



Appeal Decision

Site visit made on 4 November 2022

by A.Graham BA(hons) MAued IHBC

an Inspector appointed by the Secretary of State

Decision date: 03 March 2023

Appeal Ref: APP/M5450/D/22/3303370

2 Andrews Close, Harrow HA1 3GE

- 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 Mrs Fiona Habib against the decision of Harrow Council.
 - The application Ref: P/0920/22 dated 3 March 2022, was refused by notice dated 28 April 2022.
 - The application is for single storey side extension to include covered seating area at the back.
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Decision

1. The appeal is allowed and planning permission is granted for single storey side extension to include covered seating area at the back in accordance with application ref: P/0920/22 dated 3 March 2022 in accordance with the conditions as set out in the Schedule below.

Main Issues

2. The main issue is the impact of the proposal upon character and appearance of the area.

Reasons

3. The appeal property is a modern semi detached dormer style bungalow located along a short cul de sac that runs to the rear of the A312 Bessborough Road. St Andrews Road ends in a small car park belonging to a Local Authority operated building. Due to the modest size of the cul de sac along with its location to the rear of Bessborough Road, the appeal property is not readily visible from much of the surrounding area.
4. The site of the proposed extension would be to the side of the appeal property and would contain two modest rooms at the front and rear of the extension separated by a shower room and wc. The extension would have bi-folding doors opening into the good sized rear garden of the property as well as a separate door giving access to the front of the property. The extension would have a flat roof and be constructed of matching brickwork to that of the principal dwelling.
5. The proposed use of the extension would be for the Appellant's elderly father who would occupy the extension. In order to maintain his independence the Appellant wishes to maintain separate access into the extension and unusually

there is no proposed link into the principal house as doing so would need to utilise an existing bedroom for access.

6. In assessing this appeal, I have assessed the Council's concerns regarding the impact of the proposed new front door upon the character and appearance of the area. I consider the main issue here is due to the perception of a new front door that would give the impression of a new, separate dwelling, being located here which could have some minor effect upon the legibility of the streetscene being composed of separate dwellings.
7. However, I saw on my site visit that the wider area is very diverse in its architectural style where there is a great mix of both style and articulation of dwellinghouses. I also have evidence before me of several extensions or side garage structures locally that contain doors accessing onto the front of the property. This appears more common along Whitmore Road than Bessborough Road although there is a more mixed character along the latter.
8. Ultimately, in terms of character and appearance I consider the cul de sac of St Andrews Close is well shielded from much of the area and as such the actual impact of a new, sensitively designed doorway, would not cause undue harm to the character and appearance of the area.
9. When taking into account the modest impact of the proposed extension and associated door along with the personal benefits associated with the provision of accommodation for an elderly relative, I consider that Policies D3 (D1 and D(11) of the London Plan, Core Strategy CS1 (B) of the Harrow Core Strategy, and Policy DM1 of the Harrow Development Management Policies Local Plan and the Supplementary Planning Document: Residential Design Guide have been met and that the character and appearance of the area would not be harmed through this proposal.

Conclusion

10. For the reasons given above, and taking into account of all other matters raised, I allow the appeal subject to the suggested conditions as set out in the Schedule below.

A Graham

INSPECTOR

Schedule of Conditions

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
2. The development hereby permitted shall be carried out in accordance with the following approved plans and documents: 01 (Site Plan); 01 (Existing Floor Plans) 01 (Proposed Floor Plans) 02 (Existing Elevations); 02 (Proposed Elevations);
PLANNING STATEMENT
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. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that order with or without modification), no window(s)/door(s) shall be installed in the side elevation(s) of the development hereby permitted without the prior permission in writing of the local planning authority.