



Appeal Decision

Site visit made on 15 December 2020

by Bhupinder Thandi BA (Hons) MA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 29 December 2020

Appeal Ref: APP/T5150/W/20/3255922

Rear of 9 Connaught Road, London NW10 9AJ

- 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 43 Richmond Road Limited against the decision of the Council of the London Borough of Brent.
 - The application Ref 20/1070, dated 26 March 2020, was refused by notice dated 25 June 2020.
 - The development proposed is demolition of existing shed and erection of 1 x 2 bed house.
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Decision

1. The appeal is dismissed.

Procedural Matter

2. The description of development in the heading above has been taken from the planning application form. However, in Part E of the appeal form it is stated that the description of development has not changed but, nevertheless, a different wording has been entered. Neither of the main parties has provided written confirmation that a revised description of development has been agreed. Accordingly, I have used the one given on the original application.

Main Issue

3. The main issue is the effect of the proposed development upon the character and appearance of the area.

Reasons

4. I have been made aware of the planning history for the site which includes a previous application¹ that was refused by the Council and a previous appeal² that was dismissed.
5. The appeal site is located to the rear of 9 Connaught Road, a three storey building converted into flats. The site fronts Acton Lane served by an existing footway crossing and is fenced off from No 9. A single storey building occupies part of the site with the remainder of it an open yard.

¹ Application reference 19/2511

² Appeal reference APP/T5150/W/19/3240483

6. Tall fencing and advertisement hoardings front part of one side of Acton Lane, but notwithstanding this the site and the neighbouring garden land has an open character. The properties along Acton Lane are traditional two storey dwellings set within generous plots and setbacks from the road which positively contribute to the area's openness.
7. The scale and form of the proposed dwelling would sit uncomfortably against a backdrop of larger buildings. It would occupy almost the entire plot with limited spacing around it and would be within close proximity of neighbouring buildings. The site coverage and lack of separation from the road and buildings would result in a cramped form of development which would not be in keeping with the prevailing pattern of development in the area, notwithstanding the desire to have street presence.
8. I acknowledge that the proposed development would not overlook neighbouring properties or affect their living conditions in respect of daylight, sunlight and outlook. I also note that adequate secure cycle storage would be provided and the materials would be sympathetic to properties in the area. However, these factors individually or cumulatively would not outweigh the harm that I have identified.
9. I appreciate that the appellant has attempted to overcome the concerns previously raised but the amendments would still result in a proposal that would be harmful to the character and appearance of the area.
10. As such, the proposed development would adversely affect the character and appearance of the area contrary to Policy DMP 1 of the London Borough of Brent Local Plan Development Management Policies (2016) which, amongst other things, requires developments to complement the locality in terms of siting, layout and design.
11. It would also be contrary to guidance contained within Supplementary Planning Document 1 – Brent Design Guide (2018) which, amongst other things, requires development to respond to local context and respect the existing character of the streetscape.

Conclusion

12. For the reasons set out above the appeal does not succeed.

B Thandi

INSPECTOR