
Appeal Decision

Site visit made on 11 June 2021

by Rebecca McAndrew BA Hons, PG Dip Urban Design, MSc, MRTPI

an Inspector appointed by the Secretary of State

Decision date: 28 June 2021

Appeal Ref: APP/R5510/D/21/3270875
62 Swakeleys Road, Ickenham UB10 8BD

- 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 P Wong against the decision of the Council of the London Borough of Hillingdon.
 - The application Ref 53825/APP/2020/3569, dated 31 October 2020, was refused by notice dated 6 January 2021.
 - The development proposed is a single storey rear extension including the demolition of existing extensions.
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Decision

1. The appeal is allowed and planning permission is granted for a single storey rear extension, including the demolition of existing extensions, at 62 Swakeleys Road, Ickenham UB10 8BD in accordance with the terms of the application, Ref 53825/APP/2020/3569, dated 31 October 2020, and 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 shall be carried out in accordance with the following approved plans, so far as relevant to those parts of the development hereby permitted:

Drawing PA-01

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.

Procedural Matters

2. The London Plan (2016) has been replaced by the adopted London Plan (2021). This appeal must be determined with regard to the current adopted development plan. I shall consider the appeal accordingly.

Main Issues

3. The main issues are;
 - i) The effect on the living conditions of the neighbouring occupiers of No 64 Swakeleys Road, with particular regard to outlook and levels of daylight; and

- ii) Whether the scheme would provide satisfactory living conditions for the occupiers of the host dwelling, in terms of outlook and level of daylight to an existing living room.

Reasons

Living Conditions (occupiers of No 64 Swakeleys Road)

4. The existing conservatory includes a solid wall on the boundary of the appeal site with the neighbouring property, No 64 Swakeleys Road. The appeal scheme also proposes a single storey solid wall on this joint boundary, which would be slightly higher and slightly deeper than the current structure. Given the modest increase in the scale of this proposed side elevation, as well as the fact that it would sit in a similar position to the existing side elevation wall, the appeal scheme would not be overly dominant when viewed from the adjacent property. The level of daylight to that dwelling and the outlook of those occupiers would not significantly vary from the current arrangement. On this basis, the relationship of the appeal proposal with the neighbouring property would not be materially different to that with the present structure.
5. In view of the above, the appeal scheme would not harm the living conditions of the neighbouring occupier. The proposal therefore meets the requirements of Policy DMHB 11 and DMHD 1 of the Hillingdon Local Plan: Part Two – Development Management Policies (2020) and Policy D3 of the new London Plan (2021) (LP) which, taken together, seek to ensure a development has a satisfactory relationship with the adjacent dwelling and does not harm the living conditions of neighbouring occupiers.

Living conditions (occupiers of the appeal property)

6. The proposed rear extension would adjoin the living room of the appeal property, replacing an existing conservatory. The conservatory includes two solid side elevations and benefits from one glazed elevation and a transparent roof. Comparatively, whilst the proposed extension would be a solid construction which would be marginally deeper, it would include a window, double glazed doors and two roof lights. In addition, the width of the opening between the rear extension and the living room would remain roughly the same as the existing situation. On this basis, neither the level of ventilation or outlook from the existing living room would be likely to significantly change as part of the appeal proposal. Also, whilst the amount of daylight which would reach this existing room would be slightly reduced if the appeal scheme were constructed, the level of daylight would be unlikely to be significantly lower than the existing arrangement.
7. In view of the above, the appeal proposal would not harm the living conditions of the occupiers of the appeal dwelling. The proposal therefore meets the requirements of LP Policy D3 which seeks to deliver appropriate outlook and amenity.

Conditions

8. I impose conditions in regards to timescales and setting out of the approved plans to provide certainty. I attach a materials condition in order to safeguard the character and appearance of the host dwelling and area.

Conclusion

9. For the reasons given, I allow the appeal.

Rebecca McAndrew

INSPECTOR