

Appeal Decision

Site visit made on 20 January 2017

by Julie Dale Clark BA (Hons) MCD DMS MRTPI

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

Decision date: 6 February 2017

Appeal Ref: APP/M5450/D/16/3163877
19 Willowcourt Avenue, Harrow HA3 8ET

- 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 Mrs Rama Patel against the decision of the Council of the London Borough of Harrow.
 - The application Ref P/3945/16, dated 15 August 2016, was refused by notice dated 26 October 2016.
 - The development proposed is hip to gable and rear dormer roof alteration.
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Decision

1. The appeal is dismissed

Main Issue

2. I consider that the main issue is the effect of the proposal on the character and appearance of the area.

Reasons

3. Nos 17 and 19 were originally a pair of semi-detached houses but extensions to Nos 19 and 21 have effectively created a linked terrace comprising Nos 17, 19, 21 and 23. The existing extensions to Nos 19 and 21 have hipped roofs. Whilst the extension would retain its hipped roof it is proposed to alter the original hipped roof to a gable and erect a dormer window to the rear. Rooflights are proposed in the front roof slope.
 4. Although No 17 has altered its hipped roof to a gable, it is the end house in this row of four and is located on the corner with Hillbury Avenue; it does not have a two-storey extension. In this instance the altered hip to gable does not have a negative impact on the streetscene. However, I consider that the proposed alterations to No 19 represent a poor design solution. The proposed gable together with the dormer window when viewed in the context of the existing two storey extension would result in disproportionate and bulky additions. This would be out of keeping with the original character of the building. Whilst the design of the existing extension retains the original character, the proposal would fail to do so. This would result in a harmful effect on the character and appearance of the area.
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5. The requirement for high quality design runs through national and local policy in terms of the National Planning Policy Framework¹, Policies 7.4 and 7.6 of the London Plan² and Development Management Policy DM 1³.
6. DM 1 in particular indicates that proposals which fail to achieve a high standard of design or which are detrimental to local character and appearance will be resisted. Core Strategy Policy CS 1⁴ also clarifies that proposals that would harm the character of suburban areas will be resisted and all development should respond positively to the local context in terms of design, siting, density and spacing; extensions should respect their host building. Further guidance is also provided in the Council's Residential Design Guide⁵.
7. I consider that the discordant and bulky appearance of the proposed roof alterations would fail to achieve the standard of design required by these policies and SPD. I find that the proposal is unacceptable. I have considered all other matters raised but none alter my conclusion. I conclude that the proposal would have a harmful effect on the character and appearance of the area and therefore the appeal fails.

J D Clark

INSPECTOR

¹ Department for Communities and Local Government National Planning Policy Framework, March 2012.

² Mayor of London The London Plan The Spatial Development Strategy for London Consolidated with Alterations Since 2011, March 2016.

³ Harrow Council Development Management Policies, July 2013.

⁴ Harrow Core Strategy, February 2012.

⁵ Local Development Framework Supplementary Planning Document Residential Design Guide, Adopted 15 December 2010.