

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/16/3164133

212 Malvern Avenue, Harrow HA2 9HE

- 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 & Mrs Dawkins against the decision of the Council of the London Borough of Harrow.
 - The application Ref P/4617/16, dated 29 September 2016, was refused by notice dated 23 November 2016.
 - The development proposed is proposed enlarged front porch and hip to gable roof alteration.
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Procedural Matter

1. The proposed development is described on the decision notice as an extension to front porch; alterations to roof to form end gable; rear dormer and rooflights in roof slope. This is a more accurate description of the proposed development than indicated on the planning application form and so I have based my assessment on this.

Decision

2. The appeal is dismissed.

Main Issue

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

Reasons

4. The appeal site relates to an end terrace house in a row of three. The roofs at either end of the terrace are hipped although a dormer window has been added in the side gable of the house at the other end of the terrace, No 208. There is a passageway to the side of No 212 which creates a separation between this property and the adjacent one, No 214. No 212 has an existing dormer window to the rear.
 5. The proposal includes a front porch which would be modest in scale. The Council has not raised any concern about this and I too am not concerned about the impact of the porch. Whilst the dormer window is not referred to in the reason for refusal the Council refer to it in its delegated application report as excessive in size and bulk, poorly designed and visually obtrusive. I agree with this
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assessment. Furthermore, altering the existing hipped roof to a gable would add bulk and represent an incongruous addition to the original dwelling.

6. The appellants state that a Certificate of Lawfulness has been granted for a larger dormer window, a hip to gable roof to the original property and a front porch. The submitted plans indicate the extent of the original house although these do not match up with the existing elevations and it is not clear if these refer to the alterations approved through the Certificate of Lawfulness. I therefore have insufficient information to consider the proposal in any other way other than to assess the proposal before me.
7. 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. 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. Further guidance is also provided in the Council's Residential Design Guide⁴.
8. The existing extension follows the original design of the hipped roof and is in keeping with the character and appearance of the house. The existing dormer window is modest in size but the proposed dormer window would be large, bulky and disproportionate to the scale and form of the house. The impact of the alteration to change the hipped roof to a gable roof is alleviated slightly by the space created by the passageway between Nos 212 and 214. However, it would be out of character with the style of house and this terraced row and it would not be of a standard of design required by the policies and SPD referred to.
9. I have considered all matters raised but none alter my conclusion. I conclude that the proposal would be out of keeping with the character and appearance of the house, the terrace and the area generally. The appeal therefore 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 Local Development Framework Supplementary Planning Document Residential Design Guide, Adopted 15 December 2010.