

Appeal Decision

Site visit made on 15 November 2016

by Mr C J Tivey BSc (Hons) BPI MRTPI

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

Decision date: 30 November 2016

Appeal Ref: APP/F5540/D/16/3157062

9 Wigley Road, Feltham, Middlesex TW13 5HD

- 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 Abdul Ahad against the decision of the London Borough of Hounslow Council.
 - The application Ref 01207/9/P2, dated 1 April 2016, was refused by notice dated 1 July 2016.
 - The development proposed is for a part first floor rear extension.
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Decision

1. I dismiss the appeal.

Main Issue

2. The main issue is the effect of the appeal proposal on the living conditions of the occupants of 5 and 7 Wigley Road, with specific reference to outlook.

Reasons

3. The proposal relates to an end of terrace property which has been extended to the rear with a substantial box dormer slope and a single storey lean-to extension at ground floor level. The proposal would be partly built over the single storey extension, in alignment with the main flank elevation of the host dwelling, also sharing the same eaves line.
4. The Council's Residential Extension Guidelines (2003) (REG) where concerning first floor rear extensions, stipulates that in almost all cases they will be intrusive and planning permission will be refused. It does however state that in certain circumstances, first floor rear extensions may be acceptable, with the example cited being if the house is unusually wide or detached. This is not the case here.
5. The general advice set out within the REG states that such extensions should include significant set-ins and set-backs (eg 3m) from the boundaries. Whilst no dimensions have been provided on the drawings, I am not convinced that such a gap would be maintained between the extension and the site's south-western boundary shared with 5 and 7 Wigley Road. The proposal would have a visual impact upon the occupants of the former property, although the outlook in a rearward direction would largely unchange. However, with respect to the impact upon the occupants of 7 Wigley Road, the proposal would add to the existing and rather imposing flank elevation above ground floor level.

6. Therefore, whilst I note that the first floor rear extension has been designed to occupy just half of the rear width of the house that is the half that is closest to no 7. Further, whilst I note that the property has a large rear garden which backs onto open playing fields, and I agree that the extension would not overshadow any of the adjoining properties to a material degree, the proposal would create an increased area of high flank wall close to the boundary with 7 and its respective rear amenity space which would be overbearing in nature.
7. From this basis I consider that the proposal would have an unacceptable impact upon the outlook from 7 Wigley Road and is contrary to not only the advice as set out within the REG, but also Policy SC7 of the Hounslow Local Plan. This policy, amongst other things, requires development proposals to minimise harm to neighbouring residents, such as avoiding an unacceptable loss of outlook; or by creating an unacceptable sense of enclosure.

Conclusion

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

C J Tivey

INSPECTOR