
Appeal Decision

Site visit made on 4 April 2017

by R W Allen B.Sc PGDip MRTPI

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

Decision date: 20 April 2017

Appeal Ref: APP/M5450/D/17/3170263

11 Wickham Road, Harrow HA3 5PN

- 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, Class A.1(g) of the Town and Country Planning (General Permitted Development) Order 2015.
 - The appeal is made by Mr M Bhuvra against the decision of the London Borough of Harrow.
 - The application Ref P/0203/17, dated 11 January 2017, was refused by notice dated 23 February 2017.
 - The development is for a proposed rear extension.
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Decision

1. The appeal is dismissed.

Preliminary Matter

2. The provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (GPDO) permit, until 30 May 2019, an extension beyond the rear wall of the original dwellinghouse by up to 6m. The GPDO also requires the local planning authority to assess the proposed development solely on the basis of its impact on the amenity of any adjoining premises, taking into account any representations received. My determination of this appeal has been made in the same manner.

Reasons

3. The appeal property and its adjoining neighbours Nos 9 and 13 Wickham Road have relatively narrow gardens, with the common boundaries reinforced with low level fencing. Rear habitable room windows are positioned within close proximity of the respective boundaries with each other notwithstanding the existence of a small passageway that separates the appeal property from No 13 Wickham Road. As such, I find that the occupiers of these properties currently enjoy a relatively open and uninhibited outlook at rear.
 4. The height of the proposed extension where it would abut the rear wall of the dwelling would be considerable, extending as it would to the sill level of the upper floor windows. While this would gradually reduce in height towards the rear of the extension, I nevertheless find that the overall size and scale of the proposed extension would be considerably dominating to the occupiers of Nos 9 and 13 Wickham Road, who would experience a significant reduction and worsening of their outlook and light as a result.
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5. The appellant asserts to similar extensions in the area, although he has not cited any specific or relevant examples. I noted that some of the neighbouring dwellings had been extended at single-storey level to the rear. However, I observed these to be considerably smaller in size and height to the scheme proposed before me, such that I find no direct comparisons can be drawn. The circumstances in which an application for prior approval for a rear extension to No 8 Wickham Road were successful are not before me, and I have not considered this matter further in my decision.

Conclusion

6. I therefore conclude for the reasons given above that the proposed development would cause considerable harm to the living conditions of the occupiers of the adjoining residential properties, and that the appeal should be dismissed.

R Allen

INSPECTOR