



Appeal Decision

Site visit made on 20 June 2017

by Gwyn Clark BSc DipTP MRTPI

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

Decision date: 27 July 2017

Appeal Ref: APP/F5540/D/17/3172973

30 Pymont Road, Chiswick, London W4 3NR

- 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 Wayne Samuel against the decision of the Council of the London Borough of Hounslow.
 - The application Ref 00906/30/P6, dated 29 November 2016, was refused by notice dated 25 January 2017.
 - The development proposed is erection of a rear outrigger roof extension to the house.
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Decision

1. I allow the appeal and grant planning permission for the erection of a rear outrigger roof extension to the house at 30 Pymont Road, Chiswick, London W4 3NR in accordance with the terms of the planning application, Ref 00906/30/P6, dated 29 November 2016, subject to the following conditions:
 - 1) The development hereby permitted shall begin no later than 3 years from the date of this decision.
 - 2) The external materials to be used in the construction of the extension hereby permitted shall match those used on the existing dwelling.
 - 3) The proposed development shall be carried out in all respects in accordance with the proposals contained in the application and the plans submitted (GD1709/02 Rev A, GD1709/03, GD1709/01, GD1709/04, Design and Access Statement Received: 29 November 2016).
 - 4) No additional windows or other glazed openings shall be formed in the walls of the development hereby approved and no additional doors or other glazed openings inserted in the building without the prior written consent of the local planning authority.

Preliminary matter

2. I have shortened the description of the application in the interests of brevity.

Main Issue

3. The main issue in this appeal is the effect of the extension on the character and appearance of the dwelling and whether it would preserve or enhance the character and appearance of the Strand-on-the-Green Conservation Area.

Reasons

4. Pyrmont Road runs between Waldeck and Thames Roads. The appeal backs onto Meade Close. Due to its near central position within Pyrmont Road the existing dormer extension, allowed under appeal Ref APP/F5540/A/08/2071642 can only be readily seen from between the houses on Meade Close. From the Waldeck Road end of the terrace it can be viewed with some difficulty while from the other end of the terrace, on Thames Road, it is not readily discernible. This is due in part to the greater distance and also the varied nature of the roofscape lying in between.
5. The proposed extension would be quite minor in size, resulting in the creation of a small room with around 7m² floorspace. It would provide an office to facilitate home-working. It would stand on top of the outrigger, be slightly lower than the dormer extension in height, and project for a distance of around 3 metres. As a result two of the three current second floor windows found on the existing dormer would be replaced by one smaller rear facing window.
6. When viewed from Waldeck Road much of the extension would not be apparent as it stands behind the roof of the neighbours' outrigger. Where it projects above this it would be no higher than the existing dormer extension. It would screen the view of the windows to the existing dormer and, set amongst existing roofs and roof extensions, it would not be particularly apparent.
7. From Meade Close the opportunity to view the existing dormer is limited. A public view is only available through the relatively narrow gaps between these houses. Several dormer roof extensions can be seen through the gaps but a forward projection to the dormer as proposed would in effect only bring the existing dormer extension 3m closer. The previous appeal Inspector noted that a tree also shields the view of the extension from this direction.
8. The London Borough of Hounslow Local Plan contains relevant policies SC7, CC1, CC2, and CC4 which collectively seek a high quality urban design in new development and one that respects the context and character of the local area. The Council has also adopted Residential Extension Guidelines which support the policy framework. This says that while flat roofs would normally be accepted the design of proposed windows should match those on the existing rear elevation. The extension would match more closely the original windows and consequently I consider that it would comply with the provisions of the development plan and residential design guidelines.
9. Pyrmont Road lies within the Strand-on-the-Green Conservation Area. The origins of the settlement began with fishermen's cottages and boat building activities alongside the Thames. In the 18th century, larger and more elegant houses were built, before Victorian and Edwardian terraced housing was added. The Strand on the Green Conservation Area Character Appraisal specifically mentions that large dormers on houses within these 19th and 20th century streets can be intrusive. However I consider the current proposal would be a very modest roof extension that would result in a slight improvement to the

appearance of the dwelling. Overall I conclude that the development would preserve or enhance the character and appearance of the Conservation Area.

Conditions

10. Conditions are imposed in order to provide clarity and certainty as to the permission granted, to ensure materials used and their colour are sympathetic to the character of the dwelling and the area, and to ensure that the appearance of the extension is not harmed by subsequent alterations.

Conclusion

11. For the reasons given above I conclude that the appeal should be allowed.

Gwyn Clark

INSPECTOR