

Appeal Decision

Site visit made on 8 March 2022

by Mr R Walker BA HONS DIPTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 21 March 2022

Appeal Ref: APP/A5270/D/21/3280762

157 Trinity Road, Southall, Middlesex UB1 1ES

- 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 George Masih against the decision of London Borough of Ealing.
 - The application Ref 212634HH, dated 23 March 2021, was refused by notice dated 24 May 2021.
 - The development proposed was originally described as proposed first floor extension with flat roof above an existing detached garage.
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Decision

1. The appeal is dismissed.

Main Issues

2. The main issues are the effect of the proposal on:
 - The character and appearance of the surrounding area; and
 - The living conditions of the occupiers of No 155 Trinity Road with particular reference to outlook.

Reasons

Character and appearance

3. The appeal property is located at the end of a street characterised by two-storey terraced housing with single storey outbuildings toward the end of the rear gardens.
4. The proposed alterations would create an additional floor and, although the design has sought to minimise the scale with a flat roof, it would nonetheless, fail to harmonise with the established pattern of outbuildings to the rear.
5. The additional bulk and massing from the proposed first floor, on an already large garage, would be an unduly dominant addition which would be prominent from Beaconsfield Road and the neighbouring properties.
6. Whilst the architectural detailing would be in keeping with the surrounding built form and it would be smaller than the surrounding houses, this does not overcome my concerns regarding its scale and massing as an outbuilding to the rear.
7. I therefore find that the proposal would harm the character and appearance of the surrounding area. As such, the proposal would conflict with the requirements of policies 1.1 and 1.2 of the Council's Core Strategy (2012)

(CS), Policies 7.4 and 7B of the Council's Development Management Development Plan (2013) (DMDP) and Policies D3 and D4 of the London Plan (2021) (LP). These policies stipulate, amongst other things, that development in Ealing's existing built areas should complement their street sequence, building pattern, scale, materials and detailing.

Living conditions

8. The existing garage lies adjacent to the rear garden of No 155 Trinity Road (No 155). The proposal would be a dominant addition from No 155 due to the length of the appeal building, the proposed height and particularly close physical relationship to No 155's rear elevation and garden. This dominance would create an unduly hemmed in feeling and sense of enclosure, which would not be overcome by the flat roof design.
9. I therefore find that the proposal would unacceptably harm the living conditions of the occupiers of No 155 with particular reference to outlook. The proposal would therefore conflict with the requirements of Policy 1.1 (g) of the CS, Policy 7B of the DMDP and Policy D6 of the LP. These stipulate, amongst other things, that new development must achieve a high standard of amenity for users and for adjacent uses.

Conclusion

10. For the reasons given above, the proposal would conflict with the development plan and there are no material considerations that would outweigh that conflict. Therefore, the appeal is dismissed.

Mr R Walker

INSPECTOR