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## Appeal Decision

Site visit made on 1 August 2017

**by C J Ford BA (Hons) BTP MRTPI**

**a person appointed by the Secretary of State for Communities and Local Government**

**Decision date: 16<sup>th</sup> August 2017**

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**Appeal Ref: APP/F5540/D/17/3176787**

**36 Bankside Close, Isleworth, Middlesex TW7 7EW**

- 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 Ali Velayat against the decision of the Council of the London Borough of Hounslow.
  - The application Ref 01647/36/P2, dated 9 March 2017, was refused by notice dated 5 May 2017.
  - The development proposed is demolition of existing glazed conservatory at the rear, construction of a new single storey wrap around side and rear extension.
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### Decision

1. The appeal is allowed and planning permission is granted for demolition of existing glazed conservatory at the rear, construction of a new single storey wrap around side and rear extension at 36 Bankside Close, Isleworth, Middlesex TW7 7EW in accordance with the terms of the application Ref 01647/36/P2, dated 9 March 2017, 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 Design and Access Statement and the following approved plans: Location Plan, AV/36/100, AL/36/200, AL36/101 and AL/36/201.
  - 3) The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

### Main Issue

2. The main issue is the effect of the proposed development on the character and appearance of the host property and the wider area.

### Reasons

3. The appeal site is located within a small modern housing estate. It is understood that there is a permitted development rights restriction that derives from the original planning permission for the whole development. It was added due to the relatively small plots and the close proximity of the houses to one another.

4. The appeal property is a two storey end of terrace house which occupies a secluded position at the very northern end of Bankside Close, facing a car parking area. The terrace only comprises three dwellings and the appeal property stands a small degree forward of the other two aligned houses. As all three houses are of a similar form, the width of the two staggered elements of the terrace is presently unbalanced.
5. The house currently has a deep and near to full width rear conservatory. There is also a strip of land running alongside the northern flank of the house. As this part of the garden area is overshadowed by the existing two storey built form, it is gloomy and represents a poor quality outdoor amenity area.
6. A single storey wrap around extension is proposed that would replace the conservatory and occupy the side garden area. Section 3.0 of the Council's Residential Extension Guidelines 2003 specifies that single storey side extensions should normally be set back at least 1m from the main front wall of the house to stop the creation of a 'terracing effect' and allow the original proportions of the building to remain the prominent feature.
7. The proposed side extension does not include a set back and would be flush with the front wall of the house. However, as it is the end property in the street scene and thereby primarily viewed from the south, there wouldn't be a terracing effect and the original two storey form of the building would remain the prominent feature.
8. There would also be a greater degree of balance in terms of the width of the two staggered elements of the terrace. At the same time, the single storey nature of the extension would ensure it appears subservient to the original house and it would maintain a visually pleasing gradual transition between the built form of the street and the undeveloped rear garden areas of the properties on Lynton Close to the north. Consequently, there is no justifiable reason why the normal 1m set back specified in the guidelines should be adhered to in this particular case.
9. The rear element would be taller and have a heavier visual appearance than the existing predominantly glazed conservatory. In combination with the side extension, it would significantly increase the original footprint of the building. However, the secluded nature of the plot means that the overall increased scale would only be appreciable in private views from neighbouring properties. There would be no adverse impact on the Bankside Close street scene or the living conditions of neighbouring occupiers. Even in the limited views that would be available, the original modest size and character of the building would continue to be read from the unchanged proportions at the first floor level. Making more beneficial use of the poor quality amenity area on the northern side of the house also weighs in favour of the scheme.
10. In light of the above, it is concluded that the proposed development would not have an unacceptably harmful effect on the character and appearance of the host property or the wider area. It would therefore not conflict with Policies CC1, CC2, or SC7 of the Council's Local Plan 2015. Amongst other things, these policies seek to ensure developments complement the original building, harmonise with adjoining properties and maintain the character of the general street scene.

## **Conclusion**

11. For the reasons given above and having regard to all other matters raised, it is concluded that the appeal should be allowed and planning permission granted.

## **Conditions**

12. In addition to the standard time limit condition, one that requires the development to be undertaken in accordance with the approved plans is imposed as this provides certainty. A condition which requires the external surfaces to match those of the existing building is also imposed to ensure a satisfactory appearance to the development.

*C J Ford*

APPOINTED PERSON