
Appeal Decision

Site visit made on 2 February 2021

by Philip Willmer BSc Dip Arch RIBA

an Inspector appointed by the Secretary of State

Decision date: 24 February 2021

Appeal Ref: APP/A5270/D/20/3260985

8 First Avenue, Acton, W3 7JR.

- 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 One Lords Court Ltd against the decision of the Council of the London Borough of Ealing.
 - The application Ref 202556HH, dated 2 July 2020, was refused by notice dated 14 September 2020.
 - The development proposed is the erection of a glass roof link between dwelling house and outbuilding.
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Decision

1. The appeal is allowed and planning permission is granted for the erection of a glass roof link between dwelling house and outbuilding at 8 First Avenue, Acton, W3 7JR in accordance with the terms of the application, Ref 202556HH, dated 2 July 2020, and the plans submitted with it, 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, drawings: P20-1572_03 - SHEET NO 01, REV:-1, SHEET NO:02 REV:-1 and Location Plan Scale 1:1250.
 - 3) No development shall commence until details of the materials to be used in the construction of the glazed roof hereby permitted have been submitted to and approved in writing by the local planning authority. Details shall include both the section of the structural aluminium and its finish as well as the type of glass proposed. Development shall be carried out in accordance with the approved details.

Main Issue

2. I consider the main issue to be the effect of the proposed development on the architectural integrity of the host property, the character and appearance of the area and the living conditions of neighbouring residential occupiers in terms of its potential to appear visually overbearing.

Reasons

3. The appeal property, 8 First Avenue, is a vernacular style, two-storey, mid-terrace house. It has been extended to the rear and there is also a detached studio building in the back garden.
4. It is proposed to build an open sided, pitched glazed roof link, between the studio and the rear of the house and thereby cover the existing rear garden. The roof would be formed of glass panels supported on aluminium roof bars.
5. As identified by the Council the ridgeline of the proposed roof would be about 0.7 of a metre or so above the height of the existing boundary wall/trellis. However, its roof would be much lower than that of the existing rear garden studio.
6. I agree with the Council that the proposed roof would change the view of the rear garden of this property from neighbouring properties. However, given its limited height, translucent glass roof, modest plan area and clean simple lines I am not persuaded that it would cause material harm to either the architectural integrity of the host building or local pattern of development. Further, for these reasons I do not consider that it would appear so overbearing as to harm the outlook from neighbouring properties.
7. I conclude in respect of the main issue that the proposed glass roof would not be harmful to the original building, be so significantly out of keeping with the pattern of development in the rear gardens of the neighbouring properties or impact in any material way on residential living conditions. It would therefore accord with Policies 7.4 and 7.6 of the London Plan (Adopted March 2016), 7.4 and 7B of the Ealing Development Management – Development Plan Document (Adopted December 2013) and Ealing’s Supplementary Planning Document 4 – *SPD4 Residential Extensions*. As they relate to, amongst other things, the quality of development and the protection of living conditions.

Conditions

8. The conditions follow from those suggested by the Council. To ensure a high quality development, I shall include a condition about the materials to be used in the construction of the external surfaces of the building. However, as the details of the proposed materials given on the drawings and set out on the application form are limited I shall require details to be submitted to the Council for approval.
9. In the interests of certainty, I shall impose a condition requiring the development to be undertaken in accordance with the approved plans.

Conclusions

10. For the reasons given above and having regard to all other matters raised, I conclude that the appeal should be allowed.

Philip Willmer

INSPECTOR