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# Appeal Decision

Site visit made on 27 May 2021

**by K E Down MA(Oxon) MSc MRTPI**

**an Inspector appointed by the Secretary of State**

**Decision date: 17<sup>th</sup> June 2021**

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**Appeal Ref: APP/R5510/D/20/3262896**

**41 Lannock Road, Hayes, UB3 2NG**

- 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 Ghulam Mustfa against the decision of the Council of the London Borough of Hillingdon.
  - The application Ref 40857/APP/2020/1915, dated 23 June 2020, was refused by notice dated 21 August 2020.
  - The development proposed is erection of a part two storey part single storey side and rear extension, porch to front including demolition of existing extension.
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## Decision

1. The appeal is allowed and planning permission is granted for a part two storey part single storey side and rear extension, porch to front including demolition of existing extension at 41 Lannock Road, Hayes, UB3 2NG in accordance with the terms of the application, Ref 40857/APP/2020/1915, dated 23 June 2020, subject to the following conditions:
  - 1) The development hereby permitted shall begin not later than three years from the date of this decision.
  - 2) The development hereby permitted shall be carried out in accordance with the following approved plans: 1765/1A, 1765/2A, 1765/3A, 1765/4.
  - 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) The extension hereby permitted shall not be occupied until the side facing first floor window has been fitted with obscure glazing. The window shall be non-opening unless the parts of the window that can be opened are more than 1.7m above the floor of the room in which the window is installed. The obscure glazing and limited opening shall thereafter be retained.

## Main Issue

2. There is one main issue which is the effect of the proposed extensions on the character and appearance of the host dwelling, its semi-detached pair and the street scene of Lannock Road.
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## Reasons

3. The appeal dwelling is a traditional, two storey semi-detached house located on a generous plot close to the edge of a large estate of similar dwellings. Unlike most dwellings nearby the appeal dwelling and its attached pair have what appear to be original garages. These integrate with the main dwellings through porches with shallow pitched roofs over both elements. The porches and garages lie flush with the main front elevation.
4. The existing garage and porch would be demolished and replaced by a new porch with hipped pitched roof and a single and two storey side and rear extension. The single storey side extension would follow the existing front building line of the garage and main front elevation. The porch would project in front of both the single storey side extension and the original front elevation.
5. Since the appeal proposal was refused the Council has permitted under ref. 40857/APP/2020/2689 a part two storey, part single storey side and rear extension and porch to front, following demolition of the existing garage. The main difference between the two schemes is that part of the single storey side extension has been omitted so that the side extension is set back at both ground and first floor from the original dwelling, is mostly two storey and is separated from the porch. I agree that the extensions that have been permitted, comprising a porch and side and rear extensions, are acceptable and I shall therefore consider further only those elements that remain in dispute between the parties.
6. The Council's concern is that the proposed porch would project beyond the main front elevation of the dwelling and that this, in combination with the single storey side extension, would be unsympathetic to the architectural integrity of the host dwelling and the symmetry of the semi-detached pair.
7. However, the porch in both the approved and appeal schemes projects the same distance in front of the main elevation and I do not find this unsympathetic or out of keeping with other similar porches in the same street.
8. The single storey side extension would occupy a similar footprint to the existing garage and would have a hipped, pitched roof. I find it to be a modest and well-designed structure that would be subservient to and in keeping with the host dwelling. In combination with the porch, the original dwelling and the semi-detached pair the single storey side extension would provide a well-integrated, architecturally sympathetic and balanced addition that would sit comfortably in the street scene of Lannock Road.
9. The Council refers specifically to Policy DMHD1 of the Hillingdon Local Plan: Part two – Development Management Policies (DMP), 2020, which sets out detailed requirements for residential extensions. Although two storey side extensions are expected to be set back by at least a metre behind the main elevation, in the case of single storey side extensions a setback is not required, other than in conservation areas. Since the two storey side extension is set back as required and has now been approved by the Council and the site does not lie within a conservation area I am satisfied that the single storey side extension would not conflict with the policy requirements or its overall aim which is to ensure that new extensions appear subordinate to the main dwelling and respect the design of the original house.

10. It is concluded on the main issue that the proposed extensions would have no materially detrimental effect on the character or appearance of the host dwelling, its semi-detached pair or the street scene of Lannock Road. In consequence, there would be no conflict with Policy BE1 of the Hillingdon Local Plan: Part one – Strategic Policies, 2012, Policies DMHB 11, DMHB 12 or DMHD 1 of the DMP or the National Planning Policy Framework. Taken together these policies expect, amongst other things, new development including extensions to achieve a high standard of design that harmonises with the local context and integrates well with the surrounding area so as to be visually attractive as a result of good architecture and layout and sympathetic to local character and history.
11. In addition to the statutory commencement condition the Council suggests three further conditions. I agree that for the avoidance of doubt and to protect the character and appearance of the host building and the surrounding area the extensions should be constructed in accordance with the approved plans and using materials that match the original building. In addition, I agree that the first floor side window facing 39 Lannock Road should be obscure glazed to prevent any loss of privacy to occupiers of that dwelling.
12. For the reasons set out above and having regard to all other matters raised, I conclude that the appeal should be allowed.

*KE Down*

INSPECTOR