

Appeal Decision

Site visit made on 2 May 2017

by Chris Forrett BSc(Hons) DipTP MRTPI

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

Decision date: 19 May 2017

Appeal Ref: APP/L5810/D/17/3171626

110 Sixth Cross Road, Twickenham TW2 5PE

- 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 Miss P Micheals against the decision of the Council of the London Borough of Richmond-upon-Thames.
 - The application Ref 16/3719/HOT, dated 19 September 2016, was refused by notice dated 15 December 2016.
 - The development proposed is the erection of first floor rear extensions to dwellinghouse.
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Decision

1. The appeal is dismissed.

Main Issue

2. The main issue is the effect of the development on the character and appearance of the area.

Reasons

3. The appeal site is a detached property located on the north east side of Sixth Cross Road. The property has been previously extended by means of a two storey side extension, a hip to gable roof extension with rear box dormer and a single storey garden room at the rear.
 4. The current proposal is for a first floor extension above part of the existing garden room with a part hipped, part flat roof. It would also link into the existing box dormer.
 5. However, the development would result in a form of roof which is not characteristic of the host property or the surrounding area. It would also result in an awkward junction between the roof of the proposed extension and the dormer window. Consequently, the proposal would appear as an unsympathetic addition to this already extended property. Whilst the extension would not be readily visible from public vantage points, it would be visible from the gardens of neighbouring residential properties.
 6. In relation to the size of the proposed extension, this would be more than half the width of the original dwelling and would extend out in the region of 3.75 metres from the original dwelling. Given the overall width of the curtilage of the site, and the width of the current dwelling, I consider that this would not
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give rise to any significant harm to the host property or the area in general. However, this does not overcome the harm I have already identified.

7. For the above reasons, the proposed extension would lead to unacceptable harm to the character and appearance of the host dwelling and the surrounding area contrary to Policy CP7 of the London Borough of Richmond upon Thames Local Development Framework Core Strategy (2009), Policy DM DC 1 of the London Borough of Richmond upon Thames Local Development Framework Development Management Plan (2011) (DFDMP) and the Local Plan Supplementary Planning Document on House Extensions and External Alterations (2015) which amongst other things seek to protect the character and appearance of the host dwelling and the area in general.

Other matters

8. The Council have also, tentatively, indicated that the proposal would also impact on the living conditions of the occupiers of neighbouring properties by reason of visual intrusion. However, given the location of the extension in relation to the existing development I consider that the proposal would not have any significant effect on the living conditions of the occupants of neighbouring properties. Therefore, the development would accord Policy DM DC 5 of the DFDMP.

Conclusion

9. Taking all matters into consideration, I conclude that the appeal should be dismissed.

Chris Forrett

INSPECTOR