
Appeal Decision

Site visit made on 3 May 2017

by Roy Merrett BSc(Hons) DipTP MRTPI

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

Decision date: 17 May 2017

Appeal Ref: APP/R5510/W/17/3168574

124 Fairway Avenue, West Drayton UB7 7AP

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a failure to give notice within the prescribed period of a decision on an application for planning permission.
 - The appeal is made by Mr Bob Pearson against the Council of the London Borough of Hillingdon.
 - The application Ref 64716/APP/2016/2351, is dated 16 June 2016.
 - The development proposed is enlargement of existing garage and replacement of flat roof with pitched roof and dormer to create a study area above the garage within the dormer space.
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Decision

1. The appeal is allowed and planning permission is granted for the enlargement of existing garage and replacement of flat roof with pitched roof and dormer to create a study area above the garage within the dormer space at 124 Fairway Avenue, West Drayton UB7 7AP in accordance with the terms of the application Ref 64716/APP/2016/2351, dated 16 June 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: 24-5-16/A; 10-6-16/A; 12-6-16/A.
 - 3) No development shall commence until details of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Main Issue

2. The main issue is the effect of the development on the character and appearance of the host dwelling and wider street scene including the Garden City, West Drayton, Area of Special Local Character (ASLC).

Reasons

3. The appeal site is within part of a residential estate, comprising predominantly two storey detached and semi-detached dwellings, that lies within the ASLC. I
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have not been provided with any specific information regarding the reason for the designation of the ASLC. It seems to me, however, that the significance of this area lies in the form and spacing of buildings and their relationship with attractive tree-lined streets.

4. The appeal dwelling, which is in a corner location at the entrance to a cul de sac, has a narrower frontage than the adjacent semi-detached properties. The extension would increase the width of the frontage at first floor level. This alteration would be consistent with the wider form of the adjacent pair of semi-detached dwellings.
5. The proposed extension, including the side dormer window, would be recessed from the main front and rear elevations of the dwelling and would be based on the continuation of the main side sloping roof plane in a 'catslide' form. These design characteristics would serve to limit the overall height and mass of the extension, ensuring that it would respect the appearance of the original dwelling, whilst appearing subordinate in form and maintaining the openness of this corner location. The development would not therefore appear cramped or to erode the sense of spaciousness in the surrounding area.
6. The position of the dormer would be centralised on the side elevation of the garage extension and generously set in from the edges and ridgeline of the main roof. Accordingly it would appear proportionate to the main dwelling. In addition, the extension would add visual interest to the prominent blank brick walls that form the side of the dwelling.
7. In terms of context, the development would not extend beyond the side projection of the existing garage and accordingly would respect the building line along the street. Whilst it was evident from my visit that dormer roof extensions are not a prevalent feature in the immediate locality, this element would be relatively small in scale and set within a 'catslide' roof design which would not be a lone feature in the area. Furthermore, despite the prominent corner location of the property, the eye would tend to be drawn along Fairway Avenue with its attractive, linear tree-lined formation rather than towards the extension itself.
8. I therefore conclude that the proposal would not result in harm to the character and appearance of the original dwelling or the wider street scene and ASLC. It would therefore accord with Policies BE1 and HE1 of the Hillingdon Local Plan Part One - Strategic Policies 2012 and Policies BE5, BE13, BE15 and BE19 of the Hillingdon Local Plan Part Two - Saved Unitary Development Plan Policies 2012 insofar as they seek to promote good design that protects local character and harmonises with its surroundings and conserves local heritage assets. Whilst the proposal would not strictly accord with all relevant guidelines in the Council's Design and Accessibility Statement Supplementary Planning Document Residential Extensions 2008, I have concluded for the reasons given above that the development would not result in harm in this case.

Other Matters

9. There have been a number of objections to the proposal from third parties. In terms of the effect on natural light and privacy, having visited the site and from the information before me, I am satisfied that sufficient separation would be retained between the extension and existing properties, to ensure there would be no adverse impact on the living conditions of residents in this regard.

10. Concern has been raised that the extension would encroach upon and compromise the route of a domestic sewer running across the property. I have been provided with no further details regarding this issue, however in any event there is no evidence before me that any issues of this nature, should they arise, could not be dealt with under legislation concerned with private legal rights.

Conditions and Conclusion

11. For the above reasons, I conclude that the appeal should succeed and planning permission be granted.
12. Conditions specifying the plans and requiring details to be agreed of the materials to be used in the external surfaces of the development are needed to safeguard the character and appearance of the area.

Roy Merrett

INSPECTOR