
Appeal Decision

Site visit made on 16 January 2018

by Jonathon Parsons MSc BSc(Hons) DipTP Cert(Urb) MRTPI

an Inspector appointed by the Secretary of State

Decision date: 5th February 2018

Appeal Ref: APP/F5540/D/17/3181830
92 Park Road, Hounslow TW3 2HB

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant approval required under Schedule 2, Part 1, Paragraph A.4 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).
 - The appeal is made by Jyotsna Seshetti against the decision of the Council of the London Borough of Hounslow.
 - The application Ref 00857/92/PA1, dated 5 July 2017, was refused by notice dated 1 August 2017.
 - The development proposed is a ground floor rear extension.
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Decision

1. The appeal is allowed and prior approval is granted under the provisions of Article 3 and Schedule 2, Part 1, Paragraph A4 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (GPDO) for a ground floor rear extension at 92 Park Road, Hounslow TW3 2HB in accordance with the details submitted pursuant to Article 3 and Schedule 2, Part 1, Paragraph A4 (2) of the GPDO.

Procedural Matter

2. The provisions of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), under Article 3 and Schedule 2, Part 1, Part A(12) require the local planning authority to assess the proposed development solely on the basis of its impact on the amenity of any adjoining premises, taking into account any representations received. My determination of this appeal has been made in the same manner.

Reasons

3. The appeal site comprises a two storey dwelling with a rear single storey extension adjoining the common boundary with a semi-detached neighbour at 94 Park Road. This neighbouring property also has an existing single storey extension alongside the common boundary. It has a glazed opening close to this boundary. Based on what I saw on my site visit, the opening would be approximately 1.1m away from the boundary and this is the figure submitted by the Council and has not been disputed. The existing fence along the common boundary is approximately 1.8m high.
4. The proposal would result in a total enlargement, including the existing extension, of 6m. The proposed additional extension would be largely flat-

roofed and therefore the roof height would roughly equate with the eaves height of 2.7m. This would result in a facing wall of approximately 0.9m above the fence line on the common boundary but this would only project beyond the rear of this neighbouring property by approximately 1.6m due to its existing extension. Given this, there would not be a significant sense of enclosure affecting the living conditions of the occupiers of the neighbouring semi-detached dwelling.

5. The sunlight in the afternoon coming into the neighbouring property is already affected by the boundary fence and there would still be sunlight coming into the room served by the nearest opening at other times of day and additionally the adjacent outside private space. Taking these considerations into account together with the proposed extension's rearward projection, the proposal would not significantly affect sunlight to the neighbouring property. Turning to day light, there would be sources other than in the direction of the extension. Therefore, there would be no significant loss of sunlight or daylight to the occupiers of the neighbouring property.
6. Amongst many criteria, the London Borough of Hounslow Residential Extension Guidelines Supplementary Planning Document (SPD) 2017 indicates a maximum extension depth of 3.75m to semi-detached dwellings and extension height of 2m. Although the proposal would exceed these requirements, the SPD provides guidance, especially in relation to prior approvals where the principle of large scale extensions is accepted. For the reasons given above, the particular circumstances of this proposal would justify an exception to the SPD advice in so far as being relevant to assessing the impact on the living conditions of neighbours.
7. On a similar basis, the proposal would comply with policies CC2 and SC7 of the London Borough of Hounslow Local Plan (LP) 2015-2030 Volume 1 2015, which collectively and amongst other matters, requires proposals to provide adequate outlook, minimise overbearingness and overshadowing, and ensure satisfactory sunlight and daylight to adjoining adjacent dwellings. LP policy CC1 concerns matters of character and appearance which is not relevant here.
8. There has been a garage conversion on the site but this, along with comments on inadequate vehicle parking, is not relevant to the proposal before me which is to provide additional space to a dining/kitchen area.
9. For the reasons given above, I conclude that the appeal should be allowed and prior approval granted. The planning permission granted for the ground floor rear extension under Article 3 and Schedule 2, Part 1, Class A is subject to the following conditions: A.4(13), A.4(14) and A(15) which specify that the development shall be completed on or before 30th May 2019, that the developer shall notify the local planning authority in writing of the completion of the development as soon as reasonably practicable after completion, and such notification shall include the name of the developer; the address or location of the development, and the date of completion.

Jonathon Parsons

INSPECTOR