



Appeal Decision

Site visit made on 10 February 2020 by Ben Phillips Bsc Msc

Decision by R C Kirby BA(Hons) DipTP MRTPI

An appointed by the Secretary of State

Decision date: 30 March 2020

Appeal Ref: APP/L5810/D/19/3240262

42 Tranmere Road, Whitton, Twickenham, Middlesex TW2 7JB

- 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 Mrs S Kilburn against the decision of the Council of the London Borough of Richmond Upon Thames.
 - The application Ref 19/2538/HOT, dated 14 August 2019, was refused by notice dated 17 October 2019.
 - The development proposed is described as a front entrance porch.
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Decision

1. The appeal is dismissed.

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 Issue

3. The main issue in this case is the effect of the proposal upon the character and appearance of the host property, the semi-detached unit to which it relates and the local area.

Reasons for Recommendation

4. The appeal site is a semi-detached dwelling located on Tranmere Road, a pleasant suburban road characterised by semi-detached dwellings of a similar scale, design and character. Although a number of the properties within the road have been altered, as illustrated by the appellant's photographs, the road retains a strong architectural cohesion with pitched gables above bay windows and recessed front doors behind semi enclosed archways.
5. The proposed front porch whilst modest in scale would introduce a pitched roof design projecting forward of the bay window. The proposal would obscure the recessed entrance to the property and detract from the architectural qualities of the host property. It would also unbalance the existing symmetry of the semi-detached pair of dwellings of which it forms part.
6. The contribution that the extended dwelling would make to the cohesiveness of the streetscene would be diminished as a result of the proposal, and as a consequence harm would occur to the character and appearance of the local area.

7. My attention has been drawn to a number of examples of front extensions to properties within Tranmere Road. These developments have eroded the special architectural quality of the area to a degree but not to the level which indicates that the harmful development proposed should be allowed.
8. In light of the foregoing, I conclude that the proposal would be harmful to the character and appearance of the host property, the semi-detached unit of which it forms part and the local area, in conflict with Local Plan (2018) Policy LP1 which seeks, amongst other things, to ensure that development proposals are of a high standard of design which is compatible with local character. The proposal would also be contrary to the advice set out above in the Supplementary Planning Document 'House Extensions and External Alterations' in respect of porches.

Conclusion and Recommendation

9. For the above reasons and having regard to all other matters raised, I recommend that the appeal should be dismissed.

B Phillips

APPEAL PLANNING OFFICER

Inspector's Decision

10. I have considered all the submitted evidence and the Appeal Planning Officer's report and on that basis the appeal is dismissed.

RC Kirby

INSPECTOR