
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

Appeal Ref: APP/F5540/D/17/3180516
33 Forge Lane, Feltham TW13 6UN

- 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 Mrs Julita Troc-Kapuscinka against the decision of the Council of the London Borough of Hounslow.
 - The application Ref 00458/33/P5, dated 21 April 2017, was refused by notice dated 26 June 2017.
 - The development proposed is a two storey side extension.
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Decision

1. The appeal is dismissed.

Procedural Matter

2. I have taken the description of development as it is shown on the planning application form but omitted the additional explanatory detail. This does not fundamentally change the description of development under consideration and it is also shown in this abbreviated form on both the appeal form and decision notice. I have proceeded on this basis.

Main Issue

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

Reasons

4. The appeal building is one half of a pair of semidetached two storey hipped roof dwellings. It occupies an end plot, at the point where Forge Lane splits into the car park and access to St Richards Church and a school. The dwelling is set back from and facing the road and due to its siting adjacent to a car park used by the church as well as access to further dwellings, the side and rear elevations of it are visible in the public realm.
5. The proposed development would comprise a two storey side extension which would emulate the shape and angle of the existing hipped roof from which it would be stepped down. It would also be stepped in from the front elevation of the existing dwelling. At the point where the rearmost and side walls of the extension meet adjacent to the side boundary, the corner of the wall would be chamfered. This appears to be so access around the building to the rear garden can be maintained.

6. Whilst I cannot argue with the reasons for doing this, the resulting appearance would be somewhat of an alien design detail to the dwelling when viewed in the context of its existing more conventional right angled walls. Its obviousness would be emphasised by the lack of similar detail on other extended dwellings in the local area as well as how prominent the concerned elevation would be in views from the church car park.
7. As a result of the above, the proposed extension would cause harm to the character and appearance of the area. This would lead to conflict with Policies CC1, CC2 and SC7 of the Local Plan¹ as well as the guidance contained in the REG². These policies and additional guidance, amongst other things and along with the Framework³, seek to ensure that new development (extensions to dwellings specifically) is of a high quality and contextually appropriate design and appearance and does not cause harm to the character of the borough's places.

Other Matters

8. The appellant has stated that additional space is needed to accommodate the needs of the growing family. Whilst I acknowledge this, there are a number of other ways in which such additional space could be explored. Indeed, the principle of an extension to the dwelling is not a contentious matter in the determination of this appeal; the main issue is with regard to the use of a specific design detail.
9. I am aware that a number of other dwellings in the area have been extended in a variety of ways. Some including large and bulky box style dormer windows and flat roofs at first floor level. Be this as it may, I do not subscribe to the view that unsuitable or lower quality historical design can be used to justify allowing similar in respect of the appeal scheme which I have assessed and determined on its own individual merits.

Conclusion

10. For the above reasons, the appeal is dismissed.

John Morrison

INSPECTOR

¹ London Borough of Hounslow Local Plan 2015-2030: Volume One 2015

² London Borough of Hounslow Residential Extension Guidelines 2003

³ The National Planning Policy Framework 2012