



Appeal Decision

Site visit made on 10 November 2020

by C Osgathorp BSc (Hons) MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 20 November 2020

Appeal Ref: APP/L5810/D/20/3252368

45 Gladstone Avenue, Twickenham TW2 7PS

- 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 Shiva Hadidinia against the decision of the Council of the London Borough of Richmond-upon-Thames.
 - The application Ref 20/0778/HOT, dated 13 March 2020, was refused by notice dated 6 May 2020.
 - The development proposed is a front porch.
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Decision

1. The appeal is allowed and planning permission is granted for a front porch at 45 Gladstone Avenue, Twickenham TW2 7PS in accordance with the terms of the application, Ref 20/0778/HOT, dated 13 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: 3406/PCH-01/SP; 3406/PCH-02/SP; 3406/PCH-03/SP; 3406/PCH-04/SP; and 3406/PCH-05/SP.
 - 3) The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

Main Issue

2. The main issue is the effect of the proposed development on the character and appearance of the Rosecroft Gardens Conservation Area (the CA).

Reasons

3. The Council's Character Appraisal, Management Plan and Article 4(2) Guidance Conservation Area – Rosecroft Gardens No. 46 (the Character Appraisal) sets out that the CA is a distinctive example of a 1930's model housing estate of semi-detached and detached bungalows set in gardens to front and rear. The bungalows were originally of painted render over brick plinths, with brick surrounds to doorways and a linking band course. The original buildings have curved bays below deeply projecting eaves and plain tile roofs. The architectural interest of the buildings contributes to the significance of the CA.

4. Most of the properties in Gladstone Avenue have had alterations or extensions, including a large number of porches of varying size and design. This has resulted in a varied appearance to the front elevations of the dwellings, which is therefore part of the character of the CA. The Character Appraisal highlights that some of the additions or alterations are unsympathetic and the Council has sought to improve the standard of appearance through the imposition of an Article 4 Direction. This removes permitted development rights for porches, amongst other forms of development.
5. Paragraph 5.5 of the Character Appraisal states that porches will be considered on a case by case basis. The proposed porch would be modest in size and it would sit comfortably beneath the eaves of the main roof and between the front windows. It would project a modest distance of around 1.2 metres to the front and so it would not appear bulky or dominant on the front elevation. The external walls would be finished in painted render and it would include a brick plinth; brick band course; and brick surrounds to the doorway to match the detailing of the existing dwelling. Consequently, the size and design of the proposed porch would integrate well with the existing dwelling and it would be in keeping with the more sympathetic porch additions elsewhere in the CA.
6. The front elevation appearance of the semi-detached pair at Nos 45 and 47 has a degree of variation due to the different windows, doors and paintwork colour. The proposed porch would introduce further change. Nevertheless, having regard to the varied appearance of the street scene, which includes porches, the proposal would not harm the character and appearance of the CA.
7. For these reasons, I conclude that the proposed development would preserve the character and appearance of the CA. The proposal would therefore accord with Policies LP1 and LP3 of the London Borough of Richmond Upon Thames Local Plan 2018, Chapter 16 of the National Planning Policy Framework, guidance in the Character Appraisal and the Rosecroft Gardens Conservation Area (CA46) Statement, which, amongst other things, require development to conserve and, where possible, take opportunities to make a positive contribution to, the historic environment of the borough. It would also accord with guidance in the House Extensions and External Alterations Supplementary Planning Document 2015, which sets out that a porch should 'belong' to the house.

Conditions

8. In addition to the standard time limit condition, I have imposed a condition requiring that the development is carried out in accordance with the approved plans. This is for the avoidance of doubt and in the interests of certainty. In order to preserve the character and appearance of the CA, I have also imposed a condition requiring the external surfaces of the development to be finished in materials to match those used in the existing building.

Conclusion

9. For the above reasons I conclude that the appeal should be allowed.

C Osgathorp INSPECTOR