

Appeal Decision

Site visit made on 8 February 2017

by M C J Nunn BA BPL LLB LLM BCL MRTPI

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 27th February 2017

Appeal Ref: APP/R5510/D/17/3166566

11a The Greenway, Uxbridge, UB8 2PH

- 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 Mariusz Bogdanowicz against the decision of the Council of the London Borough of Hillingdon.
 - The application Ref: 71771/APP/2016/2635, dated 27 June 2016, was refused by notice dated 24 October 2016.
 - The development is described as "proposed loft conversion with rear dormer window, side dormer window required for headroom above new staircase and front velux window".
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Decision

1. The appeal is allowed and planning permission granted for the conversion of roof space to habitable use to include a rear dormer, a side dormer and one roof light at 11a The Greenway, Uxbridge, UB8 2PH, in accordance with the terms of the application, Ref: 71771/APP/2016/2635, dated 27 June 2016, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than three years from the date of this permission.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved plans: SCP2160205-001 (Location Map), 2160601-01 (Existing Plans), 2160601-1 (Proposed Plans), 2160601-2 (Block Plan).
 - 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.

Procedural Matter and Main Issue

2. The description of development in my decision above is taken from the Council's decision notice which I believe accurately and succinctly describes the proposal.
 3. The main issue is whether the proposal would preserve or enhance the character or appearance of the Greenway Conservation Area.
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Reasons

4. The appeal property is a two-storey, bay-fronted, semi-detached, interwar dwelling typical of its era. The elevations are finished in brick and render. The roof is hipped and there is a gable over the front bay window. The locality is residential, with considerable variety in the housing stock, including Victorian, interwar and more modern dwellings. No single style predominates.
5. Both the rear and side dormers would be positioned below the ridgeline, and set in each side from the roof edge, as well as stepped in from the eaves. All these features would ensure that both dormer extensions would adequately sit within the roof slope and achieve an appropriately subordinate appearance. Neither dormer would appear unduly large, bulky, over-dominant or prominent, and the original hipped roof form would remain intact. The Council mentions that certain of the 'set in' distances do not comply with detailed dimensions prescribed in the Hillingdon Design and Accessibility Statement on Residential Extensions (HDAS). However, the differences are minimal and, in any event, the HDAS notes that the dimensions are only a guide as the size of roof faces varies from one house to the next. In this case, I am satisfied that the dormers would be adequately assimilated within the locality without harming its character.
6. Concerns have been raised from local residents about the scheme, including its effect in terms of daylight and privacy, particularly in relation to No 13. However, the limited size of both the dormers, together with their relative positions to that neighbouring property, are such as to avoid unacceptable dominance, overshadowing, or loss of privacy.
7. As the proposal falls within the Greenway Conservation Area, the relevant legislation requires that special attention must be paid to the desirability of preserving or enhancing its character or appearance. Against this background, I am satisfied the proposal would preserve the character or appearance of the Greenway Conservation Area. As such, it would accord with Policies BE1 and HE1 of the Hillingdon Local Plan: Part 1 – Strategic Policies; and with Policies BE4, BE13, BE15, BE19, and BE24 of the Unitary Development Plan. Together, these policies seek to preserve or enhance the character or appearance of Conservation Areas, achieve high quality development that harmonises with the original building and the street scene, as well as protecting the privacy of neighbours. It also accords with the overall aims of the HDAS on loft conversions and roof alterations.
8. A commencement condition is necessary to comply with the relevant legislation. A condition requiring compliance with the approved plans is necessary for certainty. A condition requiring materials to match those in the existing dwelling is necessary to safeguard the character of the building and wider Conservation Area. Subject to these conditions, I conclude that the appeal should be allowed.

Matthew C J Nunn

INSPECTOR