The Planning Inspectorate

Appeal Decision

Site visit made on 4 November 2019

by Alison Scott BA(Hons) DipTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 22 November 2019

Appeal Ref: APP/F5540/D/19/3235996
100 Woodland Gardens, Isleworth TW7 6LP

- 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 Kramarz against the decision of the Council of the London Borough of Hounslow.
- The application Ref 01228/100/P3, dated 15 July 2019, was refused by notice dated 6 August 2019.
- The development proposed is described as a first floor side extension.

Decision

1. The appeal is allowed and planning permission is granted for a first floor extension at 100 Woodland Gardens, Isleworth TW7 6LP within the terms of the application Ref 01228/100/P3, dated 15 July 2019, 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 development hereby permitted shall be carried out in accordance with the following approved plans: Site Location Plan, Existing Elevations 100 Woodlands/FP/01 Rev B, Existing Plans 100 Woodlands/FP/02 Rev B, Full Planning 100 Woodlands/FP/03 Rev B, Proposed Plans 100 Woodlands/FP/04 Rev B, Block Plan 100 Woodlands/FP/Block Plan Rev B.

   3) The materials to be used in the construction of the external surfaces of the development hereby approved shall match those used in the existing building.

Procedural Matter

2. The appellant's name is given on the application form as 'Mr Kamraz'. This differs from the name given on the appeal form which is 'Mr Kramarz'. The appellant's agent has subsequently confirmed that the appellant's name on the application form is spelt incorrectly and that the spelling of the appellant's name is 'Mr Kramarz'. Thus, I have used this spelling in the banner heading above.

Main Issue

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

Reasons

4. The appeal site is a two-storey semi-detached house located on Woodland Gardens, a dense residential area made up of a variety of house types with a mix of character. The appeal site is positioned close to the curve of the road and the properties in this location sit on an irregular building line and are different house types and styles.

5. The property is undergoing extensive renovation with a ground floor side extension under construction between the appeal site and Number 98 Woodland Gardens. It is above this side extension where the first floor is proposed. There is a side passage that runs between both properties for access to the appeal site rear garden.

6. The proposed extension, with its narrow width would be set back at first floor and be set down below the host ridge line, this together with the use of matching roof design and materials, would result in a first floor extension which would appear in proportion with the host dwelling and would harmonise with it. This in turn would align with the design advice contained within the Council's Residential Extensions Guidelines Supplementary Planning Document, A Guide for Householders (2017) (SPD).

7. Although the property at No. 98 would partially screen the proposal from the public domain, it would be visible within the street scene. Nonetheless, the proposed extension would appear subordinate to the host dwelling, and as a result there would be no harm to the character and appearance of the street scene.

8. Although 98 and 100 sit side by side, they are angled away from one another which results in a greater gap between the two properties to the front of the site which then narrows towards the rear of both properties. The access gap between the two properties would remain, and this would create a visual separation between the two houses and a sense of openness would be retained. The proposed development would therefore not appear cramped in its surroundings.

9. Therefore, the proposal would accord with Policies CC1, CC2 and SC7 of the London Borough of Hounslow Local Plan 2015-2030 (2015) and the Council's SPD which expects development proposals to, amongst other things, complement the original building, harmonise with adjoining properties and maintain the character of the general street scene.

Other Matters

10. I am aware of the neighbour representation made to the planning application. The property at 98 Woodland Gardens has windows on the flank wall which appear to be non-habitable rooms with some obscurely glazed. Therefore, there would not likely be a significant harm to the occupiers' living conditions through loss of daylight, privacy or outlook.

Conditions

11. With regard to the Planning Practice Guidance and the National Planning Policy Framework, in addition to the standard time limit condition, a condition relating to the approved plans is necessary to provide certainty. Furthermore, a condition in relation to materials is reasonable in order to protect the character

and appearance of the area. I find a condition in respect of preventing additional fenestration to side walls of the extension unnecessary given the relationship with No. 98 and the nature of the windows I have previously identified.

Conclusion

12. For the reasons given above, I conclude that the appeal should be allowed.

Alison Scott

INSPECTOR