



Dear Sir/Madam

We recently applied for planning for construction of a loft conversion with hip to gable and dormer and to make new entrance for 7a:

7A YORK AVENUE
HAYES
UB3 2TN

The application was refused because the roof alteration/extensions, of the hip to gable end roof design and the size, scale, bulk, and design of the rear dormer window would fail to harmonise with the architectural composition of the original semi-detached dwelling and it was stated that it would be detrimental to the character, appearance and symmetry of the pair of semi-detached properties of which it forms a part and to the visual amenities of the street scene and the character and appearance of the surrounding area.



We have decided to resubmit and amend. As you can see below No.10 and No.6 have identical loft conversions with dormers at the rear and hip to gable on the side. This construction was done under permitted development rights which is lawful within the London Borough of Hillingdon.

This application was refused because the roof alteration/extensions, of the hip to gable end roof design and the size, scale, bulk, and design of the rear dormer window would fail to harmonise with the architectural composition of the original semi-detached dwelling and it was stated that it would be detrimental to the character, appearance and symmetry of the pair of semi-detached properties of which it forms a part and to the visual amenities of the street scene and the character and appearance of the surrounding area. This contradicts what is actually on York Avenue, and I question if the inspector visited the road for a site visit as these 2 examples are directly in front of the proposed property. Please could the inspector visit the road to so that they can see first hand the character of the street.

There are numerous examples of loft conversions on this road and also on other roads parallel to this road. I understand that all these have been done through an application through certificate of lawful development or through permitted development rights but definitely will not be 'detrimental to the character, appearance and symmetry of the pair of semi-detached properties of which it forms a part and to the visual amenities of the street scene and the character and appearance of the surrounding area', as there are over 13-14 loft conversions within this area such as No.16, 24, 26, 72, 138, 140, 146, 141, 125, 103, 99, 67, 36, 21.



Conclusion

After assessing the road and surrounding areas we strongly believe that once a site visit is done then the officer would see that majority of the area has dormers/ hip to gable and loft conversions.

The applicant also has a new born on the way and a loft conversion would be perfect for his growing family as buying a new/larger property is a very expensive ordeal.