



Appeal Decision

Site visit made on 1 August 2022

by C Cresswell BSc (Hons) MA MBA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 19 August 2022

Appeal Ref: APP/F5540/D/22/3293343

132 Catherine Gardens, Hounslow TW3 2PW

- 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 Prabesh Sherchan against the decision of the Council of the London Borough of Hounslow.
 - The application Ref 00215/132/P3, dated 9 November 2021, was refused by notice dated 1 February 2022.
 - The development proposed is described as "erection of 4m rear extension".
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Decision

1. The appeal is dismissed.

Main Issue

2. The main issue is the effect of the proposal on the living conditions of neighbouring occupiers, having particular regard to daylight and outlook.

Reasons

3. The proposed extension would extend across the full width of the rear garden. As such, the side wall of the extension would be close to the rear-facing ground floor window in the adjoining dwelling (No 130 Catherine Gardens). This window provides open views of the neighbouring garden as well as more distant views over the existing boundary fence.
4. Diagrams have been provided which indicate that the extension would not significantly reduce the direct sunlight entering the neighbouring property. Nonetheless, given the degree to which the extension would project from the rear elevation of the appeal property, it would restrict the outlook from the neighbouring window, especially in oblique views to the north and east. Although the extension would be single storey, it would be notably taller than the existing boundary fence and present a blank side wall to the occupiers of the neighbouring property. In my view, this would lead to a sense of enclosure within the room served by the neighbouring window. While I recognise that the front windows of the neighbouring property are south facing and receive good levels of daylight, this does not negate the need to consider living conditions experienced elsewhere in the dwelling.
5. My attention has been drawn to a rear extension at 126 Catherine Gardens which, I am informed, is larger than that being proposed in the current appeal. However, I have little information on the circumstances which led to this extension being built, or the planning policies which were in force at the time.

Without further evidence on these matters, I am unable to establish that the development at No 126 represents a convincing precedent which should guide my decision in the current appeal. I have determined the appeal on current planning policy, which includes the Council's Residential Extension Guidelines¹. This guidance recommends that single storey extensions to terraced housing should project a maximum of 3.05 metres from the rear of the property. The plans indicate that the proposed extension would exceed this distance. Bearing in mind my findings above, I see little reason to deviate from the published guidelines in this particular instance.

6. I therefore conclude that the proposal would harm the living conditions of neighbouring occupiers. There would be conflict with Policies SC7 and CC2 of the Local Plan² which seek appropriate standards of design.

Conclusion

7. For the above reasons, the appeal is dismissed.

C Cresswell

INSPECTOR

¹ London Borough of Hounslow Residential Extension Guidelines Supplementary Planning Document, Dec 2017.

² London Borough of Hounslow Local Plan 2015-2030.