



Appeal Decision

Site visit made on 17 January 2022

by Tim Wood BA(Hons) BTP MRTPI

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 4th February 2022

Appeal Ref: APP/F5540/W/21/3282601

1 Cross Lances Road, Hounslow TW3 2AG

- 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 SAMM against the decision of the Council of the London Borough of Hounslow.
 - The application Ref 00327/1/P1, dated 14 April 2021, was refused by notice dated 10 June 2021.
 - The development proposed is demolition of the existing rear workshop and construct a rear extension to allow for a self-contained studio flat 1 bedroom, 1 person, with a garden, associated bin & bike storage for residential development.
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Decision

1. The appeal is allowed and planning permission is granted for demolition of the existing rear workshop and construct a rear extension to allow for a self-contained studio flat 1 bedroom, 1 person, with a garden, associated bin & bike storage for residential development at 1 Cross Lances Road, Hounslow TW3 2AG in accordance with the terms of the application, Ref 00327/1/P1, dated 14 April 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: PR-L001, PR-P001, PR-P002, PR-P003, PR-E001, PR-E002, PR-E003, PR-S001, EX-E001, EX-E002, EX-E003, EX-L001, EX-P001, EX-P002, EX-P003, EX-S001.
 - 3) Notwithstanding condition 2, no development shall take place until details of the storage for bins and recycling have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.
 - 4) Notwithstanding condition 2, no development shall take place until details of the cycle storage have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.
 - 5) No development above ground level shall take place until details of the sustainable standards of the design and construction and in relation to water and energy consumption have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details and thereafter retained.

Main Issues

2. The main issues in this appeal are;
 - The effects of the proposal on neighbours
 - Whether the proposal would be energy/resource efficient.

Reasons

Effects on neighbours

3. The proposal relates to the rear of this terraced property which sits at the junction of Cross Lances Road and Hanworth Road. The proposal would involve the demolition of this vehicle workshop and the construction of a single flat with a small garden. At the ground floor of the larger property, there is a flat with a single aspect onto Cross Lances Road.
4. The Council considers that there would be an unacceptable effect on the residents of the existing ground floor flat at No 1, immediately adjacent to the proposed flat. The Council indicates that the proposal would effectively 'box in' the existing flat at Cross Lances Road and prevent any opportunity to improve the quality of the ground floor flat by making it dual aspect and providing access to amenity space.
5. The existing flat has no access to any amenity space and none is currently provided at the site. The presence of the existing workshop prevents the formation of any windows within the adjacent parts of the existing flat. These matters would not be altered by the appeal scheme (although some amenity space is proposed for the newly formed flat). In my view there would be no realistic prospect of the provision of amenity space for the existing ground floor flat nor the provision of additional windows. The proposal would have no detrimental effects whatsoever on the occupiers of this flat in this respect, leaving its outlook and access to amenity space unaltered. Therefore, I find no harm arising from the proposal in this respect.
6. In addition, the Council indicates that the proposal would have an unacceptable effect on the occupiers of the neighbouring property at No 240 Hanworth Road, by appearing overbearing. Notwithstanding this being identified by the Council in their submission, the appellant has confined their comments to the effects on the flat at No 1, as addressed above. The proposal would result in an increase to the height of part of the brick wall adjacent to No 240, where there is currently transparent plastic sheeting. Whilst this would represent an alteration to the appearance of the building, when seen from No 240, I consider that the removal of the plastic sheeting would be a benefit which would outweigh any harm in this respect.

Energy/Resources

7. The Council have objected to the absence of an energy statement which would demonstrate that the proposed dwelling would be suitably constructed and used so that efficiency in energy and resources is ensured. There is nothing in the representation which would support the requirement of these details at the application stage and I consider that these suitable measures could be ensured by the imposition of conditions.

Conditions

8. The Council has failed to supply any conditions that it would wish to see included, if the appeal were to be successful, despite a separate request being made. From the submissions made, I consider that condition relating to bin storage and cycle storage are necessary so that the occupants are provided with suitable facilities. I shall include a condition relating to the approved plans, for the sake of certainty. For the reasons set out above, I have included a condition requiring suitable measures for sustainable design, construction and energy/water consumption. The submitted plans indicate a type of fencing around the proposed garden area. In my judgement the design would not be appropriate for its location and would not provide sufficient privacy for residents when using the garden. Therefore, I shall include a condition requiring submission of details in this respect.

Conclusion

9. For the reasons set out above, I conclude that there would be no conflict with the policies set out by the Council, including Policies CC2, EQ1 and EQ2 of the Local Plan. Therefore, the appeal is allowed.

T Wood

INSPECTOR