



Appeal Decision

Site visit made on 8 February 2023

by N Duff BSc (Hons) MA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 21 March 2023

Appeal Ref: APP/F5540/D/22/3307052

2 Denbigh Road, Hounslow TW3 4DU

- 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 Sandeep Bhardwaj against the decision of London Borough of Hounslow.
 - The application Ref 00344/2/P7, dated 23 February 2022, was refused by notice dated 4 July 2022.
 - The development proposed is described as GF floor rear extension.
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Decision

1. The appeal is allowed and planning permission is granted for ground and first floor rear extension at 2 Denbigh Road, TW3 4DU in accordance with the terms of the application, Ref 00344/2/P7, dated 23 February 2022, and the plans submitted with it, 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 approved drawings ASB874 – 05HPA; ASB874 – 04HPA; ASB874 – 03HPA; ASB874 – 05HPA (Fire Safety) and Fire Strategy Plan.
 - 3) The external surfaces of the development hereby permitted shall be constructed in the materials shown on plan no. ASB874 – 04HPA.

Preliminary Matters

2. I understand that “GF” in the description of development on the application form refers to ground and first floors. I have used that in my decision for clarity.

Main Issue

3. The effect of the proposed development on the character and appearance the area.

Reasons

Character and appearance

4. 2 Denbigh Road is a two-storey semi-detached dwelling on the corner of Denbigh Road and Tiverton Road. The area is predominantly residential in character, although other nearby uses include a primary school and retail units. The buildings in the area are mainly a mixture of painted render or brick. The

main house is rendered except for the rear elevation at ground floor level which is brick. The garden wall which runs along the boundary with Tiverton Road is red brick and immediately abuts the rear of the dwellinghouse. There is a substantial garden building within the curtilage constructed from brick and visible from Tiverton Road.

5. The proposed ground floor extension would replace an existing veranda, to the rear of the side extension and immediately abutting Tiverton Road. That veranda is constructed from lightweight materials, open at the rear, and does not reflect the character or appearance of the existing house. The proposal would be of more substantial construction, using brick and tile to reflect the ground floor of the existing house and boundary wall. As a result, it would better reflect the character and appearance of the existing house.
6. The London Borough of Hounslow Residential Extension Guidelines Supplementary Planning Document Adopted 20th December 2017 (SPD) states that if a house is on a corner plot with a road or footpath beside it, extensions should be set back at least 1m from the side boundary. This extension would be contrary to the SPD in this regard. However, considering the existing verandah which abuts the highway, and the character of the area, I consider that would be acceptable in this case. Furthermore, it would be subservient to the main house.
7. Having regard to materials, the proposed extension would effectively be in the position of the existing garden wall with a slight increase in height, therefore from the street would not appear incongruous. Both brick and render are used on the host property, within the curtilage and in the wider area and therefore brick is an acceptable material.
8. The proposed extension to the first floor is modest in size and would be finished in render. Due to the size, design and materials of the proposed first floor extension it would be acceptable.
9. For these reasons, I conclude that the proposed development would not be out of scale, incongruous or have a detrimental effect on the character and appearance of the area. Policies CC1 and CC2 of the London Borough of Hounslow Local Plan 2015-2030 Volume One (LP) require new developments to respond to their local vernacular, context and meaningfully and sensitively to the site and Policy SC7 of the LP requires extensions to have regard to the quality, character, materials, and scale of the principal building. I find that the proposal accords with the aforementioned policies and the principles of the Framework that seeks good design sympathetic to the local area.

Conditions

10. To meet legislative requirements, a condition shall be imposed to address the period for commencement. I shall also impose conditions for the following reasons.
11. I shall impose a condition specifying the relevant drawings, including Fire Safety and Fire Strategy Plans as required by the development plan, in order to provide certainty. A condition is necessary for materials to be in accordance with those set out on the approved drawings to maintain the character and appearance of the area.

Conclusion

12. For the reasons set out having regard to the development plan as a whole and all other matters raised, the appeal is allowed.

N Duff

INSPECTOR