
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: 27 November 2017

Appeal Ref: APP/F5540/D/17/3179889
281 Hanworth Road, Hounslow TW3 3RZ

- 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 A Gad against the decision of the Council of the London Borough of Hounslow.
 - The application Ref 01254/281/P7, dated 29 March 2017, was refused by notice dated 10 May 2017.
 - The development proposed is described as “proposal of double storey side extension”.
-

Decision

1. The appeal is allowed and planning permission is granted for the double storey side extension at 281 Hanworth Road, Hounslow TW3 3RZ in accordance with the terms of the application, Ref 01254/281/P7, dated 29 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 following approved plans: 281HR/28092016/REV-G
 - 3) The materials to be used in the external surfaces of the development hereby permitted shall match those used in the existing building.

Main Issues

2. The main issues are the effect of the proposed development on 1) the character and appearance of the host building and immediate area, and 2) on the living conditions of the occupiers of 277-279 Hanworth Road with particular regard to outlook.

Reasons

Character and appearance

3. The appeal relates to a two-storey semi-detached house with single-storey side and rear extensions, and a hip-to-gable roof conversion with rear dormer window. The immediate area is characterised by a mixture of detached and semi-detached houses with an assortment of hipped and gable roofs.
 4. The development plan includes the London Borough of Hounslow Local Plan (LP). Policies CC1 and CC2 of the LP seek to ensure, amongst other matters, that development have due regard to the urban context, local architectural
-

vernacular and respond meaningfully and sensitively to the site, its characteristics and constraints.

5. Policy SC7 of the LP seeks to ensure, in part, that development complement the original building, harmonise with adjoining properties and maintain the character of the general street scene.
6. Further guidance is given in the Residential Extensions Guidelines Supplementary Planning Guidance (SPG). This recommends that side extensions accurately reflect the main house and remain secondary in their size and appearance.
7. The proposal is, in part, for a first-floor above the existing single-storey addition to form a two-storey side extension. The first-floor would be set back from the façade of the original house with a pitched roof below the height of the main roof. These features, together, ensure the extension would not appear bulky or dominant, thereby achieving an appropriate degree of subservience to the main house.
8. Although No 281 has been extended to the rear by way of a single-storey extension and dormer window, these features are not readily visible from the public realm. I acknowledge that when viewed from the front, the extension would be seen in conjunction with the hip-to-gable conversion; however, by virtue of its appropriate scale and the large adjacent front garden of Nos 277-279, the cumulative effect would not undermine the character of the street scene.
9. As a result, I conclude that the proposal would not cause unacceptable harm to character or appearance of the host building or immediate area. As such, it would accord with LP policies CC1, CC2 and SC7, and advice in the SPG.

Living conditions

10. Policy CC2 of the LP seeks to ensure, amongst other things, that development proposals provide adequate outlook and minimise overbearingness to adjacent dwellings.
11. 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.
12. Due to the staggered relationship between the appeal site and Nos 277-279, the façade of these houses are located behind the main rear elevation of No 281. However, given the generous gap between Nos 277-279 and the common boundary with No 281, there would be sufficient distance between the habitable room windows of these houses and the extension so that it would not appear unduly intrusive or oppressive.
13. The Council has not raised concern with regard to the living conditions of the adjacent occupiers at No 283 and, from my own observations I have no reason to disagree.
14. As a result, I conclude that the proposal would not cause unacceptable harm to the living conditions of the occupiers of 277-279 Hanworth Road, with

particular regard to outlook. As such it would accord with LP policies CC1, CC2 and SC7.

Conclusion

15. For the reasons given above, and having had regard to all other matters raised, I 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.

O Blower

Appointed Person