

Appeal Decision

Site visit made on 16 September 2016

by S Poole BA(Hons) DipArch MPhil MRTPI

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

Decision date: 27 September 2016

Appeal Ref: APP/R5510/D/16/3154277

17 Maylands Drive, Uxbridge UB8 1BH

- 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 and Mrs Shanker against the decision of the Council of the London Borough of Hillingdon.
 - The application Ref 65665/APP/2016/468, dated 5 February, was refused by notice dated 25 April 2016.
 - The development proposed is described as a part two storey, part single storey side and rear extensions, front porch and conversion of roof space to habitable use to include 4 x side roof lights.
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Decision

1. The appeal is dismissed.

Procedural Matter and Main Issue

2. Planning permission was granted on 28 April 2016 for development described on the decision notice as the "erection of part two storey, part single storey rear extension and single storey side extension; single storey front porch extension; and installation of one rooflight" (ref: 65665/APP/2016/821). This scheme was in place at the time of my visit.
3. The appeal proposal differs from the development carried out in one respect, it would include a first floor addition above part of the single storey side extension. As such the main issue in this case is the effect of the first floor side extension on the character and appearance of the street scene and the North Uxbridge Local Area of Special Character.

Reasons

4. The appeal property is a 2-storey detached house. It is situated at the end of a residential cul-de-sac comprising a mix of detached and semi-detached houses of similar age and appearance and, when originally built, would have mirrored the appearance of its neighbour 19 Maylands Road. Between the properties there are driveways that lead to garages generally set a long way back from the street. The gaps formed by these driveways are a key constituent of the character of the street scene and a matter to which I attach significant weight.
 5. The proposed first floor side addition would be set back a significant distance behind the front building line of the property and its roof would be subordinate
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in height and bulk to the existing. However it would be a small distance from the side boundary and therefore further infill what remains of the side gap. This additional infilling would be detrimental to the prevailing character of the street scene and, in addition, would further erode the symmetry between the appeal property and No. 19. I therefore conclude that, due to its height and siting, the proposed first floor side extension would have an unacceptable effect on the character and appearance of the street scene and the North Uxbridge Local Area of Special Character.

6. For these reasons the proposal fails to comply with Policy BE5 of the *London Borough of Hillingdon Unitary Development Plan Saved Policies 2007* (UDP) which, amongst other matters, requires extensions to dwellings in Areas of Special Local Character to respect the symmetry of the original buildings. There is also conflict with UDP Policies BE13, BE15, BE19, BE21 and BE22 which seek extensions that harmonise with the existing street scene and complement the character of the residential area in which they are situated. The proposal is also contrary to the broader aims of Policies HE1 and BE1 of the *Hillingdon Local Plan: Part 1 - Strategic Policies* (2012) and the National Planning Policy Framework (2012).

Conclusion

7. For the reasons set out above, and having regard to all other matters raised, I conclude that the appeal should fail.

S Poole

INSPECTOR