
Appeal Decision

Site visit made on 12 June 2023

by Elaine Benson BA (Hons) DipTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 29th June 2023

Appeal Ref: APP/M5450/D/23/3318455
81 Woodlands, North Harrow, Harrow HA2 6EN

- 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 Prabakaran against the decision of London Borough of Harrow Council.
 - The application Ref P/3830/22, dated 7 November 2022, was refused by notice dated 21 December 2022.
 - The development proposed is erection of two storey side extension above existing single storey side extension.
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Decision

1. The appeal is allowed and planning permission is granted for erection of two storey side extension above existing single storey side extension at 81 Woodlands, North Harrow, Harrow HA2 6EN in accordance with the terms of the application, Ref P/3830/22, dated 7 November 2022, 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 materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.
 - 3) The development hereby permitted shall be carried out in accordance with the following approved plans: KD/PP/SIDE/10/W-84 and KD/PP/10/W-84 BPlan.

Main Issue

2. The main issue in this appeal is the effect of the appeal proposal on the character and appearance of the host property and the wider street scene.

Reasons

3. The appeal property (No 81) is a semi-detached house with an existing hip to gable roof extension and a dormer window on the rear roof elevation. It is proposed to further extend No 81 at first floor level to provide an additional bedroom. The property is adjacent to a footpath which leads to open space and allotments behind the rows of houses and therefore is clearly visible in views

from the side and rear, as well as in the street scene. The character of the wider residential area is varied, comprising houses of different architectural styles, many of which are extended.

4. The existing dormer extension is somewhat bulky, having a scale and mass that results in an unsympathetic and top-heavy form of development. This means that the property's appearance is already significantly different to the design of the neighbouring houses that form its immediate context. In my judgement, the mass and design of the proposed extension, and in particular the subordinate hipped roof, would help to minimise the incongruous appearance of the dormer when viewed from the rear. Furthermore, to a small extent, the proposal would refine the appearance of the roof extensions by removing the side projection at first floor level, resulting in a less disparate appearance. As the proposed extension would be set back from the front elevation of the property, this would help minimise its visual impact when viewed in the context of other buildings in the road. Moreover, the reintroduction of a hipped roof would improve the balance of the pair of semi-detached houses.
5. Having regard to existing development at the site, I conclude that the proposed extension would sympathetically address the scale, proportions and design of the host building and would not harm the character and appearance of the wider street scene. The proposal therefore conforms with the requirement for high quality design which respects local character as set out in the National Planning Policy Framework (2021) and the similar requirements of Policy D3 sections D(1) and (11) of The London Plan (2021), Policy CS1.B of the Harrow Core Strategy (2012) and Policy DM1 of the Development Management Policies Local Plan (2013). The proposal broadly accords with the general aims of the adopted Supplementary Planning Document: Residential Design Guide (2010) due to the need to address the site-specific circumstances of No 81.
6. Accordingly, the appeal is allowed, subject to conditions requiring the use of matching materials to protect the character and appearance of the surrounding area. I have identified the approved drawings in a condition for the avoidance of doubt and in the interests of proper planning.

Elaine Benson

INSPECTOR