
Appeal Decision

Site visit made on 10 November 2020

by C Osgathorp BSc (Hons) MSc MRTPI

an Inspector appointed by the Secretary of State for Communities

Decision date: 20 November 2020

Appeal Ref: APP/F5540/D/20/3252238

37 Argyle Avenue, Hounslow TW3 2LE

- 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 Mr & Mrs Gregorowski against the decision of the Council of the London Borough of Hounslow.
 - The application Ref 00040/37/P2, dated 31 January 2020, was refused by notice dated 25 March 2020.
 - The development proposed is a single storey rear extension.
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Decision

1. The appeal is allowed and planning permission is granted for a single storey rear extension at 37 Argyle Avenue, Hounslow TW3 2LE in accordance with the terms of the application, Ref 00040/37/P2, dated 31 January 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: 116-S-001; 116-S-002 Rev A; 116-E-010 Rev A; 116-E-011; 116-E-013; 116-E-014; 116-E-015; 116-E-016; 116-E-017; 116-E-018; 116-P-020 Rev B; 116-P-023 Rev A; 116-P-024 Rev B; 116-P-025 Rev B; 116-P-026; 116-P-027 Rev B; and, 116-P-028 Rev C.
 - 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.
 - 4) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no windows shall be inserted on the north-eastern side wall (facing No 35 Argyle Avenue) of the extension hereby permitted.

Main Issues

2. The main issues are the effect of the proposed development on (i) the living conditions of the occupiers of No 35 Argyle Avenue, with particular regard to outlook, and (ii) the character and appearance of the area.

Reasons

Living conditions

3. Section 4.3 of the Hounslow Residential Extension Guidelines Supplementary Planning Document 2017 (the SPD) sets out that in order to prevent an unacceptable effect on neighbouring properties, a single storey rear extension to a semi-detached house should not exceed a depth of 3.65 metres. The proposed extension would be around 5.1 metres deep along the boundary with No 35 Argyle Avenue, which conflicts with the SPD guidance. Nevertheless, each case must be considered on its individual merits.
4. The proposed extension would have a low eaves height of around 2.2 metres and it would have a shallow pitched roof that would rise to a ridgeline afar from the boundary. These factors would limit the visual impact of the proposed extension in relation to the rear windows and garden of No 35 and consequently it would not cause an unacceptable sense of enclosure.
5. I therefore conclude that the proposed development would not cause harm to the living conditions of the occupiers of No 35 Argyle Avenue. The proposal would therefore comply with Policies CC2 and SC7 of the London Borough of Hounslow Local Plan Volume 1 2015 – 2030 (the Local Plan), which, amongst other things, seek to minimise harm to neighbouring residents through high quality design. Although the proposal would fail to comply with certain specific guidance within the SPD, it would not conflict with its underlying aims to prevent a detrimental effect to neighbouring residents.

Character and appearance

6. The appeal property is located within a row of 2 storey semi-detached dwellings, many of which have had various rear additions. The proposed extension is designed with a simple dual-pitched roof, which would integrate suitably with the form of the existing dwelling. The proposal would appear subordinate to the dwelling and the roof would not interfere with the first-floor windows.
7. For these reasons, I conclude that the proposed development would maintain the character and appearance of the area. It would therefore accord with Policies CC1 and CC2 of the Local Plan, which, amongst other things, seek to ensure that new development conserves and takes opportunities to enhance local character.

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.
9. In order to maintain the character and appearance of the area, I have imposed a condition requiring the external surfaces of the development to be finished in materials to match those used in the existing building.
10. I have also attached a condition to prevent the installation of windows on the north-eastern side wall of the proposed extension. This is to protect the privacy of the occupiers of No 35 Argyle Avenue.

Conclusion

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

C Osgathorp

INSPECTOR