
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/19/3236398

164 St. Stephens Road, Hounslow, TW3 2BW.

- 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 and Mrs Rashbrook against the decision of the Council of the London Borough of Hounslow.
 - The application Ref 00992/164/P5, dated 1 February 2019, was refused by notice dated 18 June 2019.
 - The development proposed is demolition of conservatory, erection of a single storey rear extension, re-roofing attached garage.
-

Decision

1. The appeal is allowed and planning permission is granted for demolition of conservatory, erection of a single storey rear extension, re-roofing attached garage at 164 St. Stephens Road, Hounslow, TW3 2BW in accordance with the terms of the application, Ref 00992/164/P5, dated 1 February 2019, and the plans submitted with it, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
 - 2) 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.
 - 3) The development hereby permitted shall be carried out in accordance with the following approved plans, drawings: 11-111-101, 102, 103, 104 and UK Planning Maps-Location Plan.

Main Issue

2. I consider the main issue to be whether the proposal would serve to preserve or enhance the character or appearance of the St Stephens Conservation Area.

Reasons

3. The property, the subject of this appeal, 164 St Stephens Road, is a two-storey end of terrace house. It is located in the St Stephens Conservation Area, the significance of which I consider to be the layout of the properties and their architectural form and detail.
4. It has an attached garage, with a corrugated asbestos mono-pitched roof to the side and a later single storey conservatory addition to the rear.

5. The appellants propose the demolition of the conservatory and its replacement with a single storey addition, which although set slightly in from the boundary to neighbouring house, would be virtually full width. Its flat roof would be set down behind an up stand parapet. In addition it is proposed to remove the existing corrugated asbestos roof covering to the garage, raise the height of the mono pitch roof and then recover it with slate.
6. The Council raise no objection to the works to the garage roof. As they would significantly improve the overall appearance of the garage and the property more generally I find no reason to reach a contrary view.
7. The removal of the existing unattractive and utilitarian conservatory is to be welcomed. Further, the proposed extension would, in my judgement, represent a modest well-mannered addition to the house. However, despite previous additions, the dwelling has retained an original chamfer detail to its southern corner at both ground and first floor levels. The proposed new addition would result in the loss of this chamfer detail at ground floor level by reason of the extension extending right up too and aligning with the flank wall of the house. Nevertheless, the chamfer would be retained at first floor level above the roof of the addition and therefore would remain as evidence of the original design of the house, and would be open to view.
8. I consider, on balance, given the benefit of the removal of the unfortunate conservatory addition, the overall well mannered-design of the extension and as the chamfer at the lower level is not open to public view that the proposed extension would serve, in this case, to enhance the character and appearance of the conservation area.
9. I therefore conclude in respect of the main issue that overall the proposed development would enhance the St Stephens Conservation Area. It would therefore accord with the objectives of Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, the Framework and Policies CC1, CC2, CC4, SC7 of The London Borough of Hounslow Local Plan 2015 – 2030 (Adopted 15 September 2015) as well as the intent of The London Borough of Hounslow *Residential Extension Guidelines* Supplementary Planning Document A Guide to Householders (Adopted 20 December 2017) as they relate to the quality of development, the preservation or enhancement of the character or appearance of conservation areas.

Conditions

10. The conditions follow from those suggested by the Council. To ensure a high quality development, I shall include a condition about the materials to be used in the construction of the external surfaces of the building.
11. In the interests of certainty, I shall impose a condition requiring the development to be undertaken in accordance with the approved plans.

Conclusions

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

Philip Willmer

INSPECTOR