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## Appeal Decision

Site visit made on 6 September 2017

**by John Morrison BA (Hons) MSc MRTPI**

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

**Decision date: 15 September 2017**

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**Appeal Ref: APP/F5540/D/17/3180295**  
**96 The Drive, Isleworth TW7 4AD**

- 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 Sharma and Dr Soni against the decision of the Council of the London Borough of Hounslow.
  - The application Ref 00367/96/P2, dated 28 April 2017, was refused by notice dated 27 June 2017.
  - The development proposed is the erection of a front porch, a hip to gable and rear roof extension to the main roof with two front roof windows to the house and replacement of pebble dashed exterior with render.
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### Decision

1. The appeal is dismissed.

### Main Issue

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

### Reasons

3. The appeal building is one half of a pair of semidetached two storey, fully hipped roof dwellings. It is located close to the junction of The Drive and Worton Way. There is an existing two storey extension to the side which wraps a single storey element in the form of an enlarged porch round the front elevation. Bar this, the exterior detailing and general form of the original building is clearly legible. At the time of my site visit, building works were underway for a single storey extension to the rear. Semidetached hipped roof buildings define the street scene with pairs located to the front of their plots, setback from and facing the road with rectangular gardens extending to the rear.
4. The proposed development would comprise altering the hip roof on the existing dwelling to form a gable, inserting in the rear of the same roof slope a flat roof box type dormer window and enlarging the forward projection of the existing porch.
5. Taking each element in turn, the hip to gable element would introduce a roof form which is not characteristic of the street scene. It would appear incongruous and jar visually with its adjoining neighbour which would remain a hip. The addition of the dormer extension to the rear would be large and whilst

set in from the sides and top of the roof it would not be by much. All but filling the rear roof slope would make the resulting roof scape appear top heavy, dominating as it would the rear elevation. The visual effect of this would be exacerbated by the fact that it would be visible from the junction of Worton Way and The Drive as well as a large number of neighbouring gardens. With regard to the enlarged porch, the additional projection is minor in the grand scheme and would not appear substantially different to the existing forward projection. Moreover, there is a very similar addition to the front of the adjoining neighbour. When placed in this context, the minor amount of additional built form would not be unduly harmful.

6. There are examples of gable conversions and large flat roof box type dormer windows in the area, some very close to the appeal building. However, they are more exceptions than the norm and as such appear out of place themselves. I do not subscribe to the view that simply because such development exists, it should be repeated here and add to the proliferation of uncharacteristic built form and such that would be detrimental to the design of the original building.
7. Whilst I have found that there would not be harm arising out of the proposed larger porch, this does not lessen the harm that would be caused to the character and appearance of the area by the addition of the gable roof and the dormer extension to the rear roof slope for the reasons I have set out. Further, the harm would also not be suitably mitigated by the use of similar materials to the existing building.
8. This harm would result in conflict with Policies CC1, CC2 and SC7 of the Local Plan<sup>1</sup> as well as the guidance contained in the Council's REG<sup>2</sup>. These Policies, additional guidance and section 7 of the Framework<sup>3</sup> seek to ensure, amongst other things, that new development (particularly extensions and alterations to dwellings) are of a high quality and contextually appropriate design and appearance and maintain and respect the character of the borough's areas.

## **Conclusion**

9. For the reasons I have set out, and having regard to all other matters raised, the appeal is dismissed.

*John Morrison*

INSPECTOR

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<sup>1</sup> London Borough of Hounslow Local Plan 2015-2030: Volume One 2015

<sup>2</sup> London Borough of Hounslow Residential Extension Guidelines 2003

<sup>3</sup> The National Planning Policy Framework 2012