Supporting Statement

Householder Extensions
AT
33 & 35 Glisson Road,
Uxbridge UB10 0HJ

Reference:
35GR-1370

Date:
18 April 2020

1. Introduction

a. This Supporting Statement has been prepared by Just Planning on behalf of Mr Marek Weber to support a full planning application for householder extensions at numbers 33 and 35 Glisson Road, in Uxbridge.

b. The following sections describe the application site, set out the planning history, provide an overview of the planning policies and outline the case for the proposal.

c. The application is accompanied by the following plans:

- *DWL 01a – Existing & Proposed Floorplans*
- *DWL 02a – Existing and Proposed Elevations*
- *DWL 03 – Site Location Plan*

2. Site Description & Application Proposal

a. The application site comprises a pair of two-storey, semi-detached houses located on the western side of Glisson Road. The houses are brick built with tiled roofs. They have a shared front gable. There is off-street parking to the front of each house and relatively long gardens to the rear.

b. Both houses originally had a hipped roof form. However, number 35 was recently extended with a hip-to-gable roof extension and a rear dormer. The ridge height of the roof has been increased. Number 35 also has a new two-storey rear extension.

c. The current proposal seeks to retain the rear extension, hip-to-gable extension and increased ridge height at number 35, but to remove the rear dormer and replace it with a much smaller dormer window, set well away from the sides. It also removes the hipped roof over the two-storey rear extension so that it does not make contact with the dormer.

d. The application also seeks approval for a matching development at number 33 (i.e. a hip-to-gable roof extension, increase in ridge height and small rear dormer).

3. Planning History

a. On 30 April 2019, the council issued a certificate of lawfulness for the following development at number 35 (reference: 19172/APP/2019/798):

> *Conversion of roof space to habitable use to include a rear dormer, 2 front roof lights and conversion of roof from hip to gable end (Application for a Certificate of Lawful Development for a Proposed Development)*

b. On the same day, it granted full planning permission for the following development, also at number 35 (19172/APP/2019/801):

> *Part two storey, part single storey rear extension.*

c. The applicant sought to implement both approvals in one development. The ground and first floor rear extensions have been implemented as approved. However, in building the hip-to-gable roof extension and rear dormer, the applicant slightly raised the ridge slightly. The roof level extensions are not, therefore, permitted development and full planning permission is required.

d. The current proposal seeks to retain the rear extensions, the hip-to-gable extension and the increased ridge height, but to substantially reduce the size of the rear dormer. It proposes to carry out similar roof extensions at number 33 so that the two houses are in symmetry and the development causes no harm to the streetscene.

4. Planning Policy

a. Planning law states that decisions on planning applications must be taken in accordance with the statutory development plan unless material considerations indicate otherwise. The relevant parts of the development plan for the area are the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020).

b. Policy BE1 (Built Environment) of the Hillingdon Local Plan: Part One – Strategic Policies requires all new development to improve the quality of the built environment in order to create successful and sustainable neighbourhoods. Among other things, the policy states that development proposals should be sensitive to local identity, landscapes, townscapes and views, improve areas of poor environmental quality, improve the quality of the public realm, and not result in the inappropriate development of gardens and green spaces that erode the character of suburban areas.

c. Policy DMHB 11 (Design of New Development) of the Development Management Policies requires that all new development exhibit a high quality of design. Development should harmonise with its surroundings in terms of its scale, size and detailed design. It should use high quality materials. It should not unacceptably harm the residential amenity of close neighbours.

d. Policy DMHD 1 (Alterations and Extensions to Residential Dwellings) sets out criteria for extensions. It seeks to ensure that there is:

> *"no **adverse** cumulative impact of the proposal on the character, appearance or quality of the existing street or wider area"*

e. It requires that extensions are subordinate to the host dwelling *"in their floor area, width, depth and height".* It recommends the use of matching materials. It requires that adequate garden space and parking is retained.

f. For roof extensions, the policy advises that:

> *"The design of roof extensions should not create a dominant 'top heavy' appearance out of proportion with the rest of the building. It should be lower than the height of the main ridge and sit well above the eaves and away from the roof's hips and valleys. As a guide, new roof extensions should not cover more than a third of the main roof.*

A dormer window should be no larger in size than those on the first floor and comprise an individual window and roof. This is preferable to a roof extension and will be required in Conservation Areas and Areas of Special Local Character. Only rear roof extensions and rear dormer windows will be considered acceptable."

g. The National Planning Policy Framework (NPPF) sets out the government's planning policies for England and how they should be applied. It identifies a presumption in favour of sustainable development. Development is sustainable when it meets the economic, social and environmental needs of a community.

h. Paragraph 11(c) requires that decision-makers approve *"development proposals that accord with an up-to-date development plan without delay"*. Where policies are absent or out of date, permission should be granted unless:

"any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole."

i. According to paragraph 38:

"Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and 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."

j. Paragraph 124 states that:

"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."

k. According to paragraph 130:

"…where the design of a development accords with clear expectations in plan policies, design should not be used by the decision-maker as a valid reason to object to development."

5. Assessment

Roof extensions to both houses

a. The applicant has carried out roof extensions to number 35. He proposes to carry out similar extensions to number 33 to bring the two houses back into symmetry – it will be difficult to discern that the ridge heights have been increased when the works have been carried out on both houses. Similarly, the hip-to-gable roof extensions will be symmetrical.

b. The applicant proposes to reduce the size of the existing rear dormer at number 35 and build a matching dormer at number 33. The new dormers are modest in size and scale, set well away from both sides, set back from the eaves and set down slightly from the ridge.

c. The two houses will have a balanced, harmonious appearance when viewed from the front and, when viewed from the rear, the dormers will appear as sympathetic, discreet additions to the rear streetscape, one matching the other.

d. The applicant notes that hip-to-gable roof extensions and full-sized rear dormers are permitted development. He does not, therefore, need planning permission for a hip-to-gable roof extension or rear dormer at number 33. He proposes raising the ridge height at number 33 simply because that would match number 35.

e. Similarly, he could remove the existing roof extensions from number 35, reinstate the original ridge height and then carry out afresh the hip-to-gable extension with rear dormer.

f. In light of these fallback positions, the applicant argues that the modest increase in ridge height will not cause material harm and the much smaller dormers are an improvement over the large dormers he could build under permitted development.

Two-storey rear extension to number 35

g. The applicant has an extant planning approval for ground and first floor extensions to the rear of number 35 (19172/APP/2019/801). In the officer's report for this approval, the case officer took the view that the extensions would cause no harm to the character and appearance of the property and the wider area and would not harm living conditions at neighbouring properties.

h. The current application proposes to remove the hipped roof over the rear extension so that the rear extension and the dormer roof extension are seen as

clearly distinct elements, improving the overall balance and appearance of the building when viewed from the rear. The applicant notes that removing a hipped roof (i.e. demolishing part of a building) is not a form of development requiring planning permission.

i. The ground floor extension is no deeper than the extension that was previously at the site and the first-floor element is only part-width, is less deep than the ground floor extension and has a lowered, hipped roof form. It does not breach a 45-degree line drawn from the mid-point of the nearest neighbouring windows.

6. Conclusions

a. The works at number 35 were carried out following a grant of planning permission and the issuing of a certificate of lawfulness for rear extensions and roof extensions. The increase in the ridge height of the roof means that the roof extensions are not permitted development, as intended.

b. As a solution, the applicant proposes creating a matching development at number 33, but with much smaller dormers to both houses. The hip-to-gable and dormer elements are permitted development and the modest increase in the ridge heights will not harm the streetscene as long as it takes place at both houses, so that their symmetry is preserved.

c. The two houses will have a symmetrical, balanced appearance and will not cause any harm to visual amenities. The outcome is an improvement over the current situation (where only number 35 has extended) and over the applicant's fallback position whereby permitted development roof alterations are carried out to both houses.

d. The application also seeks retrospective approval for the two-storey rear extension at number 35, which was considered acceptable in the council's assessment of the earlier planning application. The hipped roof over the rear extension is removed to create a more balanced and harmonious rear elevation.

e. For these reasons, the applicant contends that the proposal represents sustainable development and respectfully requests that planning permission be granted.

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