

Appeal Decision

Site visit made on 14 September 2022

by N McGurk BSc (Hons) MCD MBA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 12 October 2022.

Appeal Ref: APP/T5150/D/22/3302795

5 Nathans Road, Wembley, HA0 3RY

- 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 Balwant Singh against the decision of the Council of the London Borough of Brent.
 - The application Ref 22/1313, dated 8 April 2022, was refused by notice dated 30 May 2022.
 - The development proposed is a side first floor extension.
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Decision

1. The appeal is allowed and planning permission is granted for a side first floor extension at 5 Nathans Road, Wembley, HA0 3RY in accordance with the terms of the application Ref 22/1313, dated 8 April 2022 and in accordance with the following conditions:
 - 1) The development hereby permitted shall begin not later than three years from the date of this decision;
 - 2) The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building;
 - 3) The development hereby permitted shall be carried out in accordance with the following approved plan: LBA 3295-02LB Proposed First Floor/Roof Plans; and LBA 3295-03LB Proposed Elevations.

Main Issue

2. The main issue in this case is the effect of the proposed development on the character and appearance of the area.

Reasons

3. The appeal property is a two storey semi-detached dwelling. It has been extended to the side and rear.
 4. The dwelling is set back from the road behind a parking area and has a long and spacious garden to the rear. It is located in a residential area, characterised by the presence of detached and semi-detached two storey dwellings set back from the road behind short gardens and/or parking areas and with long gardens to the rear.
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5. During my site visit, I observed that many dwellings in the area have been altered and/or extended and that such changes generally appear in keeping with their surroundings.
6. Also during my site visit, I observed the appeal property and surrounding area from the rear. The proposed development would comprise a small first floor extension above a larger, existing flat roofed extension. The proposal would be entirely hidden from views along Nathans Road to the front and largely hidden from views from the rear. This and the small scale of the proposal mean that it would neither draw the eye nor appear as anything other than a minor, subservient addition to the host dwelling.
7. I find that the flat-roof of the proposal would, due to the scale and “tucked-away” position of the proposed extension, appear in keeping with the modest nature of the proposal and the existing flat roof of the larger single storey extension below.
8. Furthermore, during my site visit, I noted the presence of large flat roofed dormer extensions to neighbouring dwellings along Nathans Road at second floor height. Unlike the proposal before me, these existing flat roofed extensions appear as dominant features in highly prominent positions. Given this wider context and the proposal’s characteristics identified above, I find that the proposed development would comprise a wholly unobtrusive addition that would appear in keeping with the character of the surrounding area.
9. Taking all of the above into account, I find that the proposed development would not harm the character and appearance of the area and would not be contrary to the National Planning Policy Framework, to Policy DMP1 of the Brent Local Plan 2019-2041 (2022), or to the Council’s Residential Extensions Design Guide Supplementary Planning Document (2018), which together amongst other things, seek to protect local character.

Conditions

10. I have considered the conditions suggested by the Council against the tests set out in Paragraph 56 of the Framework. A condition specifying the approved plan is necessary for the avoidance of doubt and in the interests of proper planning.
11. A condition controlling external surfaces is necessary in the interests of local character.

Conclusion

12. For the reasons given above, the appeal is successful.

N McGurk

INSPECTOR