
Appeal Decision

Site visit made on 27 January 2022

by T J Burnham BA (Hons) MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 02 February 2022

Appeal Ref: APP/R5510/D/21/3285105
70 The Chase, Ickenham UB10 8ST

- 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 Ash Rathod against the decision of the Council of the London Borough of Hillingdon.
 - The application Ref 39228/APP/2021/2920, dated 26 July 2021, was refused by notice dated 22 September 2021.
 - The development proposed is extension to and conversion of front of roof from hip to gable end and 4 side dormers.
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Decision

1. The appeal is allowed. Planning permission is granted for extension to and conversion of front of roof from hip to gable end and 4 side dormers at 70 The Chase, Ickenham UB10 8ST in accordance with the terms of the application Ref 39228/APP/2021/2920 dated 26 July 2021 subject to the following conditions:
 - 1) The development hereby permitted shall be begun before the expiration of three years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in strict accordance with the following approved plans: 1137-1 REV. A, 1137-2, 1137-25, 1137-26 REV. A, 1137-27 REV. A, 1137-28, 1137-3 REV. C & 1137-5 REV. B.
 - 3) The external surfaces of the extensions hereby permitted shall match those used in the construction of the existing dwelling.
 - 4) The extensions hereby permitted shall not be occupied until the windows within the dormers have been fitted with obscured glazing, and no part of those windows that are less than 1.7 metres above the floor of the room in which they are installed shall be capable of being opened. Details of the type of obscured glazing shall be submitted to and approved in writing by the local planning authority before the windows are installed and once installed the obscured glazing shall be retained thereafter.

Main Issue

2. The main issue is the effect of the proposal on the character and appearance of the area.

Reasons

3. The property sits within an established residential area closely to the north of the A40 where properties nearby on The Chase and Halford Road, in the main, comprise of bungalows.
4. The bungalows exhibit real variation in design and materials. Some incorporate hipped roofs while other roofs incorporate gable features. Many of the properties appear to have undergone extensions and there are many examples of dormer windows having been provided to the side roof slopes of dwellings. Many of the dwellings retain a traditional appearance, while others have undergone extensive modernisations. Within this context, the provision of a gable end at the front of the property would not be problematic.
5. The west facing front elevation would undoubtedly take on a more modern appearance as a result of the introduction of upper-level recessed glazing.
6. However, this feature would nonetheless be neat and well balanced and such approaches in the immediate area are not without precedent, with similarly positioned glazing in evidence close by at No. 3 Halford Road. Whilst balconies do not appear to be a common existing feature, that proposed would only be modest in size and would be recessed beneath the roofline which would assist in limiting its visual impact.
7. The dormer windows proposed would not over-dominate the roof slopes nor add any unacceptable additional bulk or massing. This is because they would be broken up into four separate features, set down from the ridgeline, set well up from the eaves and set well back from the most publicly visible front west facing elevation. They would therefore remain subordinate to the host dwelling.
8. There would therefore be no adverse impact on the character or appearance of the area. The proposal would subsequently accord with Policy BE1 of the Hillingdon Strategic Policies (2012) and policies DMHB11, DMHB12 and DMHD 1 of the Hillingdon Development Management Policies (2020) (DMP). Amongst other things these policies require proposals of good design, that are appropriate to the character of an area and which are subordinate to the host dwelling.
9. In relation to roof extensions Section E of Policy DMHD 1 of the DMP states that roof extensions should be located on the rear elevation only. This guidance has limited applicability to this dwelling which does not incorporate a rear roof slope.

Other Matters

10. Neighbouring occupiers have expressed concerns in relation to privacy. I noted on my site visit that the window within the north facing side elevation of No. 68 The Chase was clearly visible in any event from the access path to the front door of the host dwelling.
11. I also observed the openings on the southern elevation of No.72 The Chase. However, the inclusion of obscure glazing to the windows will mean that there would be no opportunity for any significantly harmful overlooking from the dormer windows towards the neighbouring dwellings.

Conditions

12. Planning permission is granted subject to the standard three-year time limit. Matching materials are required in the interests of the character and appearance of the area. It is necessary that the development be carried out in accordance with the approved plans for the avoidance of doubt and in the interests of certainty.
13. A condition is necessary to protect the living conditions of neighbouring occupiers to secure suitable obscure glazing as indicated on the plans to the dormers prior to occupation of the parts of the dwelling that they would serve.

Conclusion

14. There are no indications that a decision should be made otherwise than in accordance with the development plan. The appeal should therefore be allowed.

T J Burnham

INSPECTOR