
Appeal Decision

Site visit made on 27 March 2017

by Gareth W Thomas BSc(Hons) MSc(Dist) PGDip MRTPI

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

Decision date: 5th April 2017

Appeal Ref: APP/F5540/W/16/3165705

46 Chapel Road, Hounslow TW3 1UL

- 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 Raj Hundal against the decision of the Council of the London Borough of Hounslow.
 - The application Ref 0232/46/P5, dated 4 August 2016, was refused by notice dated 12 October 2016.
 - The development proposed is to demolish part single storey structure, extension of part two and part single storey side extension and convert the single family dwelling house into 2 x 1 bed self-contained flats with bin storage and one car parking space.
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Decision

1. The appeal is allowed and planning permission is granted for the demolition of part single storey structure, extension of part two and part single storey side extension and conversion of the single family dwelling house into 2 x 1 bed self-contained flats with bin storage and one car parking space at 46 Chapel Road, Hounslow TW3 1UL in accordance with the terms of the application, Ref 0232/46/P5, dated 4 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 development hereby permitted shall be carried out in accordance with the following approved plans: PL3/PP/2050/07; PL3/PP/2050/06; PL3/PP/2050/05; PL3/PP/2050/04; PL3/PP/2050/03; PL3/PP/2050/02, and; PL3/PP/2050/01 .
 - 3) The use hereby permitted shall not be begun until full details of the arrangements for storing of waste and recycled materials have been submitted to and approved in writing by the Local Planning Authority. The arrangements for storing waste and recycled materials shall not be carried out otherwise than in accordance with the approved scheme and shall be completed before any part of the accommodation hereby permitted is occupied and permanently retained thereafter.
 - 4) The use hereby permitted shall not be begun until full details of cycle storage facilities have been submitted to and approved in writing by the Local Planning Authority. The cycle storage facilities shall not be carried out otherwise than in accordance with the approved scheme and shall be completed before any part of the accommodation hereby permitted is occupied and permanently retained thereafter.
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Main Issues

2. The main issues in this appeal are the effects of the proposal on the housing mix of the area and whether the proposal would provide adequate cycle storage facilities to encourage sustainable modes of travel.

Reasons

Housing mix

3. The appeal property lies in a tightly knit suburban setting and comprises an unusual and distinctive layout and design. The property is set back from Church Road with an open concrete forecourt. The dwelling is two storey with its side gable and a single storey element facing the road. The proposal would see the erection of a two storey side extension to enable the property to be converted to form two, one-bedroom flats. The unusual design of this property including little fenestration to the front would be revised with the introduction of windows facing the street. The flats to be provided would have GIA of 50m² and one car parking space would occupy the present hard surfaced front garden along with bin storage facilities.
4. A proposal to convert the property to two flats was dismissed on appeal¹ in 2011. The Inspector concluded that the design of the extensions proposed in that appeal would fail to protect the character and appearance of the area. On the matter of the loss of a family dwelling however, given the complete lack of private amenity space the Inspector was of the opinion that the property was not conducive for family occupation. On the contrary, he opined that the lack of such amenity space would be less harmful to occupiers if the property was indeed used as small residential flat accommodation. However, the Council has since adopted new planning policies, including its Local Plan whilst the guidance contained within The London Plan and its Housing Supplementary Planning Guidance comprises new material planning considerations.
5. Policy SC6 of the London Borough of Hounslow's Local Plan (LP) amongst other things seeks to manage building conversions and the sub-division of existing housing so as to contribute towards housing supply without adversely affecting the character of the area by setting minimum criteria, including the expectation that properties considered suitable for conversion to flats should have a minimum internal floor space of 130sqm and have regard to minimum internal and external space standards. Such standards are set out in LP Policy SC5. With respect to minimum internal space standards, these are to be referenced to the Nationally Described Standard while benchmark external space standards are set out in the table to LP Policy SC5.
6. The appeal property as it stands does not provide adequate facilities for family occupation. However, and despite falling short of the standards set out in the Council's policy, the needs of occupiers of flats, particularly one bedroom flats, are very much different. It is unlikely that the flats would be attractive to family households. I also agree with the previous Inspector that the property's conversion to two flats would be unlikely to cause significant harm to the housing mix of the area and would represent an efficient use of land within a relatively sustainable location. On balance, I conclude that the benefits of removing this property away from the stock of family housing and converting it

¹ APP/F5540/11/2167128

into two smaller one-bed units would significantly outweigh the policy concerns of the Council, thereby contributing to the Borough's housing growth in accordance with LP Policy SC1 and in a way that is consistent with LP Policy CC1.

Sustainable modes of travel

7. The Council would normally require the approval of details of cycle parking prior to determination of the particular planning application. However it also concedes that the appeal site is in a location with excellent transport links. I am satisfied that the matter can be left to a Grampian-style planning condition. Accordingly, this is included in the conditions that I have imposed and given this, I therefore consider that the development complies with LP Policy EC2 that seeks amongst other things, to promote opportunities for cycling in accordance with The London Plan.

Conditions

8. I have considered the conditions suggested by the Council against the advice contained within Planning Practice Guidance (PPG). In addition to the standard condition relating to the time limit for commencement of development, I have included a condition specifying approved plans in the interests of providing certainty. In addition to the cycle facilities mentioned above, a condition is imposed in order to ensure the provision of re-cycling and waste facilities within the site in order to safeguard the amenities of the area.

Conclusion

9. Having regard to the above reasons and taking into account all other matters raised, I conclude that this appeal should succeed.

Gareth W Thomas

INSPECTOR