



Appeal Decision

Site visit made on 3 June 2019

by Rebecca McAndrew BA Hons, PG Dip Urban Design, MSc, MRTPI

an Inspector appointed by the Secretary of State

Decision date: 2nd September 2019

Appeal Ref: APP/F5540/D/18/3216806
51 Grove Crescent, Feltham TW13 6NB

- 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 Mr and Mrs Kanda against the decision of the Council of the London Borough of Hounslow.
 - The application Ref 00524/51/P4, dated 14 August 2018, was refused by notice dated 23 October 2018.
 - The development proposed is a double storey side extension.
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Decision

1. The appeal is allowed and planning permission is granted for a double storey side extension at 51 Grove Crescent, Feltham TW13 6NB in accordance with the terms of the application Reference 00524/51/P4 dated 14 August 2018, subject to the following conditions;
 - 1) The development hereby permitted shall be begun within three years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in strict accordance with the following approved drawings: PL- 000, 001, 002, 003, 004, 005, 006, 010.
 - 3) The materials to be used in the construction of the external surfaces hereby permitted shall match those used in the existing building.
 - 4) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no windows shall be installed into the side elevation of the extension hereby approved.

Procedural Matters

2. I have also dealt with another appeal on this site (reference APP/F5540/D/18/3216807). That appeal is the subject of a separate decision.

Main Issue

3. The main issue is the effect on the character and appearance of the existing property and the surrounding area.

Reasons

4. Whilst the proposed two storey side extension would be flush with the front wall of the property at ground floor, it would be set back at first floor level. This setting back of the upper floor, combined with the fact that the proposed roof would be set down below the existing ridge height, would ensure that the proposal would be visually discernible from, and subordinate to, the existing property. This would allow the original building to remain the prominent feature and therefore the extension would not undermine the design integrity of the property itself or imbalance the wider terrace.
5. Consequently, the proposed development would not cause harm to the character or appearance of the property, the terraced row or the wider street scene. The proposal would therefore comply with the requirements of Policies CC1, CC2 and SC7 of the London Borough of Hounslow Local Plan (2015) which collectively seek to secure high quality design that appropriately responds to the context and character of the Borough.
6. I conclude that the proposal would accord with the development plan and there are no material considerations that would indicate otherwise that the appeal should be dismissed. Therefore, for the reasons given, the appeal is allowed. In addition to the standard time limit, a plans condition is imposed in the interest of certainty and a condition requiring the use of matching materials is necessary in order to safeguard the character and appearance of the area. Additionally, a condition removing permitted development rights for windows is required to safeguard the living conditions of neighbouring occupiers.

Rebecca McAndrew

INSPECTOR