



Appeal Decision

Site visit made on 24 March 2023

by Kim Langford Tejrar LLB (Hons) BSc (Hons) PGDIP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 3rd April 2023

Appeal Ref: APP/F5540/D/23/3314375

68 Park Drive, London W3 8NA

- 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 Soghra Naderi against the decision of London Borough of Hounslow Council.
 - The application Ref 00854/68/P3, dated 11 August 2022, was refused by notice dated 30 November 2022.
 - The development proposed is 'Redevelopment and retention of the unlawful existing single storey front porch extension to the house with an alternative design (including a pitched roof).
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Procedural Matter

1. The description of development was changed following submission of the application. I have utilised the amended description for the purposes of the appeal.

Decision

2. The appeal is allowed and planning permission is granted for the 'Redevelopment and retention of the unlawful existing single storey front porch extension to the house with at 68 Park Drive, London W3 8NA in accordance with the terms of the application, Ref 00854/68/P3, dated 11 August 2022, subject to the following conditions:
 - a) The development hereby permitted shall begin not later than 3 years from the date of this decision.
 - b) The development hereby permitted shall be carried out in accordance with the following approved plans; Existing and Proposed Plans A00, Block Plan A00, Proposed Elevations Plan A04; and, Roof Plan A02.
 - c) Notwithstanding condition b) above, the external surfaces of the development hereby permitted shall be constructed in materials matching the existing dwelling.
 - d) Notwithstanding condition b) above, no additional windows, doors or other glazed openings shall be formed in the development hereby permitted.

Main Issue

3. The main issue is the effect of the proposal on the character and appearance of the host dwelling and surrounding area; particularly whether the proposal would sustain or enhance the significance of the Gunnersbury Park Conservation Area.

Reasons

4. The appeal site is a mid-terrace two storey 'mock-tudor' style house fronting a predominantly residential suburban street within the Gunnersbury Conservation Area (CA). The dwelling has a two-storey projecting front gable, which is a feature of many of the dwellings in the vicinity and which is one of the vernacular architectural features which contributes positively to the prevailing character of the area and thereby the significance of the CA. The Council describes the front ground floor window as a 'bay window' although it is in fact flush with and integral to the gable.
5. Park Drive is within a part of the CA which is subject to an Article 4 Direction, further restricting the nature of development which can take place without express planning permission from the Council. As such, the existing porch at the property is unauthorised. The appeal scheme seeks to replace it with a low-dwarf wall with glazing above and a half-pitched lean-to roof instead of the existing flat roof.
6. The proposed porch would be flush with the front of the projecting gable, however, due to its single storey height, its materials, detailed design and its sloped roof, it would be clearly legible from the two-storey front gable and would not interfere with the original form or proportions of the gable nor be unduly prominent or dominant on the host dwelling.
7. Whilst an Article 4 Direction can be utilised to prevent further examples of development which are eroding the character of an area taking place without express planning permission, Park Drive features numerous and varied examples of modest front porches which do not adversely affect the character and appearance of the area and the significance of the CA. The appeal scheme would integrate well within this existing context.
8. For these reasons, the appeal scheme would integrate with the host dwelling and respect local character in accordance with policies SC7, CC1, CC2 and CC4 of the London Borough of Hounslow Local Plan Volume One, adopted 2015, as well as the Planning Policy Framework and relevant supplementary planning documents. These policies seek, amongst other things, high quality development which responds meaningfully and sensitively with the character of the surrounding area, and which sustains or enhances the significance of Conservation Areas.

Conditions

9. The Council has requested a total of 4 conditions relating to timescale for development, approved plans, matching materials and to prevent additional fenestration. I consider it necessary and reasonable to impose conditions requiring that the development take place in a timely manner, in accordance with the approved plans and with matching materials to integrate it with the host dwelling character of the area. I further consider that a condition ensuring

that the porch remains as proposed, sensitive to the character and significance of the CA, is also appropriate.

Conclusion

10. For the reasons set out above, the appeal scheme would accord with the relevant policies of the development plan and no material considerations indicate that the appeal should be determined other than in accordance with the development plan. The appeal is accordingly allowed.

Kim Langford Tejrar

INSPECTOR