

Appeal Decision

Site visit made on 30 July 2019

by G Powys Jones MSc FRTPI

an Inspector appointed by the Secretary of State

Decision date: 13th August 2019

Appeal Ref: APP/F5540/D/19/3230379

3 Grosvenor Road, Chiswick, London, W4 4EJ

- 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 Paul & Elena Coward against the decision of the Council of the London Borough of Hounslow.
 - The application Ref 00522/3/P3, dated 14 March 2019, was refused by notice dated 24 May 2019.
 - The development proposed is loft conversion and addition of a rear dormer to the existing roof.
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Decision

1. The appeal is allowed and planning permission is granted for a loft conversion and addition of a rear dormer to the existing roof at 3 Grosvenor Road, Chiswick, London, W4 4EJ in accordance with the terms of the application Ref 00522/3/P3, dated 14 March 2019, subject to the conditions set out in the attached Schedule.

Preliminary matter

2. The appeal property is located within the Wellesley Road Conservation Area (CA).

Main issues

3. The main issues are the effect of the development on the host property and whether the character and appearance of the CA would be preserved or enhanced.

Reasons

Character & appearance

4. The appeal property is a substantial attractive dwelling, with twin gables at the front and rear. The appellant proposes, in effect, to infill the space between the rear gables with a form of flat roofed dormer.
5. Reference has been made to a scheme granted planning permission¹ by the Council on the same day as the appeal proposal was refused. This also involved a roof extension, although its dimensions were less than proposed in the appeal scheme. For that scheme, the officer report says:

¹ Ref 00522/3/P2 - Erection of a rear roof extension with roof windows to the front and both sides, installation of second floor windows to the rear and the erection of a part single part two storey rear extension.

While the dormer proposed to the rear elevation would not conform to the dimension guidance set out in chapters 4.10 and 6.2 of the Council's Residential Extension Guidelines, the discreet location of this part of the proposal between the two gable ends is acknowledged. As such, it would not be a visible addition and would not be detrimental to the conservation area or host property.

6. Although the appeal scheme would comprise a slightly larger roof extension, I consider that it would also be discreetly positioned in much the same way as that approved, being largely masked by the bulk of the twin gables. The effect of the proposal on the host property would only be marginally greater than the approved scheme, and certainly not such as to render it harmful. The impact on the wider CA would prove acceptable, particularly taking into account that the extension would not be plainly discernible from the public realm.
7. I conclude that the proposal would sit appropriately in its' setting without harming the visual integrity of the host property. The impact of the proposal on the CA as a whole would in my view be neutral, so that the character and appearance of the CA would thus be preserved. The proposals are therefore compliant with those provisions of policies CC1, CC2 & CC4 of the London Borough of Hounslow Local Plan (LP), which, in combination, are directed to ensure that development in the Borough, particularly in its conservation areas, should be of a high quality design, creating attractive places to live and enhancing an area's character.

Conditions

8. The Council's suggested conditions have been considered. A condition in respect of materials is imposed in the interests of visual amenity. For the avoidance of doubt it is also necessary that the development be carried out in accordance with the approved plans.

Other matters

9. Reference has been made to other development plan policies, but those to which I have referred are considered the most relevant having regard to the main issues identified at the outset. I have also taken into account the relevant provisions of the Council's Supplementary Planning Document on Residential Extensions referred to.
10. All other matters raised in the representations have been taken into account, but no other matter raised is of such strength or significance as to outweigh the considerations that led me to my conclusions. Accordingly for the reasons provided above, the appeal is allowed.

G Powys Jones

INSPECTOR

Schedule of Conditions

1. The development hereby permitted shall begin not later than three years from the date of this decision.

2. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.
3. The development hereby permitted shall be carried out in accordance with the following approved plans: Drawing Reference Nos. JCA-0588A-LP, JCA-0588A-BP, JCA-0588-0001-EP-B, JCA-0588-0002-EP-GF, JCA-0588-0003-PP-01, JCA-0588-0004-EP-02, JCA-0588-0005-PP-RF, JCA-0588-0006-EE-FR, JCA-0588-0007-EE-EE, JCA-0588-0008-EE-RE, JCA-0588-0009-EE-WE, JCA-0588-0010-ES-AA, JCA-0588-0011-ES-BB, JCA-0588-0012-ES-CC, JCA-0588A-1001-PP-02, JCA-0588A-1002-PP-RF, JCA-0588A-1003-PE-RE & JCA-0588A-1004-PP-GF.