
Appeal Decision

Site visit made on 15 March 2017

by George Arrowsmith BA, MCD, MRTPI

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

Decision date: 06 April 2017

Appeal Ref: APP/M5450/D/17/3167316

Yogi Bhavan, Magpie Hall Road, Bushey Heath, Bushey, WD23 1NT

- 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 Antonio Ahmed against the decision of the Council of the London Borough of Harrow.
 - The application Ref P/5036/16, dated 26 October 2016, was refused by notice dated 20 December 2016.
 - The development proposed is the conversion of a garage to habitable accommodation, rear ground and first-floor extensions and a first-floor side extension with extended pitched roof over with rear dormers, alterations to front fenestration and a new porch.
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Procedural Matter

1. The application that is the subject of this appeal is one of two applications that seek to supersede a grant of permission relating to the same dwelling. The permission is for single and two storey rear extensions, two rear dormers, and external alterations. It was granted under reference P/3544/16 in October 2016. Work to implement that permission was well underway at the time of my site visit. Application ref P/5037/16, which was refused and is now the subject of another appeal (ref APP/M5450/D/17/3167321), sought to vary the development permitted by P/3544/16 by adding a first-floor side extension, a single and two-story front projection and a front porch. Another application, which was also refused, is the subject of this appeal. In essence it seeks only to add a first-floor side extension and a canopy over the front door to the development already approved.

Decision

2. The appeal is allowed and planning permission is granted for the conversion of a garage to habitable accommodation, rear ground and first-floor extensions and a first-floor side extension with extended pitched roof over with rear dormers, alterations to front fenestration and a new porch at Yogi Bhavan, Magpie Hall Road, Bushey Heath, Bushey, WD23 1NT in accordance with the terms of the application, Ref P/5036/16, dated 20 October 2016, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than three years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved plans: 033/EX/001, 033/EX/002, 033/EX100 Rev A, 033/EX/101 Rev A, 033/EX/102 Rev A, 033EX103 Rev A, 033/X,120 Rev A, 034/EX121 Rev A, 033/EX/122 Rev A, 033/EX/123 Rev A, 033/PL/240 Rev

A, 033/PL/241 Rev A, 033/PL/242 Rev A, 033/PL/243 Rev A, 033/PL/250 Rev A, 033/PL/251 Rev A, 033/PL/252 Rev A B and 033/PL/253 Rev A.

- 3) The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

Main Issue

3. The main issue is whether the proposed first-floor side extension would create a visually cramped and incongruous form of development detrimental to the character and appearance of the parent building and the surrounding area.

Reasons

4. Yogi Bhavan is a substantial two-storey property with a protruding front bay, facing onto Magpie Hall Road, a well-treed suburban street with several substantial residential properties. Pangbourne, immediately to the south west of Yogi Bhavan, and Moorside immediately to the north east, are similarly sized two-storey dwellings in the same overall architectural style but with different features. Pangbourne, for example, has a deeper front roof slope, inset with first-floor dormers, and a turreted front bay. To the south of Pangbourne there is a terrace of two-storey dwellings, also with two-storey front bays, set at an angle to the main road on Alpine Walk. Immediately opposite the appeal site there is an imposing recently completed three-storey block of flats with dormers adding an extra storey in the hipped and gabled roof. These flats are set further away from the street frontage than Yogi Bhavan and Pangbourne and are to some extent screened by frontage trees. Nevertheless, because of their scale and the fact that the tree screen is by no means complete, the flats are a dominant presence in the street scene.
5. The Council's objection to the appeal proposal is that the first-floor side extension would bring that part of the dwelling closer to the south western site boundary and thus to Pangbourne. The officer's report acknowledges that the extension would integrate sympathetically with the host dwelling but considers that the reduced first-floor gap would lead to a cramped appearance detrimental to the character and appearance of the dwelling and the locality.
6. I agree with the officer that the proposed extension would integrate sympathetically with the host dwelling, from which I conclude that it would not be detrimental to that dwelling's character and appearance.
7. In assessing the impact of the side extension on the locality and in particular the street scene I am aware that Pangbourne does not have a first-floor side wall facing Yogi Bhavan. Instead, the deep roof slope, which is a feature of its street elevation, continues on its side elevation as a deep hip which slopes away from Yogi Bhavan. This feature would maintain a visual gap between the buildings even if Yogi Bhavan was extended as proposed. Therefore, although there would be some diminution in the existing gap, I am satisfied that the extension would not have a significantly detrimental effect on the street scene especially in the context of the flats on the opposite side of the road and the terrace to the south of Pangbourne. It follows that the proposal does not conflict with the relevant objectives of policies in the National Planning Policy Framework, policies 7.4B and 7.6B in the London Plan (2016), policy CS1.B in

the Harrow Core Strategy (2012) or those of policy DM1 in the Harrow Development Management Policies Local Plan (2013).

Conditions

8. I have imposed the conditions suggested by the Council, which I consider necessary in the interests of clarity and visual amenity.

George Arrowsmith

INSPECTOR