



Appeal Decision

Site visit made on 4 October 2022

by Sian Griffiths BSc(Hons) DipTP MScRealEst MRTPI MRICS

an Inspector appointed by the Secretary of State

Decision date: 28th October 2022

Appeal Ref: APP/F5540/D/22/3304321

25 New Road, Hanworth, Feltham TW13 6TG

- 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 Jayshan Naidu against the decision of the Council of the London Borough of Hounslow.
 - The application Ref 00794/25/P3, dated 3 March 2022, was refused by notice dated 16 June 2022.
 - The development proposed is retention of as-built porch.
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Decision

1. The appeal is allowed and planning permission is granted for the retention of as-built porch at 25 New Road, Hanworth, Feltham, TW13 6TG in accordance with the terms of the application, Ref 00794/25/P3, dated 3 March 2022 and the plans submitted with it.

Application for Costs

2. An application for costs was made by Mr Jayshan Naidu against the Council of the London Borough of Hounslow. This application is the subject of a separate Decision.

Preliminary Matters

3. During the determination of the application, the council changed the description of development. However, for clarity, I have used the description of development on the application form as it is more accurate.
4. I also note that the application has been submitted retrospectively. I have dealt with the appeal on that basis.

Reasons

5. The main issue is the effect of the appeal proposals on the character and appearance of the area.
6. New Road is a pleasant residential street characterised by two storey houses of varying designs, but dominated by blocks of Victorian terraces, punctuated by later dwellings which are generally detached or semi-detached. At the site visit, it appeared to me that many of the dwellings along New Road had a porch, varying between a simple canopy over the front door to an enclosed porch with a mono-pitched roof. There is significant variation in the designs, sizes and types of porches serving the dwellings along the street.

7. No 25 is an end of terrace brick-built cottage, which appears to have been subject to recent renovation. The porch itself is enclosed and timber clad, with a flat roof. Rainwater goods, together with the fascia and front door are finished in black paint and I note that this matches the sash windows on the principal elevation of the property.
8. Policy CC1 (Context and Character) of the London Borough of Hounslow Local Plan (2015) (LP) seeks development that responds to, improves and enhances local character. Policy CC2 (Urban Design and Architecture) of the LP seeks to support high quality design.
9. Policy SC7 (Residential Extensions and Alterations) of the LP seeks to avoid development that is harmful to local character, and *'In the case of an extension or outbuilding development, have regard to the quality, character, materials and scale of the principal building, be subordinate to the existing building, and not over develop the site in terms of mass and density'*.
10. The Residential Extension Guidelines Supplementary Planning Document (2017) (SPD) provides guidance on porches which describes how porches should not be out of scale of character with the wider area.
11. Whilst it is clear that the porch is different to those along the street, I consider its contemporary design and finish has a high design quality which complements the host dwelling, being as it is of a different material to the exposed brickwork which provides much of the cottage's character. This does not have a jarring or incongruous effect on the wider character either, merely adding to what is, in my view, a visually interesting and varied character.
12. I therefore do not find there to be harm to the character and appearance of the area, and instead consider the development is aligned to policies CC1, CC2, SC7 of the LP and the relevant parts of the SPD.

Conclusions

13. For the reasons given, and having regard to all other matters raised, the appeal is allowed, subject to the conditions set out above.

Sian Griffiths

INSPECTOR