



Appeal Decision

Site visit made on 21 July 2022 by N Unwin BSc (Hons) MSc

Decision by K Taylor BSc (Hons) PGDip MRTPI

an Inspector appointed by the Secretary of State

Decision date: 19 August 2022

Appeal Ref: APP/R5510/D/22/3294367

10 Angle Close, Uxbridge UB10 0BS

- 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 H D Coker against the decision of London Borough of Hillingdon.
 - The application Ref 15351/APP/2021/4458, dated 7 December 2021, was refused by notice dated 21 February 2022.
 - The development proposed is described as 'removal of existing timber canopy and decking area. Rear extension with flat roof'.
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Decision

1. The appeal is allowed and planning permission is granted for a single storey rear extension at 10 Angle Close, Uxbridge UB10 0BS in accordance with the terms of the application, ref. 15351/APP/2021/4458, dated 7 December 2021, and the plans submitted with it, subject to the following conditions:
 - 1) The development hereby permitted shall begin no 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: Site Location Plan ref: 10AC/P/01; Existing and Proposed Site Plans ref: 10AC/P/02; Proposed Ground Floor, First Floor and Roof Plans ref: 10AC/P/04 B; Proposed Ground Floor, First Floor and Roof Plans ref: 10AC/P/06 B.
 - 3) The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing host dwelling.

Appeal Procedure

2. The site visit was undertaken by an Appeal Planning Officer whose recommendation is set out below and to which the Inspector has had regard before deciding the appeal.

Preliminary Matters

3. The description in the banner heading above is taken from the application form. However, I recommend amending the description of the development within the decision in the interests of conciseness.

Main Issue

4. The main issue to be considered is the effect of the proposal on the living conditions of the occupiers of no. 8 Angle Close, with particular regard to natural light and outlook.

Reasons for the Recommendation

5. The appeal site is a detached two storey dwelling with a single storey flat roofed rear extension and canopy. No. 8, adjoining the appeal site, has a single storey rear conservatory and this dwelling is positioned further forward of the appeal property. As a result of this relationship, the rear elevation of the existing single storey extension projects beyond the rear elevation of no. 8. Both properties are somewhat set a little way from the shared boundary with a high fence along the rear extent of this. The existing single storey extension protrudes marginally above the boundary fence.
6. The proposed extension would project beyond the rear elevation of the existing single storey extension by approximately 1.4 metres and further along the rear elevation of the host dwelling by approximately 0.9 metres. The proposal would have a broadly consistent height to the existing extension and would be set off from the boundary with no. 8 to the same extent as the existing dwelling.
7. The proposed extension would be within close proximity to the shared boundary with no. 8. Nevertheless, it would be no closer to this boundary than the existing single storey rear extension. As the proposal would not result in an increase in height above that of the existing extension and would only protrude moderately beyond the rear elevation of the existing extension, I do not consider that the proposal would result in an excessively overbearing impact on, or loss of natural light to the occupiers of no. 8.
8. For the above reasons, I consider that the proposed development would be acceptable in terms of its effect on the living conditions of the occupiers of no. 8, with particular regard to natural light and outlook. The proposal would therefore comply with Policy BE1 of the London Borough of Hillingdon Local Plan Part One – Strategic Policies (2012) and Policies DMHD 1 and DMHB 11 of the London Borough of Hillingdon Local Plan Part Two – Development Management Policies (2020) which together, require development to protect the living conditions of neighbouring residents.

Conditions

9. In addition to the standard time limit condition, I recommend that a condition be imposed requiring that the development is carried out in accordance with the approved plans and a condition requiring the external materials used match that of the existing dwelling. These conditions are required to protect the character and appearance of the host building

Conclusion and Recommendation

10. For the reasons given above and having had regard to all other matters raised, I recommend that the appeal should be allowed.

N Unwin

APPEAL PLANNING OFFICER

Inspector's Decision

11. I have considered all the submitted evidence and the Appeal Planning Officer's report and on that basis the appeal is allowed.

K Taylor

INSPECTOR