

Appeal Decision

Site visit made on 12 August 2019

by P Eggleton BSc(Hons) MRTPI

an Inspector appointed by the Secretary of State

Decision date: 27th August 2019

Appeal Ref: APP/F5540/D/19/3231305

1A Worton Road, Isleworth TW7 6HJ

- 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 Mohmed Khan against the decision of the London Borough of Hounslow Council.
 - The application Ref 01239/1A/P2, dated 29 March 2019, was refused by notice dated 24 May 2019.
 - The development proposed is a roof conversion to existing semi-detached house including infill of first floor terrace and roof lights.
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Decision

1. The appeal is allowed and planning permission is granted for a roof conversion to existing semi-detached house including infill of first floor terrace and roof lights at 1A Worton Road, Isleworth in accordance with the terms of the application, Ref 01239/1A/P2, dated 29 March 2019, subject to the following conditions:
 - 1) The development hereby permitted shall be begun before the expiration of three years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved plans: 0001, 0002, 0010, 0101, 0102, 0103, 0200, 0201, 1010B, 1102, 1103, 1201D, 1203B.
 - 3) The materials used in the construction of the external surfaces of the extension hereby permitted shall match those of the existing dwelling.

Main Issues

2. The main issues are the effect on the character and appearance of the area; and the effect on the living conditions of the neighbouring residents with regard to outlook.

Reasons

3. The proposal would infill the single storey flat roof area to the front of this property and extend the roof over it. This would result in the frontage of the house having a more unified appearance. The existing flat roof element is an uncharacteristic feature of the design that does not add to the appearance of the property. The proposal would therefore improve the appearance of the
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- building overall. Whilst it would bring first floor development closer to the neighbouring property, given the angles of the buildings and the distances between them, it would not result in a cramped appearance. Overall, the proposal would not result in harm to the character or appearance of the area and would result in design benefits. It would satisfy the design objectives of policies CC1, CC2 or SC7(a & e) of the Local Plan 2015-2030 (LP).
4. The Council are concerned that the infill extension would result in an unacceptable loss of outlook and an increased sense of enclosure for the residents of 3 Worton Road. The nearest window is a dormer window that faces the appeal property. The room it serves is a bedroom which also benefits from a front facing window. Dormer windows, by their nature, restrict outlook as views are channelled between the dormer cheeks. The Council's approach to the restricted scope of the outlook from such a window is therefore well founded. The outlook from the dormer window is also however already restricted by the two storey elements of the neighbouring property. The outlook would be reduced by this proposal as first floor development would be brought closer and the limited longer outlook over the single storey element of the neighbouring house would be lost. The open aspect beyond the front of the appeal property would however be retained.
 5. When in most areas of the neighbouring bedroom, the front window provides an open aspect. Although the impact of the reduction in outlook from the side facing dormer window should not be discounted just because it is a secondary window, given the retained outlook from the dormer window and the outlook from the main forward facing window, the proposed works would not unacceptably reduce the living conditions of the residents when in this room. The impact on the areas of garden to the side of the property, resulting from the more dominant first floor works, would also be acceptable. I am satisfied that the impact on the living conditions of the neighbouring residents would not be unacceptably harmed. The proposal would not therefore conflict with the amenity requirements of LP policy SC7(f).
 6. The Council's policies generally accord with the design and amenity requirements of the National Planning Policy Framework and I therefore afford them considerable weight. I have also had regard to the Council's Supplementary Planning Document: Residential Extension Guidelines 2017. This does not anticipate this form of extension but the proposal would meet its overall design and amenity objectives.
 7. I have had regard to all the matters put forward by the Council but I have not found any that weigh significantly against the proposal. I have also not found conflict with the Council's policies. I therefore allow the appeal.
 8. I have imposed conditions with regard to the commencement of the works and the details of the approved plans in the interests of certainty. I have also required that the materials match to ensure that the property overall would have a satisfactory appearance.

Peter Eggleton

INSPECTOR