



Appeal Decision

Site visit made on 24 August 2021

by C Osgathorp BSc (Hons) MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 03 September 2021

Appeal Ref: APP/R5510/D/21/3274066

5 Linksway, Northwood HA6 2XA

- 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 Lakhani against the decision of the Council of the London Borough of Hillingdon.
 - The application Ref 31595/APP/2021/701, dated 22 February 2021, was refused by notice dated 13 April 2021.
 - The development proposed is single storey infill extension with gates and railings.
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Decision

1. The appeal is allowed and planning permission is granted for single storey infill extension with gates and railings at 5 Linksway, Northwood HA6 2XA in accordance with the terms of the application, Ref 31595/APP/2021/701, dated 22 February 2021, 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: 1073/P/1; 1073/P/2; 1073/P/3; 1073/P/4; and 1073/P/5.
 - 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 development hereby permitted shall be carried out in accordance with the measures for the protection of retained trees and working methods set out in the submitted Arboricultural and Planning Integration Report Ref. GHA/DS/133960:21 dated 22 February 2021 prepared by GHA trees arboricultural consultancy.

Background and Main Issue

2. The Council has raised no objection regarding the proposed single storey extensions to the dwellinghouse.
3. The main issue is the effect of the proposed front gates and railings on the character and appearance of the street scene and the surrounding area.

Reasons

4. Linksway predominantly consists of substantial detached properties of varied architectural design that are set back from the road behind large front gardens. The large size of the plots, combined with views of soft landscaping and mature trees, provides a pleasant verdant character to this suburban area. The appeal property has hedging and mature trees in the front garden which contributes to the area's verdant feel. The appeal site is within the Copsewood Estate Area of Special Local Character, which is a non-designated local heritage asset.
5. The appeal scheme includes the provision of railings, brick piers and gates adjacent to the front boundary. The transparent nature of the proposed railings would soften the appearance of the boundary treatment and allow views of the greenery that is set behind, which would protect the verdant feel of the area. Furthermore, the proposed gates and piers would be set back from the road frontage which would limit their prominence in the street scene. The proposal would be in keeping with the height and style of other nearby front boundary treatments that I saw in the area, including Nos 9A, 11, 18 and 20 Linksway.
6. For the above reasons, I conclude that the proposed development would maintain the character and appearance of the street scene and the surrounding area. The proposal would therefore accord with Policies BE1 and HE1 of the Hillingdon Local Plan: Part One – Strategic Policies Adopted November 2012, Policies DMHB1, DMHB 5, DMHB 11, DMHB 12, DMHB 14 and DMHD1 of the Hillingdon Local Plan Part 2 Development Management Policies Adopted January 2020, and Policy HC1 of the London Plan 2021. Amongst other things, these policies seek to ensure that development achieves high quality design, harmonises with the local context and respects Areas of Special Local Character. The proposal would also accord with the National Planning Policy Framework 2021, which contains similar objectives.

Conditions

7. In addition to the standard time limit condition, I have imposed a condition requiring that the development is carried out in accordance with the approved plans. This is for the avoidance of doubt and in the interests of certainty. In order to maintain the character and appearance of the dwelling and the surrounding area, I have also imposed a condition requiring the external surfaces of the development to be finished in materials to match those used in the existing building.
8. Furthermore, I have attached a condition to require the development to be carried out in accordance with the measures set out in the submitted Arboricultural and Planning Integration Report¹ to protect the health and amenity of existing protected trees².

Conclusion

9. For the above reasons, I conclude that the appeal should be allowed.

C Osgathorp

INSPECTOR

¹ Ref. GHA/DS/133960:21 dated 22 February 2021 prepared by GHA trees arboricultural consultancy.

² Protected by Tree Preservation Order No. 390.