



Appeal Decision

Site visit made on 1 November 2022 by Ms S Maur

Decision by K Taylor BSc (Hons) PGDip MRTPI

an Inspector appointed by the Secretary of State

Decision date: 11 November 2022

Appeal Ref: APP/F5540/D/22/3300852

25 Windsor Road, Hounslow TW4 7QJ

- 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 Sukh Sandhu against the decision of the Council of the London Borough of Hounslow.
 - The application Ref 01219/25/P1, dated 4 February 2022, was refused by notice dated 27 April 2022.
 - The development proposed is the infill between outbuilding and single storey structure to attach existing outbuilding to main dwelling and its conversion to habitable use.
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Decision

1. The appeal is allowed and planning permission is granted for the proposed infill between the outbuilding and main dwelling at 25 Windsor Road, Hounslow TW4 7QJ. In accordance with the terms of application Ref 01219/25/P1, dated 4 February 2022, subject to the following conditions:
 1. The development hereby permitted shall begin not 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 plan: PL/ASB/1.
 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 building.

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.

Main Issue

3. There is an existing outbuilding at the site which is located very close to the rear of the existing dwelling. The Council has not indicated that this building is unlawful. Accordingly, the main issues are the effect of the development, being closing the gap to attach the outbuilding to the dwelling, on:
 - the character and appearance of the host property and area; and
 - the living conditions of the occupiers of the neighbouring No.23, with particular regard to light and visual effect.

Reasons for the Recommendation

4. The appeal site is situated within a post-war estate. The host dwelling shares the same building line with the other dwellings on the south side of the road

and the neighbouring properties have a similar design and plot layout. The appeal property is a two storey, semi-detached dwelling and is finished in brickwork with plain tiles and uPVC windows. The property has an existing rear dormer roof extension, single storey rear extension and a single storey outbuilding. There is currently a very small gap between the outbuilding and rear extension. The attached neighbouring property is No.23, which has not been extended.

5. The development proposed is a very modest rear infill extension to close a small gap and join the outbuilding to the single storey rear extension. The existing unusual degree of separation causes a jarring appearance and closing the gap would result in a modest improvement to the character and appearance of the dwelling. The infill of the gap would appear so minor, that it would have no materially additional impact to the neighbouring occupier in terms of the effect on light or being visually intrusive.
6. For the reasons outlined above, the proposed development would not cause harm to both the character and appearance of the host property and area or the living conditions of the occupiers of No.23. The proposal would accord with Policies CC1, CC2 and SP7 of the Hounslow Local Plan (2015) which seeks to ensure that the design of development does not harm the existing character and appearance of the dwelling, including in terms of scale and that minimises harm to neighbouring residents.
7. The Council cited general conflict with the Residential Extensions Guidelines Supplementary Planning Document (2017). However, no detailed analysis setting out any conflict was provided nor was this document submitted. Therefore, this appeal has been assessed on the evidence provided.

Conditions

8. I recommend the standard time condition and a condition requiring the development to be carried out in accordance with the approved plans, to provide certainty. I also recommend a condition to ensure that the external finishing materials of the extension match those of the existing dwelling in the interests of the character and appearance of the host dwelling and the immediate area.

Conclusion and Recommendation

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

Ms S Maur

APPEAL PLANNING OFFICER

Inspector's Decision

10. 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