
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/16/3165238

3-4 Green Parade, Whitton Road, Hounslow TW3 2EN

- 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 Chandegra & Patel against the decision of the Council of the London Borough of Hounslow.
 - The application Ref 01205/3-4/P1, dated 27 August 2016, was refused by notice dated 26 October 2016.
 - The development proposed is for an enclosed covered permanent canopy for grocery display and storage to front forecourt.
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Decision

1. The appeal is dismissed.

Main Issue

2. The main issue is the effect of the proposal on the character and appearance of the street scene and area.

Reasons

3. The appeal site is located in the middle of a parade of shops that comprise the small local centre at Green Parade on Whitton Road and which serve a large residential area. The grouping of commercial premises on the ground floor with residential above occupy a prominent position close to the cross roads. The appeal property itself incorporates a three storey parapet gable to the front, which adds to the 1930s arts and craft design of this parade. The parade of shops benefit from a wide pavement, which further highlights the prominence of this group.
 4. The proposal would see the construction of a coated steel canopy frame with a polycarbonate sloping roof to the front of the premises. Having a projection of some 3m and extending the width of the premises, it would replace the simple retractable awning to the front of the property and incorporate powder coated perforated metal roller shutters placed to the front and side. The appellants explain that the proposal would better withstand inclement weather conditions and thereby offer proper protection for the goods sold at the premises and better working conditions.
 5. Policy CC1 of the London Borough of Hounslow Local Plan (LP) in recognising the context and varied character of the Borough's places, seeks to improve the character and qualities of those distinctive areas by securing high quality
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developments, particularly where the character is well established and coherent. Policy CC2 sets out to promote high quality design through, amongst other things, ensuring that developments respond to their setting and ensure that buildings stand the test of time through the use of high quality materials and careful, considered detailing for building facades.

6. The proposal by reason of its design, siting and poor quality materials would appear as an obtrusive element in the street scene; it would also enclose what is presently a meaningful open area that contributes to the character and appearance of the public realm. Whilst the appellants have suggested that they would be willing to accept a "split decision" such that the roller shutter element would be removed from the proposal, this does little to prevent the harm that the enclosed canopy would have on the visual composition of the parade and the attractive open quality of the area immediately in front of the building. Consequently, the proposal would have a significantly detrimental impact on the architectural integrity of the building and in turn, the street scene. This would be contrary to LP Policies CC1 and CC2.
7. Having regard to the above reasons and all other matters raised, I conclude that this appeal should be dismissed.

Gareth W Thomas

INSPECTOR