



Appeal Decision

Site visit made on 2 October 2020

by P D Sedgwick BSc (Hons) DipTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 19 October 2020

Appeal Ref: APP/F5540/D/20/3251511

245 North Hyde Lane, Southall, Middlesex, UB2 5TE

- 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 Miss Rajwinder Sahota against the decision of the Council of the London Borough of Hounslow.
 - The application Ref 00815/245/P1, dated 12 January 2020, was refused by notice dated 31 March 2020.
 - The development proposed is proposed erection of a porch.
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Decision

1. The appeal is dismissed.

Procedural Matter

2. The development has been substantially completed and I am considering the appeal retrospectively.

Main Issues

3. The main issues are the effect of the proposal upon:
 - the character and appearance of the building and street scene; and
 - the living conditions of occupants of 247 North Hyde Lane, with particular regard to outlook, daylight and sunlight.

Reasons

Character and Appearance

4. The appeal site is a 2-storey house in a terrace of four houses. It is one of three terraces that surround a grass quadrangle set back, but clearly visible from, North Hyde Lane. The houses face onto the quadrangle and are accessed by a footpath that surrounds it. They are separated from the footpath by a narrow band of grass. Some residents have planted this area to the front of their property and in a couple of cases built low front garden walls to enclose it. However, generally it appears informal and allows a largely uninterrupted view of the front facades of the houses within this small estate.
5. The houses are of a similar design, although some have front bay windows, and some have front porches. The porch subject of this appeal appears to extend further from the front elevation than other porches in the estate and

extends forward of a bay window on the host property. Thus, it appears as bulky and out of keeping with other extensions in the vicinity, harming both the character and appearance of the building and street scene. The development would therefore be contrary to policies CC1, CC2 and SC7 of the London Borough of Hounslow Local Plan (2015-2030) (15 September 2015)(LP) which seek high quality attractive development that complements existing buildings and sensitively responds to the area's character, and the Council's Residential Extension Guidelines Supplementary Planning Document (20 December 2017) which states that the depth of any porch must not extend out past the line of a bay window.

Living Conditions

6. The porch extension is close to, and projects forward of, the line of No 247's front bay window. However, it does not extend to the extent that it creates a sense of enclosure to No 247's front garden. Also, it does not significantly reduce daylight or direct sunlight entering the front room to an extent that would justify withholding planning permission. Overall, I conclude on this main issue that the development does not have a detrimental impact on the living conditions of the occupants of No 247, in terms of their outlook and access to daylight and sunlight. As such there is be no conflict with policies CC2 and SC7 of the LP which require development to minimise harm to neighbouring residents by ensuring sufficient sunlight and daylight to adjacent dwellings and to provide adequate outlook.

Other Matters

7. The appellant contends that the development is required to provide better security for the property and that it is necessarily large to accommodate an external gas metre. Given that the gas metre could be moved, and security improved by alternative means, I have given these concerns limited weight. Overall, the benefits of the development do not outweigh the harm it has caused to the character and appearance of the building and area and the subsequent conflict with the development plan.

Conclusion

8. For the reasons given above I conclude that the appeal should be dismissed.

P D Sedgwick

INSPECTOR