
Appeal Decision

Site visit made on 5 April 2023

by Penelope Metcalfe BA(Hons) MSc DipUP DipDBE MRTPI IHBC

an Inspector appointed by the Secretary of State

Decision date: 24th April 2023

Appeal Ref: APP/F5540/D/23/3315116

11 Pontes Avenue, Hounslow, TW3 3FH

- 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 Mohamed Benyoub against the decision of London Borough of Hounslow Council.
 - The application Ref 02908/11/P1, dated 26 August 2022, was refused by notice dated 4 November 2022.
 - The development proposed is ground floor rear extension, floor plan redesign and all associated works.
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Decision

1. The appeal is allowed and planning permission is granted for erection of ground floor rear extension, floor plan redesign and all associated works at 11 Pontes Avenue, Hounslow, TW3 3FH, in accordance with the terms of the application Ref 02908/11/P1, dated 26 August 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 following approved plans: B-155232/3000A, B-155232/3100A, B-155232/1100A and 1.1250 location plan.
 - 3) The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those of the existing building.

Main issues

2. I consider that the main issues in this case are its effect on the character and appearance of the area and on the living conditions of residents.

Reasons

3. 11 Pontes Avenue is a three storey terraced house in a modern residential development. In common with several neighbouring properties it has a small shed in the rear garden. No. 10 to the south has a large outbuilding in the rear garden.
4. The main policies relevant in this case include CC1, CC2, SC5 and SC7 of the London Borough of Hounslow Local Plan 2015-2030 (the local plan) and the Council's Supplementary Planning Document Residential Extension Guidelines

2017 (the SPD). Policies CC1 and CC2 relate, among other things, to design matters and seek to enhance the quality of areas and to protect the living conditions of the occupiers of neighbouring properties from any adverse effects of new development. Policy SC5 seeks to avoid an undue loss of garden space. SC7 focuses on residential extensions in general terms regarding their design and impact on neighbouring residents and the SPD sets out more detailed guidance in respect of size and scale.

5. The proposed extension would project approximately 3.05m from the rear elevation for the full width of the house, with a flat roof and no windows facing to the side, in compliance with the SPD.
6. It would be relatively modest in scale and would not appear cramped in the context of the house itself or the surrounding area. The existing garden is relatively small and the proposal would result in a reduction in the size of the garden to less than the footprint of the original house. However, I consider that while this would not be strictly in accordance with the standards set out in policy SC5, it would not be out of keeping with the character of this densely built up urban environment and sufficient, regular shaped useable space would remain for the occupiers of the house.
7. I conclude that the proposal would not harm the character and appearance of the house itself or the surrounding area and in this respect it is consistent with local plan policies CC1, CC2, SC5 and SC7 and the advice in the SPD.
8. I consider that the proposal would not appear overbearing in the outlook from neighbouring gardens. There are timber fences between the properties which are higher for approximately 2.5-3m from the rear elevation of the houses. These provide a sense of enclosure to all the gardens and limit the outlook from the rooms within the houses. The extension would be approximately 3m high with a flat roof and would not contribute unduly to any increase in the sense of enclosure.
9. I consider that the existence in the garden of No. 10 of a large outbuilding is not a reason to prevent the construction of the proposal on the basis that the latter would adversely affect the outlook of the occupiers of that property.
10. I conclude that the development would not harm the living conditions of the neighbouring residents and in this respect it is consistent with local plan policies CC2 and SC7 and the advice in the SPD.
11. For the reasons given above, the appeal is allowed.

Conditions

12. I have considered the conditions put forward by the Council, having regard to the tests set out in the Framework. A condition detailing the plans is necessary to ensure the development is carried out in accordance with the approved plans and for the avoidance of doubt. A condition relating to the materials is necessary in order to ensure the satisfactory appearance of the development.

PAG Metcalfe

INSPECTOR