



Appeal Decision

Site visit made on 30 July 2019

by Alison Scott DipTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 15 August 2019

Appeal Ref: APP/F5540/D/19/3229839

2a Myrtle Road, Hounslow TW3 1QD

- 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 Khan against the decision of London Borough of Hounslow.
 - The application Ref 00782/2A/P7, dated 15 February 2019, was refused by notice dated 9 April 2019.
 - The development proposed is the erection of a front porch.
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Decision

1. The appeal is allowed and planning permission is granted for the erection of a porch at 2a Myrtle Road, Hounslow, TW3 1QD in accordance with the terms of the application, Ref 00782/2A/P7, dated 15 February 2019, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved plans: Site Location Plan, KHAN/PLAN/001, KHAN/PLAN/001 PROPOSED ELEVATIONS, KHAN/PLAN/003, 2AM-RD/PLAN/REV/06.
 - 3) The external surface of the extension hereby permitted shall match those used in the construction of the existing building.

Main Issue

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

Reasons

3. The appeal dwelling sits at the junction where the residential road meets the commercial Kingsley Road. The appeal site comprises a recently erected two storey detached dwelling that takes some characteristic features from the existing vernacular of the terrace of Myrtle Road. This road is mainly typified by double-sided rows of terraced houses. A number of front porches are evident along the terraces.
4. The dwelling is set apart from the traditional terrace as it is a new build. The presence of a projecting canopy below the first-floor windows also identifies it as a stand-alone dwelling. The proposed porch would not project beyond the

limit of the existing canopy. With the use of glazing and aluminium frames with brick side walls, overall the appearance would be lightweight and modern in nature. As such the proposal would be in character with the main dwelling and the prevailing pattern of development within the wider street scene.

5. With regard to the Council's Residential Extension Guide 2017, the new porch would not compare in size to other front porches along Myrtle Road. However, the proposed porch feature should be viewed in context with the host dwelling which is separate in nature to the traditional houses. As such it would not harm the character and appearance of the wider area.
6. I therefore conclude that the proposal does not harm the character and appearance of the area, as such it would comply with Policies CC1, CC2 and SC7 of the *London Borough of Hounslow Local Plan 2015-2030*, which amongst other aims seek to ensure that buildings to reinforce or enhance the character of the neighbourhood.

Conditions

7. I have considered the suggested conditions in light of the national Planning Practice Guidance and Paragraph 55 of the National Planning Policy Framework. In addition to the standard time limit condition, a condition relating to the approved plans is necessary to provide certainty. A condition in relation to materials is reasonable in order to protect the character and appearance of the area.

Conclusion

8. For the reasons given above, I conclude that the appeal should be allowed.

Alison Scott

INSPECTOR