



Appeal Decision

Site visit made on 19 October 2020

by Rebecca Thomas MRTPI

an Inspector appointed by the Secretary of State

Decision date: 11/11/2020

Appeal Ref: APP/R5510/D/20/3249442

28 Howletts Lane Ruislip HA4 7RS

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against refusal to grant planning permission.
 - The appeal is made by Mr Hayat against the Council of the London Borough of Hillingdon.
 - The application Ref 22663/APP/2020/52, dated 8 January 2020, was refused by notice dated 4 March 2020.
 - The development proposed is single storey rear extension, single storey front/side extension, porch to front and conversion of roof space to habitable use to include a rear dormer, 2 front roof lights and 1 side roof light.
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Decision

1. The appeal is allowed and planning permission is granted for single storey rear extension, single storey front/side extension, porch to front and conversion of roof space to habitable use to include a rear dormer, 2 front roof lights and 1 side roof light at 28 Howletts Lane Ruislip HA4 7RS in accordance with the terms of the application Ref 22663/APP/2020/52, dated 8 January 2020, subject to the following 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: Drawing numbers PL/01, PL/07, PL/04, PL/05, PL/06
 - 3) The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building.

Procedural matter

2. I am aware that the appeal is the subject of amendments to a previously refused scheme¹ and the Council has confirmed that some of the reasons for that refusal have been addressed, however there is still concern regarding the crown roof and design and size of the rear dormer window. Accordingly, these are the reasons for the Council's refusal notice before me and as such are the main issues considered below.

¹ 22663/APP/2019/2696

Main Issue

3. The main issue to be considered is the effect of the proposed development in particular the extensions to the roof on the character and appearance of the surrounding area.

Reasons

4. The appeal site is located within a wide residential street, characterised by mainly single or 1.5 storey dwellings set back from the roadside. Dwellings tend to be detached and there are various treatments to finishes and alterations of the buildings create individual characteristics set in a quiet neighbourhood. The lane is split by a grassy verge through the middle, which contains mature trees. Dwellings to the north-west of the lane tend to show more variety, including two storey buildings, which distinguishes the character of the lane here to those on the other side of the road where the appeal site is found.
5. The site is a detached single storey dwelling with gable frontage with a driveway to the frontage. It is constructed of red brick with tiled roof and timber detailing to the gables. The building has a forward-projecting single garage and a covered porchway area. The building has an existing rear two storey outrigger and the development would make use of this as well as the existing footprint for the extensions.
6. The proposed development would increase the height of the existing dwelling by raising the roof making use of the existing gable elements and providing a 'crown roof' addition. This would incorporate rooflights to the front and side elevations. The existing footprint would be utilised to provide an extension across the width of the dwelling, and incorporate a flat roofed dormer extension to the roof. This is a large extension of the property which makes use of the existing built form. The resultant development would have varied ridgelines, with the original front gables being retained.
7. Policy DMHD 1 of the Hillingdon Local Plan² ("the Local Plan") sets out criteria for roof extensions, including a requirement that roof extensions should not create a dominant 'top heavy' appearance out of proportion with the rest of the building. Whilst the extensions proposed are sizeable, the design takes its cues from the existing dwelling, matching the pitch of the existing roofslope as well as the designs of the neighbouring property at number 30 Howletts Lane. The proposals also respects the original dwelling, with the front gable features largely untouched. The crown roof extension would allow the original building to retain its character and appearance, whilst enabling the extension of the property. Although the development is substantial in size, it does not diminish the size of the garden or the plot of the appeal site. Therefore, the proposed extension would comply with the requirements of Policy DMHD 1.
8. The proposed extensions to the front of the dwelling would be apparent as seen from Howletts Lane, however the tallest part of the building would not exceed the height of the adjacent building, number 30. The form and design would echo that of number 30 and as such I am of the opinion that this would not cause harm to the character or appearance of the street. The proposed materials are to match that of the existing roof, and this, together with the

² London Borough of Hillingdon Local Plan Part 2: Development Management Policies (January 2020)

other considerations lead me to conclude that there would be no harm to the character or the streetscene as a result of the proposed development.

9. Due to the site's location adjacent to a public right of way (to the south), the side extensions would be partly visible but would not alter the character significantly. As seen from the rear, the dormer extension would be glimpsed only due to the tall vegetation present to the rear boundary. Notwithstanding this, I am of the opinion that the proposed development would not significantly harm the character or appearance of the area. Notwithstanding the overall mass and scale of the development, I do not consider that the proposed development would be harmful to the character or appearance of the streetscene.
10. The dormer window to the rear, whilst large, remains below the ridge of the dwelling and the window arrangements would match the proposed bi-fold doors to the ground floor. The dormer would remain set in from the edges of the main roof and would be located to the rear. I consider that there would not be consistent or dominant views of the dormer window from either Howletts Lane or Thames Way and as such would not cause harm to the character or appearance of the streetscene. The original features and character of the dwelling would be retained, in particular those to the front elevation of the property. The overall form of the building would not be affected, and its contribution to the character and appearance of the street would not be weakened.
11. I therefore conclude that the proposed development would not harm the character and appearance of the appeal property and the area. Therefore, there is no conflict with Policies DMHD 1, DMHB 11 and DMHB 12 of the Local Plan which expect, among other things, new development to provide high quality design which harmonises with the local context and be well integrated with the surrounding area.

Other Matters

12. Concerns are raised regarding overlooking to number 28 Thames Drive. I was able to see that there is a substantial evergreen hedge to the rear boundary of the appeal site, and that the building of number 28 Thames Drive would also provide natural screening from the development due to the orientation of the buildings. Nonetheless, given the distance from that property combined with the oblique angles between the appeal site and number 28, the proposal would not result in a harm to living conditions from overlooking.
13. There is a request for additional soft landscaping to the front of the property; however as this is a matter which would be permitted development I consider this to be unduly onerous.

Conditions

14. In addition to the standard timescale for implementation condition, it is necessary to attach a condition confirming the approved drawings in the interests of certainty. In the interests of the character and appearance of the area, I have also imposed a condition to ensure that the external materials as would match the existing.

Conclusion

15. I have found that there is no harm to the character and appearance of the appeal dwelling nor to the local area. I therefore conclude that, subject to the above conditions, and having regard to all other matters raised, the appeal should be allowed.

Rebecca Thomas

INSPECTOR