

Appeal Decision

Site visit made on 21 April 2017

by R J Maile BSc FRICS

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

Decision date: 2 May 2017

Appeal Ref: APP/T5150/D/17/3166696

20 Dicey Avenue, London, NW2 6AT.

- 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 Nazih Ragheb against the decision of the Council of the London Borough of Brent.
 - The application ref: 16/4664, dated 25 October 2016, was refused by notice dated 20 December 2016.
 - The development proposed was originally described as: "Erection of part single and part two storey extension, insertion of front projecting pillar to front porch, rear dormer with two front roof lights to dwelling house. This is similar to permission granted to No. 22 Dicey Avenue."
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Procedural Matter

1. The description of the development in the heading above has been taken from the planning application form. Nevertheless, it is clear from the plans and accompanying details that the development comprises the erection of a single storey rear extension, part first floor side infill extension, hip-to-gable roof extension, one rear dormer window, associated external alterations to include insertion of front projecting pillars to front porch, new windows to side elevation and insertion of two front and two rear roof lights to dwelling house. The Council dealt with the proposal upon this basis and so shall I.

Decision

2. The appeal is dismissed.

Main Issue

3. The main issue in this case is the effect of the hip-to-gable roof extension upon the character and appearance of the host building and that of the surrounding area.

Reasons

4. 20 Dicey Avenue comprises one half of a pair of semi-detached houses erected during the inter-war period. It is within a residential area that includes similar
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properties, many of which have been the subject of extensions and alterations in recent years.

5. The dwelling forming the other half of the pair (no. 22) has been extended and includes projecting pillars to the front porch, alterations to the form of the roof to incorporate a rear-facing dormer and the insertion of roof lights to facilitate use of the attic as residential accommodation.
6. The proposed ground floor extension to no. 20 will match a similar addition to no. 22, which extends to the common boundary. There are several other rear-facing dormers to adjacent dwellings, which were noted during my site visit.
7. Notwithstanding the similarity of many of the proposed alterations to those undertaken at no. 22 and, indeed, at other properties nearby, the scheme the subject of this appeal includes a hip-to-gable roof extension. Such a feature is not present in the case of no. 22 or in other roof alterations that I noted to properties close by.
8. The hip-to-gable element of the scheme would give rise to a significant change in the appearance of the main roof slope that would adversely impact upon the character and appearance of the host building. In addition, it would unbalance the pair of semi-detached houses of which it forms part and be at odds with its surroundings.
9. I therefore find upon the main issue that development as proposed would be damaging to the character and appearance of the host building and that of the surrounding area contrary to Policy DMP 1 a) of the Local Plan¹, paragraph 3.5 of the Council's SPG 5² and national policy at Chapter 7 (paragraph 59) of the Framework³.

Conclusion

10. The majority of the scheme before me has been well designed, is in keeping with the overall character of the locality and is complementary to the original dwelling house. Nevertheless, my concerns as to the harmful impact of the proposed hip-to-gable roof extension upon the character and appearance of the host building and that of the surrounding area are paramount.
11. For the reasons given above, I conclude that the appeal should fail.

R. J. Maile

INSPECTOR

¹ The London Borough of Brent Local Plan: Development Management Policies (November 2016).

² Supplementary Planning Guidance (SPG 5): "Altering and Extending your Home" (September 2002).

³ The National Planning Policy Framework.