

Appeal Decision

Site visit made on 5 October 2021

by N McGurk BSc (Hons) MCD MBA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 19 October 2021.

Appeal Ref: APP/T5150/D/21/3276709
21 Beechcroft Gardens, Wembley, HA9 8ER

- 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 Patel against the decision of the Council of the London Borough of Brent.
 - The application Ref 21/0155, dated 15 January 2021, was refused by notice dated 21 May 2021.
 - The development proposed is a new front porch.
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Decision

1. The appeal is dismissed.

Procedural Matters

2. The appellant states that the front porch canopy related to this appeal was constructed in the belief that it was permitted development and that, on realising the development was unauthorised, the appellant has sought to regularise and make changes to the structure.
3. The Council's officer's report refers to an enforcement letter¹ in this regard.

Main Issue

4. The main issue in this case is the effect of the proposed development on the character and appearance of the area.

Reasons

5. The appeal property comprises an extended detached bungalow with a outbuilding to the rear. It is located in a residential area, largely characterised by the presence of detached and semi-detached bungalows.
6. Houses in the area tend to be set back behind driveways and/or garden areas and have longer gardens to the rear. This and the occasional presence of street trees affords the area a spacious character and a sense of greenery.
7. During my site visit, I observed that many dwellings have been altered and/or extended and that changes generally respect the host property and the character of the surrounding area. I also noted that the majority of main

¹ Reference: E/20/0557.

entrances and/or porches appear unobtrusive and tend not to step significantly forward of the main building line. This, along with the garden frontage and low height of dwellings contributes towards a distinctive sense of uniformity to this part of Beechcroft Gardens.

8. The proposed development would create a large enclosed porch projecting considerably forward of the original entrance, flush with the appeal property's forward projecting front gable. I find that this would result in an unduly prominent, bulky and excessive form of development to the front of the appeal property.
9. Further, the canopy of the porch has already been constructed and its steep pitch appears out of keeping with that of the adjacent front gable and results in an awkward, un-matching relationship with the front gable and the main roof.
10. Given this, I find that the proposal would result in a development that would draw attention to itself as an unduly prominent addition, out of keeping with the host property and the surrounding area.
11. Taking all of the above into account, I find that the proposal would harm the character and appearance of the area, contrary to the National Planning Policy Framework, to Policy DMP1 of the Brent Development Management Policies Plan (2016) and to the Council's Supplementary Planning Document: SPD2 Residential Extensions and Alterations (2018), which together amongst other things, seek to protect local character.

Other Matters

12. In support of his case, the appellant draws attention to other porches in the surrounding area. However, none of these are the same as that the subject of this appeal. Notwithstanding this, I have found that the proposed development would result in significant harm and this is not something that is outweighed by the presence of other forms of development elsewhere.

Conclusion

13. For the reasons given above, the appeal does not succeed.

N McGurk

INSPECTOR