

Appeal Decision

Site visit made on 3 October 2016

by **C L Humphrey BA (Hons) DipTP MRTPI**

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

Decision date: 10th October 2016

Appeal Ref: APP/M5450/D/16/3156556

63 Hawkins Close, Harrow HA1 4DJ

- 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 Sardar Nizami against the decision of the Council of the London Borough of Harrow.
 - The application Ref P/2240/16, dated 10 May 2016, was refused by notice dated 6 July 2016.
 - The development proposed is a single storey rear extension.
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Decision

1. The appeal is allowed and planning permission is granted for a single storey rear extension at 63 Hawkins Close, Harrow HA1 4DJ in accordance with the terms of the application, Ref P/2240/16, dated 10 May 2016, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved plans: 1623-os-01 Location Plan and 1623-pl-01 Rev A. Single storey extension
 - 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.

Main Issue

2. The main issue is the effect of the proposed development on the living conditions of the occupants of the neighbouring residential property at 64 Hawkins Close, with particular regard to outlook.

Reasons

3. The appeal property is located in a short row of terraced houses. Due to the staggered arrangement of the terrace, the main rear elevation of the appeal property is set substantially further into the plot than the neighbouring house to the south at No 64. As such, the existing three storey flank wall of the appeal property impinges considerably on the outlook in a north-easterly direction from the rear of No 64.
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4. The proposed flat roofed single storey extension would be of a modest projection and would not be significantly higher than the existing fence along the first section of the common boundary. Accordingly, the appeal proposal would have a very limited additional effect upon outlook from the neighbouring property. Furthermore, the staggered arrangement and orientation of the terrace means that back gardens are open to the south, thereby reducing any sense of enclosure and affording occupants good levels of outlook overall.
5. For the reasons set out above I conclude that the proposed development would not have a harmful effect on the living conditions of the occupants of the neighbouring residential property at 64 Hawkins Close, with particular regard to outlook. As such, the appeal proposal would accord with Policy 7.6B of the London Plan, Policy DM1 of the Harrow Development Management Policies and guidance contained in the Harrow Supplementary Planning Document: Residential Design Guide.

Conditions

6. I have imposed a condition specifying the relevant drawings as this provides certainty. In order to ensure the suitable appearance of the development, I have imposed a condition relating to materials.

Conclusion

7. For the reasons given above and having had regard to all other matters raised, I conclude that the appeal should be allowed.

C L Humphrey

INSPECTOR