



Appeal Decision

Site visit made on 3 December 2019

by William Walton BA MSc Dip Env Law LLM CPE BVC MRTPI

an Inspector appointed by the Secretary of State

Decision date: 18th March 2020

Appeal Ref: APP/M5450/D/19/3239680
70 Corbins Lane, Harrow HA2 8EJ

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant full planning permission.
 - The appeal is made by Mr Tristan Bund against the decision of London Borough of Harrow.
 - The application Ref P/3179/19, dated 16 July 2019, was refused by notice dated 10 September 2019.
 - The development proposed is the part demolition of existing rear extension. Proposed ground and first floor rear extension with internal alterations.
-

Decision

1. I allow this appeal, and grant planning permission for the part demolition of the existing rear extension and the erection of a ground and first floor rear extension with internal alterations at 70 Corbins Lane, Harrow HA2 8EJ in accordance with the terms of the application, Ref P/3179/19, dated 16 July 2019, subject to the conditions set out in the Schedule to this decision.

Main Issues

2. The main issue is the effect that the proposed development would have upon the character and appearance of the host building and the surrounding area.
3. The appeal property is a detached 2-storey family dwelling on Corbins Lane in Harrow. It includes a large double-sided dormer which traverses across the central roof ridge. From my visit I could see that there are a variety of dwelling styles along Corbins Lane but the majority appeared to be similar in type to the appeal property.
4. The appeal proposal comprises the demolition of the two-storey rear outrigger and its replacement with a 2-storey dual gable extension along the full width of the dwelling with a ground floor extension projecting beyond the gable ends. Each 'half' of the 2-storey extension would be around the same size as the existing outrigger. It would be set down from the roof ridge. The ground floor extension would incorporate a gently sloping roof with 2 skylights.
5. I consider that the proposed extension would be the near equivalent to adding an additional outrigger to match the existing one together with a ground floor room. It would be of a modest scale. Thus, it would be both subordinate and proportionate to the existing dwelling. The building materials and the fenestration would also match those of the original dwelling.

6. The existing large double-sided dormer forms an imposing and dominant structure which is clearly visible from those passing along Corbins Lane. As the appellant concedes, the double-sided dormer has no obvious architectural merit. Nevertheless, although the proposed extension would add to the overall size or bulk of the dwelling it would be physically separate from the existing double-sided dormer.
7. There would be no view of the proposed extension from Corbins Lane. Consequently, I find that the proposed extension should be considered as a separate entity rather than one in combination with the existing large double-sided dormer.
8. Furthermore, during my visit I noted that there appeared to be no dwellings facing the rear of the appeal property. To all intents and purposes the proposed extension would not be wholly visible from any vantage point. The immediate neighbours would see the first-floor element from their back gardens.
9. The rear elevations of the neighbouring dwellings also incorporate gable-ends of a variety of dimensions and roof angles. The double gable-end proposed by the appellant would be similar in style to the adjacent dwelling heading in the direction of Northolt Road. Thus, I consider that the proposal would simply be one of several rear elevation gable-end extensions and would thus not be detrimental to the appearance of the neighbourhood.
10. Consequently, I conclude that the proposed development would not cause harm to the host dwelling or to the surrounding area. I find, therefore, that it accords with Policy 7.4B of the London Plan 2016 which seeks to ensure that new development is of a high-quality design and is human in scale. It would also conform with Core Policy CS1B of the Harrow Core Strategy 2012 which seeks to protect the character of suburban areas by requiring that new development responds positively to neighbouring buildings through good design. It would also accord with Policy DM1 of Harrow Council's Development Management Policies 2013 which seeks to achieve a high standard of design in regard to massing, bulk, scale and height.
11. It would further comply with the advice set out in the Harrow Residential Design Guide Supplementary Planning Document 2012. Although this document was introduced to supplement policies in the old Unitary Development Plan, I consider that its underlying principles remain relevant and accord with the approved development plan. Finally, the proposal is consistent with the advice set out in paragraphs 127 and 130 of the National Planning Policy Framework that new development should incorporate high quality design.

Conditions and Conclusion

12. In addition to the standard 3-year condition I have included a condition requiring implementation of the scheme in line with the approved drawings and supporting document in the interests of certainty. To protect the character of the area I have incorporated a condition requiring that the construction materials for the extension should match those of the existing dwelling. Exceptionally, to protect the living conditions of neighbours, I have imposed a condition withdrawing the right of the occupants to install a window or door on the flank elevations without the prior written consent of the Council. To further protect the interests of neighbours I have attached a condition requiring that

the approved window in the flank wall be made of obscure glass and be permanently fixed closed below a height of 1.7 metres.

13. For the reasons set out above the appeal is allowed.

William Walton

INSPECTOR

SCHEDULE OF CONDITIONS

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.
2. The development hereby permitted shall be implemented in accordance with the following approved plans and documents: CL-PL-1901; CL-PL-1902; CL-PL-1903; and Supporting Document (Planning Statement).
3. The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building.
4. Notwithstanding the provisions of the Town and Country (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no window(s) / door(s) shall be installed in the flank elevation(s) of the development hereby permitted without the prior permission in writing of the Local Planning Authority.
5. The window in the flank wall of the approved development shall: a) be of purpose-made obscure glass and b) be permanently fixed closed below a height of 1.7 metres above finished floor level and shall thereafter be retained in that form.

