



Appeal Decision

Site visit made on 18 January 2022

by A. J. Boughton MA(IPSD), Dip.Arch, Dip.Conservation, RIBA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 04 FEBRUARY 2022

Appeal Ref: APP/M5450/D/21/3287781

14 Elm Grove Harrow, HA2 7JE

- 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 Rishi Bhandari against the decision of The London Borough of Harrow.
 - The application Ref P/3437/21, dated 16 August 2021, was refused by notice dated 1 November 2021.
 - The development proposed is conversion of garage to habitable room, proposed single storey porch.
-

Decision

1. The appeal is allowed and planning permission is granted for the conversion of garage to a habitable room and single storey porch at 14 Elm Grove Harrow, HA2 7JE. in accordance with the terms of the application, Ref P/3437/21 dated 16 August 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 materials to be used in the construction of the external surfaces of the development hereby approved shall match those used in the existing building
 - 3) The development hereby permitted shall be carried out in accordance with drawings RB-03 (Rev 01) and RB-04 (Rev 01).

Main Issue

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

Reasons

3. 14 Elm Grove is an extended two-storey semi-detached dwelling with a part flat and part-tiled roof set within a mundane but attractive suburban environment of inter-war housing characterised by good quality dwellings of varied design and appearance. The development proposed would incorporate the garage into the habitable accommodation of the existing dwelling and introduce a shallow depth front extension with an area of flat roof and related alterations to the fenestration of the front elevation.
4. The development would introduce a step in the small flat roof area where the dwelling pair adjoin, however this would be of minor significance to the overall form, layout, appearance and shape of the host dwelling. From my observation,

although the proposed front extension would affect the current symmetry, that change would be visually contained by the pattern of development in the street scene where there are other examples of asymmetric extension and so not of a degree to cause visual harm to the character of the host dwelling or wider area.

5. The relevant policies for this matter are Policy CS1(B) of the Harrow Core Strategy, Policy DM1 of the Harrow Development Management Policies Local Plan together with the guidance provided for householder extensions set out Harrow Residential Design Guide SPD. Together these seek to ensure that domestic extensions harmonise with the host building and the surrounding area. For the reasons explained I find that the proposed development would not harmfully detract from the character and appearance of the host dwelling or thereby harm the character and appearance of the wider street scene or any special or valued features of the locality and, therefore, would not conflict with these policies and guidance.
6. In addition to the usual time-limit, conditions are necessary for certainty and to ensure visual consistency with the host dwelling.
7. Taking all matters raised into account, I conclude the proposal accords with the development plan overall, and, there being no material considerations sufficient to outweigh, the appeal should succeed.

Andrew Boughton

INSPECTOR