

Appeal Decision

Site visit made on 21 December 2016

by Terry G Phillimore MA MCD MRTPI

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

Decision date: 11 January 2017

Appeal Ref: APP/F5540/D/16/3163428
25 Moreton Avenue, Isleworth TW7 4NW

- 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 Osian Foster against the decision of the Council of the London Borough of Hounslow.
 - The application Ref 01273/25/P1, dated 16 August 2016, was refused by notice dated 27 September 2016.
 - The development proposed is demolition of existing canopy over front door and erection of a new porch.
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Decision

1. The appeal is allowed and planning permission is granted for demolition of existing canopy over front door and erection of a new porch at 25 Moreton Avenue, Isleworth TW7 4NW in accordance with the terms of the application, Ref 01273/25/P1, dated 16 August 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 materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building.
 - 3) The development hereby permitted shall be carried out in accordance with the following approved plans: OF-001, OF-002, OF-003, OF-004.

Main Issue

2. The main issue is the effect the proposal would have on the character and appearance of the terrace and of the Spring Grove Conservation Area.

Reasons

3. The property is a two-storey house at the end of a short terrace of modern houses of uniform style. The house has an entrance canopy over the front door, a feature present on a limited number of the similar types of dwelling in the vicinity.
 4. The proposal would replace the canopy by a porch. This would be in brick with a gabled pitch roof. The use of appropriate materials could ensure a match with the existing ground floor brick treatment and roofing tiles of the house.
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With a width of 2m and a depth of 1.4m the porch would be a relatively modest addition.

5. The Council's Residential Extension Guidelines 2003 stipulate that the depth of any porch must not extend out past the line of bay windows. In this case the porch would finish forward of an existing adjacent front projecting window. However, this is a small suspended window rather than the fuller bay of the type illustrated in the Guidelines. The depth of the porch in this case would not be excessive as a result of this relationship. In other respects the proposal would appear to comply with the design principles set out in the Guidelines.
6. While there are not currently examples of such a porch on this particular style of property, front porches are a common feature of other terraced house types in the vicinity. In this terrace the loss of the existing canopy and addition of the porch at one end of the group would not seriously detract from an important distinctive design or create a harmful unbalance. The porch would not be excessively large or incongruous.
7. The main interest of the Spring Grove Conservation Area appears to arise from its nineteenth century development, with some large properties including institutional uses and associated open spaces. The appeal terrace forms part of a more recent section of infill development on the east side of Thornbury Road which runs north-south through the Conservation Area. This infill has a pleasant low-key residential character but contributes little to the significance of the heritage asset. The proposal would have no material effect on the character and appearance of the Conservation Area, which would be preserved.
8. The proposal adequately meets the contextual design objectives of policies SC7, CC1, CC2 and CC4 of the Hounslow Local Plan 2015-2030, and does not conflict with the development plan.
9. For the reasons given above I conclude that the appeal should be allowed.

T G Phillimore

INSPECTOR