



Appeal Decision

Site Visit made on 21 September 2020

by A Parkin BA (Hons) DipTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 12 October 2020

Appeal Ref: APP/L5810/D/20/3254752
2 Gloxinia Walk, Hampton TW12 3RF

- 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 Ms Sona Konuchova against the decision of Richmond Upon Thames London Borough Council.
 - The application Ref 20/0650/HOT, dated 4 March 2020, was refused by notice dated 22 April 2020.
 - The development proposed is a part single, part 2-storey extension, erection of an outbuilding for storage and all associated works.
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Decision

1. The appeal is allowed and planning permission is granted for a part single, part 2-storey extension, erection of an outbuilding for storage and all associated works at 2 Gloxinia Walk Hampton TW12 3RF in accordance with the terms of the application, Ref 20/0650/HOT, dated 4 March 2020, 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: Location Plan; 16830-501; 16830-402; 16830-302; 16830-202; 16830-104; and, 16830-103.

Main Issue

2. The main issue is the effect of the proposal on the living conditions of the occupier of 4 Gloxinia Walk, with particular regard to loss of outlook and natural light.

Reasons

3. The appeal dwelling is located at the end of a short terrace of 2-storey, pitched roof dwellings, which are accessed from Gloxinia Walk, a pedestrian route that links The Avenue with Hyacinth Close. The appeal dwelling is orientated differently to the other dwellings in the terrace and faces towards The Avenue rather than onto Gloxinia Walk.
4. The appeal dwelling is set back from The Avenue behind a landscaped public space, with its private garden located on its southwestern side. The garden adjoins the rear garden of 4 Gloxinia Walk, with a solid timber panel fence some 1.8 metres in height marking the boundary. There are some taller

bushes along part of this boundary within the appeal site, although some distance from the building itself.

5. The proposed development comprises two distinct parts; an ancillary single-storey outbuilding at the end of the garden; and, a 2-storey side extension to the host building.
6. The Council considers that the proposed outbuilding would be acceptable. Whilst it would be a substantial structure, its position at the end of the garden would mean that it would not create a harmful sense of enclosure for the occupier of No 4 in their garden.
7. The proposed extension would rise to a height of some 2.72 metres next to the boundary and would project some 2.5 metres from the side elevation of the host building, which itself projects a short distance from the rear elevation of No 4. The height of the proposed extension would rise to create a further storey, although this would be set back from the boundary by some 1.6 metres.
8. The proposal would create a greater sense of enclosure for the occupier of No 4 in comparison with the existing timber fence, when in their garden or the rear ground floor room nearest to the boundary with No 2. However, the scale, massing and design of the proposal, including the setback first floor element, would not be overbearing. It would not significantly reduce the outlook of the occupier of No 4 and would not cause them unacceptable harm.
9. Similarly, whilst there would be some reduction in natural light in the late afternoon or evening as a result of the proposed development, in my view this would be very limited and not harmful.
10. For these reasons the proposed development would have an acceptable impact on the living conditions of the occupier of 4 Gloxinia Walk, with particular regard to outlook and natural light. It would, therefore, accord with Policy LP8 (amenity and living conditions) of the Richmond Local Plan July 2018.

Conditions and Conclusion

11. The Council has suggested a number of conditions be attached to any grant of planning permission, should the appeal be allowed, which I have considered in light of Government guidance and amended accordingly.
12. In addition to the standard commencement condition, a condition specifying the approved drawings would be necessary for reasons of certainty, and to protect the character and appearance of the area.
13. However, a condition requiring the materials to be used for the external surfaces to match those of the host building would not be necessary, given the details submitted as part of the planning application.
14. For the reasons given above, and taking into account all matters raised, I conclude that the appeal is allowed.

Andrew Parkin

INSPECTOR