
Appeal Decision

Site visit made on 14 October 2019

by Chris Baxter BA (Hons) DipTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 18 October 2019

Appeal Ref: APP/F5540/D/19/3229079
38 Albury Avenue, Isleworth TW7 5HX

- 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 Kamran Shaheen against the decision of the Council of the London Borough of Hounslow.
 - The application Ref 00018/38/P2, dated 1 February 2019, was refused by notice dated 15 April 2019.
 - The development proposed is described as "loft conversion and alteration to roof over side extension."
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Decision

1. The appeal is dismissed.

Main Issue

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

Reasons

3. The surrounding area is characterised predominantly by semi-detached residential properties of mixed architectural styles. The properties in the area are mainly of hipped roof designs which contributes to the character of the area.
4. The proposed extension would introduce a gabled roof design that would result in an addition to the property which would be bulky and visually intrusive. The proposed rear dormer window would be similar to other dormer windows in the area and mostly screened from the street scene. However, the alterations to the roof and the creation of a gable would be an incongruous feature.
5. I note the roof designs of other properties in the area including 21 Albury Avenue and the properties opposite the appeal site. The appeal property however forms a row of properties which have hipped roofs and the proposed gabled roof design would be out of keeping and a discordant addition.
6. I have had regard to the appellants statement of case which indicates that revised plans had been submitted to the Council and that the volume of the extension would comply with permitted development rights. I do not have substantive evidence before me to confirm that the proposal could be constructed under permitted development rights. Nevertheless, these matters

do not alter my findings with regards to the effect on the character and appearance of the area.

7. Accordingly, I find that the proposal would have a harmful effect on the character and appearance of the surrounding area. The proposal fails to comply with Policies CC1, CC2 and SC7 of the London Borough of Hounslow Local Plan 2014 which seeks development to maintain the character of an area and respond to any local architectural vernacular that contributes to an area's character.

Conclusions

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

Chris Baxter

INSPECTOR