
Appeal Decision

Site visit made on 17 June 2021

by D J Barnes MBA BSc(Hons) DipTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 30 June 2021

Appeal Ref: APP/R5510/D/21/3272279
77A Laburnum Road, Hayes UB3 4JZ

- 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 Jaswinder Singh against the decision of the Council of the London Borough of Hillingdon.
 - The application Ref 41299/APP/2020/4284, dated 23 December 2020, was refused by notice dated 17 February 2021.
 - The development proposed is described as a side roof addition with rooflights.
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Decision

1. The appeal is allowed and planning permission is granted for a side roof addition with rooflights at 77A Laburnum Road, Hayes UB3 4JZ in accordance with the terms of the application, Ref 41299/APP/2020/4284, dated 23 December 2020, 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: Location Plan; J/568/01; J/568/02 and J/568/03.
 - 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.

Main Issue

2. It is considered that the main issue is the effect of the proposed development on the character and appearance of the surrounding area, particularly the streetscene.

Reasons

3. The appeal property is a 2-storey end of terrace dwelling located within a predominantly residential area and is sited at the junction of Laburnum Road and Wyre Grove. The property's 2-storey side elevation is set back from the footway of Wyre Grove by about 1 metre and there is a circa 2 metre high brick boundary wall adjacent to the footway.
4. Both the property and No. 49A are located on the east side of the junction with flank walls sited close to footways. On the west side of Wyre Grove, the flank walls of 70 and 75 Laburnum Road are sited further away from the footways

- than the appeal property and No. 49A. It is the west side of the junction that has an open and spacious character and appearance rather than the east side.
5. The proposed development would enclose the gap between the property's side elevation and the boundary wall. The effect of the development would be to create a single storey side extension. Policy DMHD 1 of the Hillingdon Local Plan: Part 2 Development Management Policies (LP) provides criteria for the assessment of single storey side extensions, including specific requirements for extensions to dwelling at corner plots.
 6. By reason of the siting of the property and the existing boundary wall, the open and spacious character of the area around the west side of the junction would not be materially altered. Unlike the relationship of Nos. 70 and 75 with Wyre Grove, the gap between the property's side elevation and the footway does not make the same positive contribution to the openness and spaciousness of the area around the junction.
 7. Further, the side elevation of the property is already well in advance of the terrace of dwellings comprising 51 to 57A Wyre Grove and the outbuilding within the property's garden. There is also a continuation of the boundary wall to enclose the property's rear garden. This part of the wall includes a large metal gate. By reason of the boundary wall and siting of the buildings, the proposed extension would not materially alter the building line along Wyre Grove.
 8. Although the pitched roof would be visible above the boundary wall, because of its height and relationship to the property's side elevation the appeal scheme would not be so conspicuous so as to be a visually prominent form of development that would materially alter the residential character and appearance of the streetscenes along either road. The assimilation of the proposed extension into these streetscenes would be assisted by the use of external materials to match those of the host property and this could be secured by a condition.
 9. There is an outbuilding in the garden but the siting and scale of the proposed extension would result in neither the over development of the property's curtilage nor a cramped form of development. The size and siting of the appeal scheme is such that it would appear subordinate in scale to the host property and there would not be an unbalancing of the appearance of the terrace of 5 dwellings within which the property is situated.
 10. For the reasons given, it is concluded that the proposed development would not cause unacceptable harm to the character and appearance of the surrounding area, particularly the streetscene, and, as such, it would not conflict with Policy BE 1 of the Hillingdon Local Plan: Part 1 Strategic Policies and LP Policies DMHB 11 and DMHD 1. In addition to criteria for side extensions, these policies also require alterations to buildings to be of the highest standards, incorporate good design, appear subordinate to the main dwelling and harmonise with local context.

Conditions

11. The Council has suggested several conditions in the event this appeal succeeds which have been assessed against the tests in the National Planning Policy Framework and the Planning Practice Guidance. Conditions are necessary to

ensure that the proposed development is erected in accordance with the approved drawings and, as already identified, matching external materials being used to construct the appeal scheme.

12. Accordingly, it is concluded that this appeal should be allowed.

D J Barnes

INSPECTOR