



Appeal Decision

Site visit made on 31 August 2021

by Lynne Evans BA MA MRTPI MRICS

an Inspector appointed by the Secretary of State

Decision date: 24 September 2021

Appeal Ref: APP/F5540/D/21/3276134
40 Farnell Road, Isleworth TW7 6EX

- 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 Curtis Gabriel against the decision of the Council of the London Borough of Hounslow.
 - The application Ref: 00435/40/P2 dated 23 March 2021, was refused by notice dated 10 May 2021.
 - The development proposed is first floor side extension.
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Decision

1. The appeal is allowed and planning permission is granted for first floor side extension at 40 Farnell Road, Isleworth TW7 6EX in accordance with the terms of the application, Ref: 00435/40/P2 dated 23 March 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: GLA-01L; GLA-02L; GLA-03L; GLA-04L; GLA-05L.
 - 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. The main issue in this appeal is the effect of the proposal on the character and appearance of the existing property and of the local area.

Reasons

3. The appeal property is a semi-detached property on the eastern side of Farnell Road and within a predominantly residential area, with a large area of open space opposite the houses. The property is at the southern end of the properties on Farnell Road and benefits from a wider plot than the adjoining properties. The side adjoins the rear boundaries to gardens of houses in Worton Road. The existing houses generally follow a regular pattern with slightly projecting front bays.

4. The appeal dwelling has been previously extended, including with a single storey side extension which projects forward of the main elevation under a part pitched roof. The proposal would extend above the existing extension following the front building line of the main house and extending the gable end at existing roof level.
5. I have taken into account the detailed guidance set out in the Council's Residential Extension Guidelines Supplementary Planning Guidance 2003 (SPG) in relation to the desired set back from the main front wall of the house and the guidelines in respect of width and step down at roof ridge level. Whilst the extension would accord with the SPG in terms of its proposed width in relation to the main house, it would not accord with other of the guidelines.
6. However, given the siting of the house at the southern end of the properties in Farnell Road, there would be no concern about the creation of a terracing effect. The semi-detached pair is not symmetrical as existing, particularly given the existing side extension at the appeal property but the proposed extension at first floor would be inset from the projecting front bay.
7. Given the existing changes and extensions at the appeal property, I consider that the proposal would create a well-designed and clearly legible extension, that would not be overly complicated in its form; this would respect the character and appearance of the existing property. As a result and taking into account the pattern of development in the local vicinity, I am also satisfied that the extension as proposed would not result in harm to the character and appearance of the local residential area.
8. I therefore conclude that the proposed extension would respect the character and appearance of the existing property and local area. There would be no conflict with Policies SC7, CC1 and CC2 of the Council's Local Plan which seek, amongst other things for good quality design which respects the local context. I have noted that the proposal would not comply with all of the detailed guidance in the SPG. However, I have found that the proposal would be acceptable in terms of respecting the character and appearance of the existing property and local area. In the particular circumstances of this case, I consider that there would be justification for an exception to be made to this part of the SPG.

Other Considerations

9. I agree with the Council that given the proposed siting of the extension and the relationship with surrounding properties, particularly those in Worton Road, there would be no material harm to the living conditions of neighbours, including in respect of overlooking and loss of privacy as well as loss of daylight and sunlight.

Conditions and Conclusion

10. In terms of conditions, I agree with the Council that the materials should match those used on the existing building in order to protect the character and appearance of the existing building and local area. A condition should be imposed to list the approved plans for the avoidance of doubt and in the interests of proper planning.

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

L J Evans

INSPECTOR