

ADDITIONAL MATERIAL SUBMITTED AS SUPPORTING INFORMATION
AS IT RELATES TO PLANNING APPLICATION REF: 78649/APP/2024/693
104 HIGH STREET, HAREFIELD



View of EXISTING property from across the street (to the north-east) showing front & side elevations.



Collaged view showing PROPOSED development superimposed onto a view of the existing property, from across the street.

PLANNING PRECEDENT RELEVANT TO SUBJECT PROPERTY

The applicant proposes that the following consented planning applications provide relevant precedent:

01. 1 SCHOOL PARADE HIGH STREET HAREFIELD (within the Harefield Conservation Area)

Ref: 3637/APP/2023/3346

Conversion of roof space to habitable use to include a rear dormer, to include 2 rooflights.

It is noted that during the course of the application, the design of the rear dormer was amended in order to reduce the overall visual impact of the roof extension.

The applicant notes from the Planning Officers' report:

Policy DMHD 1 of the Hillingdon Local Plan: Part Two Development Management Policies (2020) states that:

i) roof extensions should be located on the rear elevation only, be subservient to the scale of the existing roof and should not exceed more than two thirds the average width of the original roof. They should be located below the ridge tiles of the existing roof and retain a substantial element of the original roof slope above the eaves line;

ii) the Council will not support poorly designed or over-large roof extensions incl. converting existing hipped roofs to a gable;

iii) raising of a main roof above the existing ridgeline of a house will generally not be supported;

iv) roof extensions should employ appropriate external materials and architectural details to match the existing dwelling, and;

v) in Conservation Areas, Areas of Special Local Character and on Listed and Locally Listed Buildings, roof extensions should take the form of traditional 'dormer' windows, on the rear elevation, to harmonise with the existing building. The highest point of the dormer should be kept well within the back roof slope, away from the ridge, eaves or valleys, whilst each window should match the proportions, size and glazing pattern of the first floor windows.

The applicant notes that during the course of the application the proposal was amended to include 2 no. box style dormers on the rear elevation, each having a width of 1.9m, a depth of 3.16m and a flat roof height of 1.7m. The existing roof measures a width of 6m, and so the cumulative width of the dormers does not exceed two thirds of the average width of the roof.

Further, it is noted that the dormers are located below the ridge, retain a substantial element of the original roof slope above the eaves line and is set in from the valleys, and that the proposed windows closely match the proportions of the first floor windows.

In particular, the applicants notes the Urban Design and Conservation Officers' comments;

Acknowledging Policy DMHD 1, which advocates for traditional dormer windows in Conservation Areas, it is observed that the proposed box dormers deviate from the traditional classification. Nevertheless, their discreet positioning and subservience to the rear roof slope mitigate concerns of an uncharacteristic addition to the property. Even though views of the dormers are possible along High Street, their appearance remains neutral with the surrounding street scene, avoiding any adverse impact on the character and aesthetics. The limited heritage value of the rear of School Parade supports the conclusion that the proposed rear dormer would have a relatively neutral impact on the Conservation Area.

It is respectfully proposed that the specific planning policy concerns outlined above are directly related to the subject property's proposed roof extension.

In the case of the subject property;

- the proposed dormers measure 1.9m wide by 2.7m deep by 1.65m tall to the flat roof. As the roof is 5.7m in width, the cumulative width of the dormers does not exceed two thirds of that of the roof.

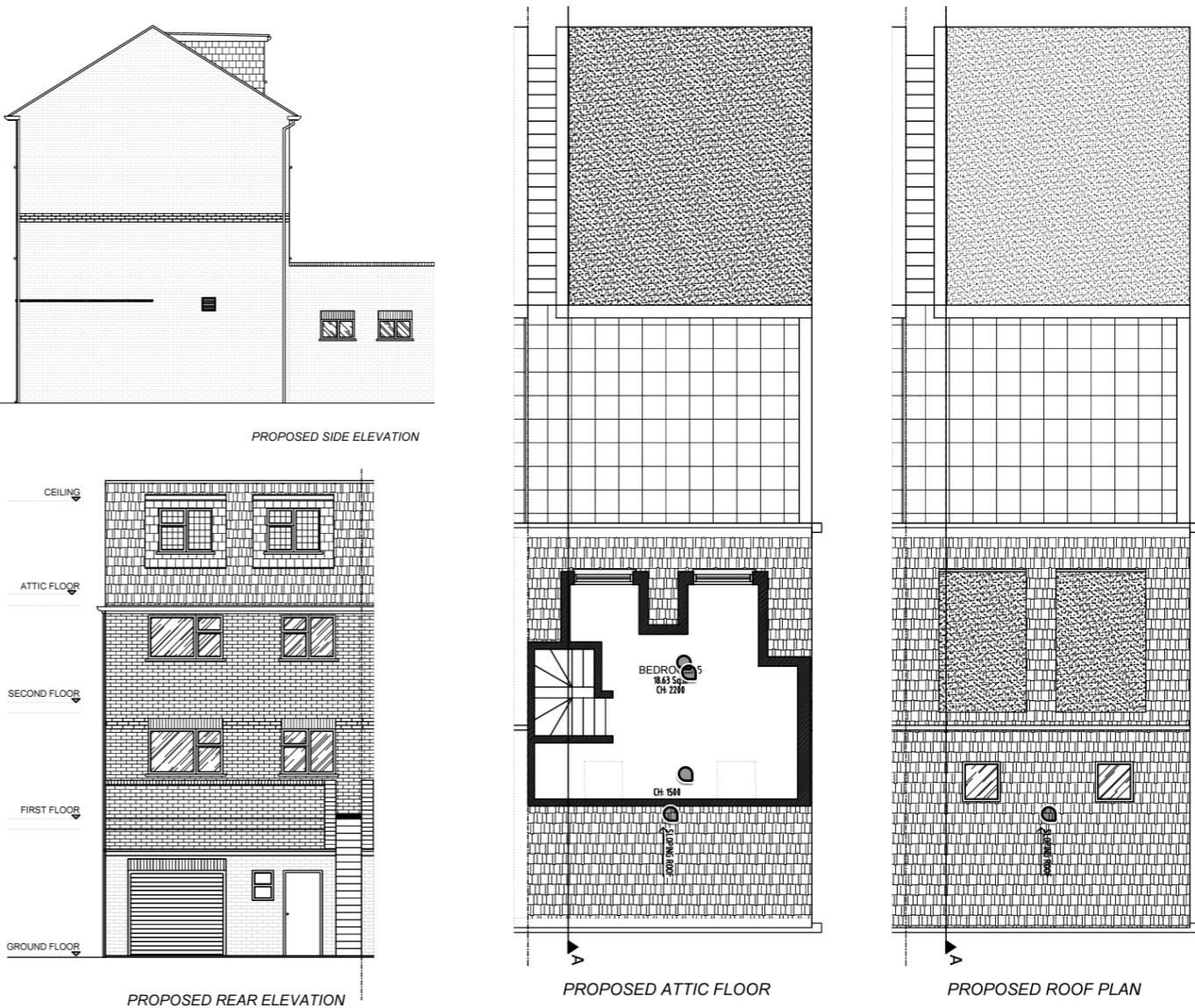
- the proposed rear dormers would be set down from the ridge, and set in substantially from the roof edges to the left and right sides, and an appropriate area of roof slope is retained above the eaves.

- views of the side of one of the two dormers would be possible along High Street, however the presence of the dormer is largely obscured by the existing chimney stack. (Please refer to additional supporting documents submitted 2024.04.22 showing a perspective view of the proposal.) The dormers are set in substantially from the side edges of the roof, and this, coupled with the fact that the property is set back from the street, means that the dormers would have minimal visual impact on the surrounding street scene.

- the subject property proposes all-new alu-clad windows are fitted to all openings (both existing and new) and so the style, proportions and materiality of all windows will match.

- the proposed rear dormers would cause no over-shadowing, overlooking or loss of privacy to neighbouring properties or to the subject property.

Further: when comparing the visual impact of the approved dormers on the precedent: 1 Station Parade (a four storey building), to the envisaged impact of the subject property's proposal, it is proposed that the subject property results in a substantially smaller visual impact.



02. 26 PEPYS CLOSE ICKENHAM (within the Ickenham Conservation Area)

Ref: 78510/APP/2024/319

Erection of a Single Storey Rear Extension, First Floor Side Extension and a Front Porch. Conversion of roof space into habitable use to include a Rear Dormer, 1No. Rear facing roof light and 5 No. Front facing roof lights. Conversion of garage into habitable use and amendments to fenestrations.

The applicant notes from the Planning Officers' report:

From the Conservation and Urban Design Officer: The proposed extensions are broadly acceptable as these would remain subordinate to the building form. As such, the proposals could be supported under a design perspective.

From the deciding officer:

Additionally, the proposed roof extension would be set in from the eaves of the original roof by 1.85 metres and would have an acceptable projection from the roof of 2.60 metres with a modest height of 1.30 metres. The dormer roof extension would be positioned well below the ridge line and would be set in from both side edges of the hipped roof by 0.55 metres at both sides. As such, the dormer roof extension would be a subservient addition to the rear roof slope and would not appear as an incongruous or over-dominant form of development when seen from the rear of the property.

While the applicant acknowledges that this granting of consent occurred in different Conservation Area to the subject property, it is nevertheless requested that it is considered as relevant precedent, as it deals with the issue of appropriately designed rear box dormer roof extensions.

