
Appeal Decision

Site visit made on 1 November 2022

by David English BSc(Hons) DipTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 8 December 2022

Appeal Ref: APP/F5540/W/22/3299051

Flat Ground Floor, 4 Silver Crescent, London W4 5SE

- 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 Ms L Psara against the decision of the Council of the London Borough of Hounslow.
 - The application Ref 01021/4(GF)/P1, dated 20 January 2022, was refused by notice dated 16 March 2022.
 - The development proposed is the erection of a single storey wrap around ground floor rear extension to include bi-folding doors to rear garden, flat roof lights, pitched roof lights and a lightwell.
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Decision

1. The appeal is allowed and planning permission is granted for the erection of a single storey wrap around ground floor rear extension to include bi-folding doors to rear garden, flat roof lights, pitched roof lights and a lightwell at Flat Ground Floor, 4 Silver Crescent, London W4 5SE in accordance with the terms of the application, Ref 01021/4(GF)/P1, dated 20 January 2022, 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: 112-PLP, 112-P01, 112-P02, 112-P03, 112-P04, 112-P05, 112-P06, and 112-P07.
 - 3) The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building.
 - 4) Demolition or construction work shall not take place on the site other than between the hours of 08:00 and 18:00 Monday to Friday and 09:00 and 13:00 on Saturdays. No demolition or construction work shall take place on the site on Sundays or Public Holidays.

Main Issues

2. The main issues are:
 - whether the proposed development would preserve or enhance the character or appearance of the Thorney Hedge Conservation Area; and

- the effect of the proposed development on the living conditions of the occupiers of 6 Silver Crescent in respect of their outlook and the levels of daylight and sunlight afforded to that property.

Reasons

Character and appearance

3. The appeal site is located within the Thorney Hedge Conservation Area ('the Conservation Area'). As such, I have had regard to the duty to pay special attention to the desirability of preserving or enhancing the character or appearance of that area. Silver Crescent and the adjoining Thorney Hedge Road form a discreet entity in this compact Conservation Area. Both quiet tree-lined streets comprise late nineteenth and early twentieth century houses, some of which are now sub-divided to create flats. The appeal property, a ground floor flat, is situated centrally in a short terrace of three properties, with each having common detailing to their front elevations, including to their two-storey bay windows and roof dormers. Although some detail has been obscured through external painting, the properties retain their pleasant original appearance and contribute to a distinctive rhythm along the street.
4. Identical blocks of three properties, which remain largely unaltered in their front elevations, are located along the first part of this side of Silver Crescent. Small gaps between blocks provide pedestrian access to rear gardens. These are noted in the Thorney Hedge Conservation Area Appraisal (November 2018) as being visually sensitive, and I saw that the gaps are an important feature in the street. However, due to their width, and the depth and height of the properties to either side, these gaps allow no more than a brief glimpse of some rear gardens from the street. Clear views of ground floor extensions to the rear of properties close to the appeal site that I saw on my site visit could not be achieved through the gaps.
5. The significance of the Conservation Area lies in the completeness and decorative quality of the buildings. The character and quality of Silver Crescent is primarily derived from the intricate repeated detailing created at the front elevations, the well-balanced arrangement of buildings along the street, and through the presence of the well managed trees within the street. These main features are of special interest and are the principal factors of significance in defining the character and appearance of the Conservation Area.
6. The original 'L'-shaped footprint of the buildings created through rear two-storey outriggers has been substantially modified at ground floor level by extensions to the rear in several buildings close to the appeal property. Overall, this creates notable variation in the appearance of the rear elevations, and this now forms part of the character of the area.
7. A tall brick wall forms the boundary between the rear garden of the appeal property and 6 Silver Crescent. A long pitched-roof conservatory extension at the appeal property adjoins that boundary wall, filling the gap between the side of the original two-storey outrigger and the boundary wall; and there is a small single-storey extension with a lean-to roof at the end of the outrigger. These single storey structures would be replaced by the proposal which would extend slightly further into the long rear garden than the existing lean-to extension. The proposal would fill the small area of patio space beyond the existing conservatory, thus creating a wrap-around extension. This arrangement would

be similar to other nearby rear extensions. The proposed development would therefore be in keeping with the character and appearance of nearby rear elevations. The important features that define the significance of the Conservation Area would not be materially affected by the proposal.

8. Therefore, the proposed development would preserve the character or appearance of the Conservation Area. Accordingly, it would comply with Policies SC7, CC4, CC1 and CC2 of the London Borough of Hounslow Local Plan 2015 – 2030 (September 2015) ('the Local Plan'). These in part require schemes to respond to the wider context, streetscene and conserve the Conservation Area in a manner appropriate to its significance. While there would be a technical breach of the Council's Residential Extensions Guidelines Supplementary Planning Document (December 2017), the proposal would accord with its aims to protect the character and appearance of the area.

Living conditions at 6 Silver Crescent

9. The outrigger at 6 Silver Crescent contains ground floor windows that face towards the proposal, there is a conservatory attached to the end of the outrigger and there is a glazed door in the rear elevation of No 6. The existing extensions at the appeal property and the height of the rear garden boundary wall currently limit the outlook from the garden and rooms within No 6. By virtue of the limited increase in height above that of the existing boundary wall and conservatory at the appeal property, the proposal would not materially alter the living conditions of the occupiers of No 6 in respect of their outlook when compared to the current situation. The proposed development would not result in a significantly increased sense of enclosure when viewed from within No 6 or from the rear garden of that property.
10. The current occupier of No 6 expresses concerns about the effects of the proposal in respect of light afforded to their property, including their garden and conservatory. Overall, the height of the proposal at the common boundary with No 6 would not be significantly greater than the existing extensions at the appeal property. While the existing conservatory at the appeal property has a glazed roof, the scale of the proposal would not result in a significant loss of light to that neighbouring property beyond that associated with the existing circumstances. I find that the proposal would not materially alter the living conditions of the occupiers of No 6 in respect of the level of daylight or sunlight that would be afforded to rooms in that property or its garden.
11. The proposed development would not be harmful to the living conditions of the occupiers of 6 Silver Crescent in respect of their outlook and the levels of daylight or sunlight afforded to that property. The development would therefore accord with Policies CC2 and SC7 of the Local Plan which expect development proposals to minimise harm to neighbouring occupiers in respect of their outlook, including by avoiding an unacceptable sense of enclosure; and that harm should be minimised by avoiding an unacceptable loss of daylight or sunlight.

Conditions

12. I have had regard to the conditions suggested by the Council, about which the appellant made no comments, and have attached all four of the suggested conditions, with only minor modifications for clarity to the wording of the

condition concerning hours of working which is necessary to protect the living conditions of nearby residents.

13. I have attached a condition requiring commencement within 3 years in accordance with statutory requirements. A condition is attached identifying the approved plans in the interests of certainty. I have also attached a condition that ensures the character and appearance of the appeal property and the area is not harmed by the materials used in the development.

Conclusion

14. For the reasons given above, I conclude that the development would accord with the development plan as a whole and therefore the appeal should be allowed.

David English

INSPECTOR