
Appeal Decision

Site visit made on 3 October 2017

by Oliver Blower MA (T&CP)

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

Decision date: 15 November 2017

Appeal Ref: APP/F5540/D/17/3179885
108a Hanover Avenue, Feltham TW13 4JP

- 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 Hasan Ali against the decision of the Council of the London Borough of Hounslow.
 - The application Ref 00551/108A/P7, dated 24 April 2017, was refused by notice dated 14 June 2017.
 - The development proposed is the erection of a partial first floor side extension.
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Decision

1. The appeal is allowed and planning permission is granted for the erection of a partial first floor side extension at 108a Hanover Avenue, Feltham TW13 4JP in accordance with the terms of the application, Ref 00551/108A/P7, dated 24 April 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 following approved plans Ref: 201 rev A, 11 rev A, 011 rev A, 001 rev A, 0101 rev A , 111 rev A and 101 A.
 - 3) The materials to be used in the external surfaces of the development hereby permitted shall match those used in the existing building.

Main Issue

2. The Council has raised no objections to the effect of the proposed development on the character and appearance of the host building or area, or on the living conditions of neighbouring occupiers with respect to privacy or daylight. Based on my own observations I find no reason to disagree. I therefore consider the one main issue is the effect of the proposed development on the living conditions of the occupiers of 108 Hanover Avenue, with particular regard to outlook.

Reasons

3. The appeal relates to a two-storey semi-detached house with a tapered single-storey side extension, located behind and to the side of 108 Hanover Avenue.
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4. The development plan includes the London Borough of Hounslow Local Plan (LP). Policy CC2 of the LP seeks to ensure, amongst other things, that development proposals provide adequate outlook and minimise overbearingness to adjacent dwellings.
5. Policy SC7 of the LP supports the extension and improvement of residential properties provided all extensions and alterations do not result in harm to the amenity of neighbouring residents with respect to loss of outlook or creating a sense of enclosure, amongst other matters.
6. Further guidance is given in the Residential Extensions Guidelines Supplementary Planning Guidance 2003 (SPG). This recommends the side wall of first-floor side extensions should be parallel to the original house and where the boundary is at an angle to the house, the side wall should not follow the boundary line.
7. An earlier scheme for a first-floor side extension was recently refused and dismissed at appeal. In contrast to that earlier proposal this revised scheme is considerably smaller in depth, located further away from the rear of No 108, and no longer follows the angle of the site, resulting in a narrower flank wall which would run parallel to the original house. Furthermore, due to the orientation of the extension relative to No 108, the front and side elevation of the extension would taper away from the neighbouring garden, with only the slender southernmost corner close to the common boundary. These attributes, together, ensure the extension would appear significantly less bulky and overbearing when viewed from the rear habitable room windows and rear garden of No 108.
8. As a result, I conclude that the proposal would not cause unacceptable harm to the living conditions of the occupiers of 108 Hanover Avenue, with particular regard to outlook. As such, it would accord with LP policies CC2 and SC7, and advice in the SPG.
9. I therefore allow the appeal and grant planning permission subject to the standard implementation condition, a condition requiring compliance with the approved plans, and a condition requiring the use of matching materials, in the interests of good planning and the character and appearance of the area.

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Appointed Person