



Appeal Decision

Site visit made on 18 October 2021

by Philip Willmer BSc Dip Arch RIBA

an Inspector appointed by the Secretary of State

Decision date: 08 November 2021.

Appeal Ref: APP/F5540/D/21/3280754
305 Whitton Dene, Isleworth, TW7 7NE.

- 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 Mahan Mirza against the decision of the Council of the London Borough of Hounslow.
 - The application Ref 01203/305/P10, dated 19 June 2021, was refused by notice dated 5 August 2021.
 - The development proposed is a single storey rear and side extension with associated internal alterations.
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Decision

1. The appeal is dismissed.

Main Issue

2. I consider the main issue to be the effect of the proposed development on the architectural integrity of the host property, the terrace of which it is part and thereby the street scene.

Reasons

3. The appeal property, 305 Whitton Dene, is a two-storey end of terrace dwelling, located on a prominent corner plot. The terrace comprises a traditional parade of shops, several of which including, number 305, have been converted into two-storey houses.
4. A single storey, flat roof addition is proposed between the side of the house as extended and the road boundary to Whitton Dene. The overall width of the extension, as calculated by the Council, would be about 6.2 metres. This would be greater than the width of the original host property.
5. The side wall of the extension facing the street would run along the side boundary parallel to the road edge and therefore at an angle to the house. As there would be no inset or other modulation the side wall of the house as extended would appear very bland. In my judgment, due to the overall width of the extension and its proposed relationship with the street it would appear as a bland, dominant and incongruous addition harmful to the both the host property and the wider area.
6. For these reasons I conclude, in respect of the main issue, that the proposed development would harm the character and appearance of the host property

and wider street scene within Whitton Dene. The proposal is therefore contrary to Policies CC1, CC2 and SC7 of The London Borough of Hounslow Local Plan 2015 – 2030 (Adopted 15 September 2015), the London Borough of Hounslow Residential Extensions Guidelines (Adopted October 2003) and National Planning Policy Framework as they relate to, amongst other things, the quality of development and the need to complement the original building, harmonise with adjoining properties and maintain the character of the general street scene.

Other Matters

7. The appellant has drawn to my attention a number of residential extensions in the area, a couple of which appear to be corner plots with additions built up to or close to the boundary as proposed here. Whatever the background to those cases, their existence, even on nearby sites, is not an appropriate justification for permitting another here.
8. In reaching my determination I have had regard to the need for affordable larger family homes and the improvement of the existing housing stock. I also accept that the proposal would enhance the living accommodation and the quality of life for the appellant and his family and note that there were no third-party objections to the proposal. However, none of these matters outweigh my findings on the main issues.

Conclusions

9. For the reasons given above and having regard to all other matters raised, I conclude that the appeal should be dismissed.

Philip Willmer

INSPECTOR