
Appeal Decision

Site visit made on 12 June 2017

by Jonathan Hockley BA(Hons) DipTP MRTPI

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

Decision date: 14 June 2017

Appeal Ref: APP/F5540/D/17/3174357
253 Martindale Road, Hounslow TW4 7HF

- 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 & Mrs Rohit & Shweta Singh & Sandhu against the decision of the Council of the London Borough of Hounslow.
 - The application Ref 00745/253/P6, dated 7 December 2016, was refused by notice dated 31 January 2017.
 - The development proposed is a two storey side & part 2 storey rear extension.
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Decision

1. The appeal is dismissed.

Main Issue

2. The main issue in this case is the effect of the proposed extension on the character and appearance of the host building and surrounding area.

Reasons

3. Martindale Road is a primarily residential street made up in the vicinity of the appeal site of blocks of terraced properties. No 253 Martindale Road occupies a corner plot, with the façade of the property facing the road and the southern side elevation facing Tivoli Road, a small residential cul-de-sac. No 253 is a relatively modern property, with a brick faced ground floor, render upper and hipped tiled roof. A narrow grass verge separates the side boundary of the plot from the footpath adjoining Tivoli Road and by virtue of its corner positioning, No 253 is very visible in the street scene, with both front and side elevations clearly seen.
 4. The proposal seeks to construct an extension to side and rear. The side extension would be two storey, built on the same building line as the existing façade, although with a slim single storey aspect at front. To the rear the 2 storey element would extend to the existing back elevation of the property, with a small set in and then a two storey gable feature further extending to allow a further upstairs bedroom to be constructed. A flat roof single storey extension would also be constructed to the northern rear boundary of the plot.
 5. I understand that permission already exists for a two storey side extension at the property. I do not have plans or details of this consent so am unable to accurately compare the two schemes, although I note that the Council state that the extant scheme features a set in from the side boundary and does not project beyond the rear elevation of the house. At the time of my visit building
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works were ongoing, with the single storey rear extension partially complete and a single storey side extension also underway.

6. In totality the proposals are extensive and would significantly alter the appearance of the host property. Whilst from the front the two storey side elevation would appear subordinate to the original dwelling due to the slim single storey element and resultant set back and height of the roof ridge, from the side and behind, the rear element of the additional two storey gabled extension would appear ungainly and awkward in the street scene. This element of the proposal, particularly when combined with the extensive nature of the other proposed extensions, would appear visually intrusive in clear public views from Tivoli Road. The adverse effect of this would not be significantly reduced by its positioning set further away from the side boundary than the main bulk of the two storey extension or the grass verge between the site boundary and highway footpath.
7. I therefore conclude that the proposed extension would have an adverse effect on the character and appearance of the host building and surrounding area. The proposal would be contrary to policies CC1, CC2 and SC7 of the Local Plan¹ which together state that residential extensions should be of high quality design which complement the original building and maintain the character of the general street scene.
8. For the reasons given above, and having regard to all other matters raised, I conclude that the appeal should be dismissed.

Jon Hockley

INSPECTOR

¹ London Borough of Hounslow Local Plan 2015-2030