to-gable conversion on the side elevation.

The proposed development is considered to be acceptable for the following reasons:

- It provides additional residential accommodation within the existing building without increasing the footprint of the dwelling;
- It is designed to be sympathetic to the character and appearance of the host dwelling and the wider street;
- The hip-to-gable conversion reflects an established pattern of similar development within Birchway, creating a clear and material precedent in favour of approval;
- The development will not result in any undue harm to the residential amenity of neighbouring occupiers;
- The proposals comply with the relevant policies of the NPPF, the London Plan, and the London Borough of Hillingdon's Local Plan.

It is respectfully submitted that planning permission should be granted for the proposed development, subject to any reasonable conditions the LPA may consider necessary and appropriate.

April 2026