



Appeal Decision

Site visit made on 11 December 2020

by P D Sedgwick BSc (Hons) DipTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 06 January 2021

Appeal Ref: APP/F5540/D/20/3258647

46 Flanders Road, Chiswick, London, W4 1NG

- 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 Gary Marsan against the decision of the Council of the London Borough of Hounslow.
 - The application Ref 00455/46/P5 dated 21 April 2020, was refused by notice dated 29 July 2020.
 - The development proposed is two storey side extension 917mm wide x 4564mm long.
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Decision

1. The appeal is allowed and planning permission is granted for two storey side extension 917mm wide x 4564mm long at 46 Flanders Road, Chiswick, London, W4 1NG, in accordance with the terms of the application, Ref 00455/46/P5 dated 21 April 2020, and the plans submitted with it, subject to the conditions in the attached schedule.

Preliminary Matter

2. The appellant's name was incomplete on the application form and incorrect on the appeal form. It has subsequently been confirmed by email as Mr Gary Marsan as identified in the banner heading above.

Main Issue

3. The main issue is whether the proposed development would preserve or enhance the character or appearance of the Bedford Park Conservation Area.

Reasons

4. The appeal site relates to a large 2 storey semi-detached house within the Bedford Park Conservation Area (CA). The proposed side extension would accommodate stairs following internal alterations where the main house and rear wing join.
5. The CA is predominantly residential. Most houses are semi-detached constructed of red brick with brown clay tiles. Common features that contribute to the special interest of the CA include low parapets that divide the roofs of each pair of houses and follow the roof line to join large brick and clay chimneys at the ridge, bay windows on the ground floor, and first floor windows which extend above the eaves into gable dormers.

6. The Conservation Area Plan character appraisal notes that houses at road junctions are prominent and have particularly special effects caused by the irregular groupings of roofs, tall chimneys, and white-painted bay windows. The varied design of front garden walls and fences are also noted as key features.
7. The appeal site is unusual in that the gap between the house and neighbouring property allows partial views of the large 2 storey rear wing, which according to the appellant was probably a coach house. This sits behind a single storey flat roofed side extension with a balustrade around the roof edge. The rear wing is L shaped with a courtyard that is entered via a gate from the road. The roof of the coach house is divided by parapets and the ridge height varies. The L shaped section has a lower roof ridge and a roof dormer. It can be seen from the road but only from directly in front of the house. Overall, the character and appearance of the building, from both front and side views, is derived from the variety of different elements in its design not from any sense of uniformity.
8. The proposed extension would be on the side of the rear wing and behind the side extension. From the front elevation, its set back position, behind the side extension, and narrow width would make it barely discernible unless stood in directly in front of the house. It would extend the roof slope slightly and would have a neutral visual impact from this view. The extension would project from the side wall of the rear wing and its roof would extend beyond the existing eaves. However, varied roof forms are characteristic of the host property, and identified as special characteristics of the CA within the character appraisal. The proposal would add to the variety of roof structures and as such would be consistent with, and preserve the character and appearance of the host dwelling and wider conservation CA.
9. Overall, I conclude that the proposed development would preserve the character and appearance of the CA and accord with the London Borough of Hounslow Local Plan (2015 to 2030) policies CC1, CC2, CC4 and SC7 which support development that is high quality design that complements the original building and conserves or enhances an area's character.

Conditions

10. The 3 year period in which planning permission may be implemented is a statutory requirement. Conditions should also be imposed to require the use of matching materials in the interests of appearance and to list the plans in the interests of clarity. The Council's suggested condition regarding the times that work can be carried out is necessary to protect the living conditions of neighbours during construction.

Conclusion

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

P D Sedgwick

INSPECTOR

Schedule of Conditions

- 1) The development hereby permitted shall begin not later than three years from the date of this decision.

- 2) 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.
- 3) The development hereby permitted shall be carried out in accordance with the following approved plans: Drawing number SK01; SK02A; 101 A; 103; 104 and 105.
- 4) No demolition or construction work shall take place on the site except between the hours of 8:00am to 6:00pm on Mondays to Friday and 9:00am to 1:00pm on Saturdays and none shall take place on Sundays and Public Holidays without the prior agreement of the Local Planning Authority.

*****End of Conditions*****