



Appeal Decision

Site visit made on 12 October 2021

by Elizabeth Lawrence BTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 01 November 2021

Appeal Ref: APP/T5150/D/21/3277888

17 The Paddocks, Wembley, HA9 9HB

- 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 Moiz Kadar (Jupiter Property Maintenance LTD) against the decision of the Council to the London Borough of Brent.
 - The application Ref 21/1520, dated 26 April 2021, was refused by notice dated 7 June 2021.
 - The development proposed is described as proposed first floor extension over front ground floor porch.
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Decision

1. The appeal is allowed and planning permission is granted for the proposed first floor extension over front ground floor porch at 17 The Paddocks, Wembley, HA9 9HB in accordance with the terms of the application, Ref 21/1520, dated 26 April 2021 and the plans submitted with it, 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: TPDK/FE/01 Rev.01, TPDK/FE/02 Rev.01, TPDK/FE/03 Rev. 01, TPDK/FE/04 Rev. 01, TPDK/FE/05 Rev.01, TPDK/FE/06 Rev. 01, TPDK/FE/07 Rev. 01, TPDK/FE/08 Rev.01, TPDK/FE/09 Rev. 01, TPDK/FE/10 Rev. 01, TPDK/FE/11 Rev.01, TPDK/FE/12 Rev. 01, TPDK/FE/13 Rev. 01, TPDK/FE/14 Rev.01, TPDK/FE/15 Rev. 01, TPDK/FE/16 Rev. 01, TPDK/FE/17 Rev.01, TPDK/FE/18 Rev. 01, TPDK/FE/19 Rev. 01, TPDK/FE/20 Rev.01 and TPDK/FE/21 Rev. 01.
 - 3) The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing dwelling.

Main Issue

2. The main issue is the effect of the proposal on the character and appearance of the host dwelling and the surrounding area.

Reasons

3. The Paddocks and the surrounding area is predominantly characterised by detached and semi-detached family houses set back from the street behind enclosed front gardens. The majority of the dwellings have hipped roofs and a combination of flat front elevations above ground floor level and prominent projecting bays with hipped or gable roofs. At ground floor level are a diverse range of single storey front additions and porches with flat, gable and hipped roofs. A number of the dwellings also have other roof features and additions, including dormer windows on the side and front roof slopes and crown roofs.
4. The appeal dwelling has a steeply pitched hipped roof and a prominent two storey front projection on one side of the dwelling. This projecting wing has a steeply pitched gable roof which projects up to the main ridge line of the dwelling. On the opposite side of the dwelling is a single storey bay window with a flat roof. Sitting between and attached to the projecting wing and bay window is a centrally positioned enclosed porch. This porch has an uncharacteristic shallow pitched roof, with an irregular partially hipped roof. Its eaves height sits below the flat roof of the bay window. As a result of its design and appearance it appears squat and out of keeping with the host dwelling.
5. Policy DMP1 of the London Borough of Brent Local Plan Development Management Policies (2016) (DMP) seeks to ensure that new development is of high quality design and compliments the locality. Regarding front extensions the Brent Supplementary Planning Document 2 – Residential Extensions and Alterations (2018) advises that front extensions will not be permitted unless they are a predominant character of the area and that porches and canopies should complement the design of the dwelling.
6. The proposed extension would be narrower than and stepped back from the front of the two storey projection, to which it would be attached. The roof of the proposed extension would copy the design and pitch of the existing front gable, but would be materially smaller and would sit well below the ridge line of the dwelling. The proposed fenestration would reflect the style and alignment of the existing fenestration and the extension would be constructed from external materials to match the host dwelling.
7. As a result, the proposed extension would respect and would be visually subservient to the existing front projection and the dwelling as a whole. The extension would also respect and be readily assimilated into the surrounding area, where there are a wide variety of front projections, extensions and roof designs. This includes pairs of semi-detached houses, each with gabled or hipped front projections, along with detached properties with prominent front gable projections with more modest two storey extensions attached to them.
8. The Council has suggested the imposition of conditions relating to matching materials and adherence to the submitted drawings. I agree that these conditions are necessary to ensure the development respects the host dwelling and in the interests of certainty.
9. I conclude on the main issue that the proposal would respect the character and appearance of the host dwelling and the surrounding area. It would therefore comply with DMP Policy DMP1 and the objectives of the SPD.

Elizabeth Lawrence

INSPECTOR