



Appeal Decision

Site visit made on 1 August 2022

by Colin Cresswell BSc (Hons) MA MBA MRTPI

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

Decision date: 15 August 2022

Appeal Ref: APP/F5540/W/22/3290161

77 Inwood Road, Hounslow TW3 1XH

- 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 Chekurishvili against the decision of the Council of the London Borough of Hounslow.
 - The application Ref 00639/77/P6, dated 18 August 2021, was refused by notice dated 1 November 2021.
 - The development proposed is a single storey rear extension.
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Decision

1. The appeal is allowed and planning permission is granted for a single storey rear extension at 77 Inwood Road, Hounslow TW3 1XH in accordance with the terms of the application, Ref 00639/77/P6, dated 18 August 2021, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than three years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved plans: Site Location Plan, N.A/77IR/101 A, N.A/77IR/102 A, N.A/77IR/103 A, N.A/77IR/104 A, N.A/77IR/105 A, N.A/77IR/106 A, N.A/77IR/107 A, N.A/77IR/108 A, N.A/77IR/109 A.

Main Issues

2. The main issues in this case are:
 - the effect of the proposal on the character and appearance of the area.
 - the effect of the proposal on the living conditions of surrounding occupiers with particular regard to daylight and outlook.

Reasons

Character and appearance

3. The appeal property is a public house situated in an area mainly dominated by older-style terraced housing. Due to its traditional architecture and prominent location on the corner of Inwood Road and Chapel Road, the public house is a particularly distinctive feature within the local street scene. In recognition of these attributes, the building has been locally listed.

4. The proposed extension would have little impact on the Inwood Road frontage as it would be situated behind the public house where it would be screened from public vantage points. Although part of the extension would be visible from the Chapel Road frontage, the majority of the structure would remain hidden from view behind the pub. The part of the extension that would be visible from Chapel Road would not be especially prominent due to its relatively low height in comparison to the public house and neighbouring housing. It would also be well set back from the street frontage behind a hardstanding area that is used for parking.
5. The proposed use of timber with bitumen roofing would not be characteristic of the more traditional architecture of the public house and neighbouring terraced housing. However, as the extension would be relatively inconspicuous from public vantage points, these materials would have little effect on the overall appearance of the host building or the wider street scene.
6. I therefore conclude on this issue that the proposal would have an acceptable effect on the character and appearance of the area. There would be no conflict with Policies CC1, CC2 and CC4 of the Local Plan¹. Together, these policies support good design and the protection of heritage assets.

Living conditions

7. The extension would adjoin the boundary of No 79 Inwood Road and would be higher than the existing fence. However, as the increase in height along the boundary would be relatively modest, it would not lead to a sense of enclosure or noticeably reduce daylight within No 79 or the rear garden of that property. For similar reasons, the extension would also have little impact on outlook or daylight levels within No 2 Chapel Road.
8. I therefore conclude on this issue that the proposal would have an acceptable effect on the living conditions of surrounding occupiers. There would be no conflict with Policy CC2 of the Local Plan in this regard.

Conclusion

9. For the reasons given above, the appeal is allowed. In the interests of clarity, standard conditions requiring the development to be carried out in accordance with the plans and within a time limit have been imposed.

Colin Cresswell

INSPECTOR

¹ London Borough of Hounslow Local Plan 2015-2030.