

Appeal Decision

Site visit made on 1 February 2017

by M C J Nunn BA BPL LLB LLM BCL MRTPI

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

Decision date: 23rd February 2017

Appeal Ref: APP/A5270/D/16/3164205
275 Greenford Avenue, London, W7 1AD

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant approval required under Schedule 2, Part 1, Paragraph A1 of the Town and Country Planning (General Permitted Development)(England) Order 2015.
 - The appeal is made by Mrs H Ahmend against the decision of the Council of the London Borough of Ealing.
 - The application Ref: 164408PALHE, dated 16 August 2016, was refused by notice dated 5 October 2016.
 - The development proposed is described as a '6m rear extension prior approval application'.
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Decision

1. The appeal is dismissed.

Reasons

2. Part 1 of Schedule 2 to the Town and Country Planning (General Permitted Development)(England) Order 2015 permits certain developments within the curtilage of a dwellinghouse. Class A includes the enlargement, improvement or other alteration of a dwellinghouse, and, in certain circumstances, for a temporary period¹ allows for the construction of single storey additions of up to 6 metres in depth for terraced and semi-detached dwellings². However, this permitted right does not apply to Article 2(3) land which includes land designated as a conservation area³. This property falls within the Cuckoo Estate Conservation Area, and therefore does not benefit from the above permitted development right. Therefore, a full application for planning permission would be required to be made to the Council. In these circumstances, I have no option but to dismiss this appeal.

Matthew C J Nunn

INSPECTOR

¹ Until 30th May 2019

² Paragraph A1 (g) (i) & (ii)

³ Planning (Listed Buildings and Conservation Areas) Act 1990, Section 69
