
Appeal Decision

Site visit made on 11 April 2024

by G Powys Jones MSc FRTPI

an Inspector appointed by the Secretary of State

Decision date: 23 April 2024

Appeal Ref: APP/R5510/D/24/3336733

54 Dale Drive, Hayes, UB4 8AH

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr Hayet Ullah against the decision of the Council of the London Borough of Hillingdon.
 - The application Ref 5861/APP/2023/1784, dated 20 June 2023, was refused by notice dated 3 November 2023.
 - The development proposed is hip to gable roof conversion with rear dormer.
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Decision

1. The appeal is allowed and planning permission is granted for hip to gable roof conversion with rear dormer at 54 Dale Drive, Hayes, UB4 8AH in accordance with the terms of the application Ref 5861/APP/2023/1784, dated 20 June 2023, subject to the conditions set out in the attached Schedule.

Main issue

2. The main issue is the effect of the proposal on the character and appearance of the host property and its surroundings.

Reasons

3. The appeal property is one of a pair of semi-detached dwellings standing at the end of a cul-de-sac next to school grounds. Both houses have recently been modernised, extended and altered, and No 52, the adjoining house, was subject of a recent appeal¹ when already-built side and rear extensions were permitted.
4. As the Council's officer report says, the dwelling has been expanded to a considerable size, but that which has taken place at the rear, given its relatively secluded position, is unobtrusive. The proposal would alter the shape of the roof, but at the rear this would not be dissimilar to that which has taken place on the adjoining property². In any event, the dormer would not be widely seen at the rear and to my mind would not cause offence.
5. The changes proposed at the front would be apparent in limited views in the public realm. In this regard the most marked feature would be the introduction of a gable replacing the hip in the main, original roof of the property. However,

¹ Ref APP/R5510/D/23/3320389 dated 14 August 2023

² The officer report suggests that this is the subject of enforcement action, but since my site visit the Council has confirmed that the enforcement investigation on No 52 was concluded in October 2023 pursuant to the issuing of the appeal decision referred to earlier.

when approaching down the street from the north-east, views of the roof would be largely masked by extant property. In views closer to the property, the relatively low pitch of the roof means that the gable would not prove intrusive, and the visual effect of its introduction would be offset by the use of matching materials and the retention of the hip on the substantial, previously permitted two storey side extension.

6. I therefore conclude that the proposal is of an acceptable design and would not harm the character and appearance of the host property or its surroundings. Accordingly, I find no conflict with those provisions of Policies BE1 of the Hillingdon Local Plan: Part One – Strategic Policies and Policies DMHB 11, DMHB 12 and DMHD 1 of the Hillingdon Local Plan: Part Two – Development Management Policies and Policy D3 of the London Plan which seek to ensure developments are of a high quality design which respect the design of the original property and surrounding area.

Conditions

7. The Council has suggested the imposition of some conditions. The suggested condition in respect of materials is necessary in the interests of visual amenity. In the interests of certainty, it is necessary that the development should be carried out in accordance with the approved plans.

Other matters

8. All other matters raised in the representations have been taken into account, including the outcomes of the officer assessment of other material considerations, which I share, but none is of such strength or significance as to outweigh the considerations that led me to my overall conclusions.

G Powys Jones

INSPECTOR

Schedule of Conditions

1. The development hereby permitted shall begin not later than three years from the date of this decision.
2. The development hereby permitted shall be carried out in accordance with the following approved plans: The location plan and Drawing Nos. SD2231(P)01; SD2231(P)02; SD2231(P)03; SD2231(P)04A & SD2231(P)05A.
3. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.