



Appeal Decision

Site visit made on 16 September 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: 18th October 2019

Appeal Ref: APP/R5510/D/19/3231753

14 Denziloe Avenue, Uxbridge UB10 0ED

- 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 Jasvinder Bhatia against the decision of the London Borough of Hillingdon.
 - The application Ref 73629/APP/2019/1153, dated 3 April 2019, was refused by notice dated 30 May 2019.
 - The development proposed is an outbuilding to the rear of 14 Denziloe Avenue for use as a store, gym and shower room, built of brick and pitched roof.
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Decision

1. The appeal is allowed and planning permission is granted for outbuilding to the rear of 14 Denziloe Avenue for use as a store, gym and shower room, built of brick and pitched roof at 14 Denziloe Avenue, Uxbridge, UB10 0ED in accordance with the terms of application Ref 73629/APP/2019/1153, dated 3 April 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: Location Plan, Proposed & Existing Site Plan, Proposed Layout, Elevations & Roof Design (Original plans submitted 3 April 2019).
 - 3) The outbuilding hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as number 14 Denziloe Avenue, Hillingdon, Uxbridge, UB10 0ED.

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 issues are
 - The effect of the development on the character and appearance of the area; and
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- The effect of the development on the living conditions of the occupants of 12 & 16 Denziloe Avenue, having particular regard to outlook.

Reasons for the Recommendation

Character and appearance

4. The appeal site accommodates a two-storey semi-detached property situated within an established residential area characterised by semi-detached dwellings of similar size and design, with narrow rear gardens. The rear boundary abuts a shared lane from which access can be gained. The character of the area to the rear of No. 14 is typical of residential rear gardens, with a scattering of garages, sheds, decking and domestic paraphernalia. A number of large detached outbuildings serving surrounding properties abut the rear shared lane.
5. The proposed development would be located at the bottom end of the garden, would be single-storey and would have a dual-pitched roof. It would therefore appear quite conventional in its design and siting. Given the area is characterised by outbuildings of a mixed nature and size, the development would not appear out of place in this location. Although it would abut the boundaries of the neighbouring gardens at Nos 12 & 16, the height and width of the outbuilding would not appear incongruous or obtrusive. The footprint of the proposal would not be excessive or appear disproportionate to the host dwelling. As such, I find that the proposed development would tie in with the appearance of the area and would not constitute poor design.
6. I therefore find the development would not be a visually discordant feature that would harm the character and appearance of the surrounding area. The proposed development would be in accordance with policies BE1, BE13, BE15 and BE19 of the Hillingdon Local Plan (2012) (the 'local plan'), the Hillingdon Design & Access Statement for Residential Extensions Supplementary Planning Document (2008) (the 'HDAS SPD'), and the National Planning Policy Framework (the 'NPPF') which together seek to ensure proposals are well designed and contribute positively to the character and appearance of the surrounding area in which they lie. The proposal would also adhere to policy DMHD2 of the Hillingdon Local Plan Part 2 Development Management Policies with Modifications (2019) (the 'part 2 local plan') which seeks to ensure residential outbuildings are constructed to a high standard of design.

Living conditions

7. The development would be visible to the occupiers of surrounding properties, particularly 12 & 16 Denziloe Avenue, although there is some mature planting on the boundary with no. 12 which would partially obscure the view of the development from that direction. I find that the separation distance between these houses and the development would ensure there is no harmful visual impact. Also I do not find that the size and appearance of the outbuilding would result in an over dominant and visually obtrusive form of development that would significantly impact the outlook of the occupiers of these two properties.
8. Overall, I conclude there is no unreasonable impact on the living conditions of the occupiers of 12 & 16 Denziloe Avenue. The development therefore accords with policies BE19 and BE21 of the local plan, the HDAS SPD, policy DMHD2 of

the part 2 local plan, as well as the NPPF which together aim to ensure a high standard of amenity for all residents.

Conditions

9. The Council has suggested a number of conditions that it would wish to see imposed in the event that the appeal was successful. I have considered the suggested conditions against the advice on conditions set out in the NPPF and the Planning Practice Guidance.
10. I have imposed the standard conditions relating to the commencement of development and specifying the relevant plans in order to provide certainty. Furthermore, to ensure that the outbuilding remains at all times incidental to the main use of the property, I have imposed a condition specifying the development shall not be occupied at any time other than for purposes ancillary to the residential use of the main dwelling.

Recommendation

11. 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

12. 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