



Appeal Decision

Site visit made on 12 August 2019 by Thomas Courtney BA(Hons) MA

Decision by Andrew Owen MA BA(Hons) MRTPI

an Inspector appointed by the Secretary of State

Decision date: 11th September 2019

Appeal Ref: APP/F5540/D/19/3232720

3 Wesley Avenue, Hounslow TW3 4LY

- 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 Omer against the decision of London Borough of Hounslow.
 - The application Ref 01184/3/P2, dated 21 February 2019, was refused by notice dated 12 April 2019.
 - The development proposed is a 2 storey side extension.
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Decision

1. The appeal is allowed and planning permission is granted for a 2-storey side extension at 3 Wesley Avenue, Hounslow, TW3 4LY in accordance with the terms of application Ref 01184/3/P2, dated 21 February 2019 and subject to the following conditions:
 - 1) The development hereby permitted shall begin no 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 and Drawing Nos 19/3/WAH/104/B, 18/3/WAH/102, 19/3/WAH/103/A, 19/3/WAH/101/B.
 - 3) 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.

Appeal Procedure

2. The site visit was undertaken by an Appeal Planning Officer whose recommendation is set out below and to which the Inspector has had regard before deciding the appeal.

Main Issues

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

Reasons for the Recommendation

4. The appeal property comprises a two-storey semi-detached dwelling situated on a corner plot at the junction of Wesley Avenue and George Street. The building has a dual-pitched roof with a hanging tile side gable and a shared front gable with its attached neighbour at 2 George Street. There is garden
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space to the front and side of the house which is currently enclosed by tall hedges.

5. The site lies within an established residential area characterised by terraced and semi-detached houses which are slightly set back from the public highway. The pair of semi-detached houses opposite the site mimic the layout of 3 Wesley Avenue and 2 George Street in that they are oriented towards the street corner and each have triangular plots. Because of its position on the corner with George Street, the appeal property features prominently in the street scene and can be seen in long views from the west along Wesley Avenue.
6. The proposal would result in a two-storey extension on the southern side elevation. Although the Council has expressed concern regarding the size, scale and position of the proposed extension, it would nonetheless remain lower in height than the original dwelling, would be set back from the front of the original dwelling, would not appear excessively wide, and would be finished in materials to match the existing. I therefore find that the proposed extension would sufficiently complement the existing property. It would be visible when viewed from both the east and west along Wesley Avenue however its appearance would not be obtrusive or significantly harm the street scene.
7. Furthermore, I do not find that the proposed development would disturb the existing character of the area with regard to the angled positions of the corner properties relative to the road junctions of Wesley Avenue with George Street, Charles Street and John Street, or the spaciousness at these junctions provided by this. The proposed extension would not disrupt the distinct orientation of the property and would maintain space at this junction. What's more, on my site visit, I observed that a similar two-storey side extension had been built at the corner property at 83 Wesley Avenue. The proposed development would therefore not appear incongruous in this context.
8. I therefore find the proposed extension would be compatible with the host property and will not appear out of keeping with the character and appearance of the area. The proposed development is in accordance with policies CC1, CC2 and SC7 of the Hounslow Local Plan and the Residential Extensions Guidelines Supplementary Planning Document, which together seek to ensure new extensions are well designed and contribute positively to the character and appearance of the surrounding area in which they lie.

Conditions

9. I have imposed the standard conditions relating to the commencement of development and specifying the relevant plans in order to provide certainty. I have also included a condition requiring the external materials match the existing building, to protect the character and appearance of the area.

Recommendation

10. For the reasons given above and having had regard to all other matters raised, I recommend that the appeal should be allowed.

Thomas Courtney

APPEAL PLANNING OFFICER

Inspector's Decision

11. I have considered all the submitted evidence and the Appeal Planning Officer's report and on that basis the appeal is allowed.

Andrew Owen

INSPECTOR