
Appeal Decision

Site visit made on 15 October 2019

by Philip Willmer BSc Dip Arch RIBA

an Inspector appointed by the Secretary of State

Decision date: 8 November 2019

Appeal Ref: APP/F5540/D/19/3232316

20 Magnolia Road, Chiswick, LONDON, W4 3QW.

- 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 Dr. S. Morgan against the decision of the Council of the London Borough of Hounslow.
 - The application Ref 00723/20/P4, dated 14 February 2019, was refused by notice dated 9 April 2019.
 - The development proposed is for minor alteration to existing (Lawful) rear roof dormer construction.
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Decision

1. The appeal is allowed and planning permission is granted for minor alteration to existing (Lawful) rear roof dormer construction at 20 Magnolia Road, Chiswick, LONDON, W4 3QW in accordance with the terms of the application, Ref 00723/20/P4, dated 14 February 2019, and the plans submitted with it.

Main Issue

2. I consider the main issue to be the effect of the proposal on the architectural integrity of the host property and therefore whether it would serve to preserve or enhance the character or appearance of the Strand on the Green Conservation Area.

Reasons

3. The property the subject of this appeal, 20 Magnolia Road, is a two-storey mid terrace dwelling house, dating from the immediate post war period. The terrace is one of several infill properties including a number of semi-detached dwellings interspersed between the older houses that originally formed this residential area. It is located in the Strand on the Green Conservation Area, the special interest of which, I consider to be the history of its development and the built form of the dwellings from different periods.
4. A virtually full width flat roof dormer is proposed, which has already been built. As I saw it is clad in grey slate and sits slightly proud of the original ridge of the house, such that its roofline is just visible from the street.
5. This raised ridge would be the only one in this short terrace of four houses. However, as I observed a raised ridgeline to accommodate rear dormers is not an uncommon feature of the both the original and later houses in the street. Accordingly, while, in itself, it is a poorly conceived architectural detail and the

only one in this terrace, I do not consider on balance that it would cause significant harm to the architectural integrity of the host property, the terrace of which it is part or the appearance of the neighbouring properties in the street. Accordingly, I believe that if retained it would have a neutral effect on the character and appearance of the Strand on the Green Conservation Area.

6. The proposal would therefore accord with Policies CC1, CC2, CC4 and SC7 of The London Borough of Hounslow Local Plan 2015 – 2030 (Adopted 15 September 2015) as they relate to, amongst other things, the quality of development, the need to maintain the character of the general street scene and the requirements in section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Conditions

7. The Council has suggested that conditions in relation to external materials and requiring the development to be undertaken in accordance with the approved plans should be applied. However, as the proposed dormer has already been built and as I find the external materials acceptable I shall not apply any conditions in this case.

Conclusions

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

Philip Willmer

INSPECTOR