
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/F5540/D/20/3258567
19 Worton Way, Hounslow TW3 1PN

- 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 Dr Suraj Dabhi against the decision of the Council of the London Borough of Hounslow.
 - The application Ref 01240/19/P1, dated 28 June 2020, was refused by notice dated 26 August 2020.
 - The development proposed is extension of existing porch roof across front of garage to create a canopy with supporting wall.
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Decision

1. The appeal is allowed and planning permission is granted for extension of existing porch roof across front of garage to create a canopy with supporting wall at 19 Worton Way, Hounslow TW3 1PN in accordance with the terms of the application, Ref 01240/19/P1, dated 28 June 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; block plan; unnumbered existing and proposed floor plans and elevations; and unnumbered 3D perspective drawing.
 - 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 area.

Reasons

3. The appeal site consists of one of a pair of semi-detached houses, which has an existing front porch and an attached side garage. The proposal would involve the installation of a canopy to the front of the garage which would adjoin the mono-pitched roof of the existing porch.
4. The proposed canopy would be minor in scale and the space beneath it would be largely open. Consequently, the canopy would not appear bulky or dominant

on the front elevation of the dwelling. Furthermore, the canopy would integrate suitably with the existing porch due to its matching height and roof pitch. Whilst section 4.9 of the Hounslow Residential Extension Guidelines Supplementary Planning Document 2017 (the SPD) indicates that planning permission will usually be refused for porches that extend sideways and are linked to a side extension, there are many similar examples in the area. The Council states that these were constructed prior to the adoption of the SPD. Nevertheless, the proposal would not appear as an obtrusive or incongruous addition to the street scene.

5. For these reasons, I conclude that the proposed development would maintain the character and appearance of the area. The proposal would therefore comply with Policies SC7, CC1 and CC2 of the London Borough of Hounslow Local Plan Volume 1 2015 – 2030, which, amongst other things, requires that all alterations and additions do not harm the existing character and appearance of the building and its context.

Conditions

6. 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 maintain the character and appearance of the area, 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

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

C Osgathorp

INSPECTOR