



Appeal Decision

Site visit made on 21 June 2023

by Mrs Chris Pipe BA(Hons), DipTP, MTP, MRTPI

an Inspector appointed by the Secretary of State

Decision date: 06 July 2023

Appeal Ref: APP/R5510/D/22/3310577

6 Barnstaple Road, Ruislip, Hillingdon HA4 0UP

- 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 Radoslav Stoyanov against the decision of the Council of the London Borough of Hillingdon.
 - The application Ref 1094/APP/2022/2034 dated 25 June 2022, was refused by notice dated 16 September 2022.
 - The development proposed is described as erection of an outbuilding with a canopy and raising the existing garage roof.
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Decision

1. The appeal is allowed and planning permission is granted for erection of an outbuilding with a canopy and raising the existing garage roof at 6 Barnstaple Road, Ruislip, Hillingdon HA4 0UP in accordance with the terms of the application, 1094/APP/2022/2034 dated 25 June 2022, and the plans submitted with it, subject to the following conditions:
 - 1) The development hereby permitted shall be carried out in accordance with the following approved plans: Location plan, elevations plan and Digimap floorplan.
 - 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 hereby permitted development shall only be used for purposes incidental to the residential use of the dwelling known as 6 Barnstaple Road.

Procedural Matters

2. The Council changed the description of development from that stated on the application form in the interests of clarity. I consider that the amended description accurately describes the appeal scheme and accordingly I have adopted the amended description in the heading above.
3. At the time of my site visit, the development was partially complete. The application made clear that the scheme was submitted on part retrospectively and I have dealt with the appeal on that basis.
4. The lean-to extension to the side of the garage is depicted on the elevational plan, however it is not detailed on the floor plan. Notwithstanding this it is clear what the extent of the lean-to extension is from the elevations. It is also

clear from the information I have before me that the Council are fully aware of the extent of the development and therefore no party has been prejudiced or caused any injustice by me proceeding with the appeal in light of the information submitted.

Main Issue

5. The main issue in this appeal is the effect of the proposed development on the character and appearance of the area.

Reasons

6. The site is a terraced two storey property within a predominantly residential area. To the rear of the property is a long narrow garden with an access road beyond.
7. The proposed outbuilding links to a modest garage to the rear of the site by a sheltered cover, facing into the garden is a canopy attached to the outbuilding. A lean-to extension is attached to the garage which has been increased in height to that similar to the adjacent garage at No. 8 Barnstaple Road.
8. Whilst I did not observe during my site visit any outbuildings of a similar scale to the development, I did note that there are some large garages/outbuildings within the immediate area. The appeal site garden is well screened by mature landscaping and boundary treatments.
9. There would be limited views of the mass of the proposed development from public vantage points. Notwithstanding this the proposed development would be visible from first floor windows of neighbouring properties, however due to low height, the relatively unobtrusive design and the distance between the development and the rear elevations of neighbouring properties I find that the proposed development would not appear disproportionate or incongruous to the area in general.
10. I conclude that the proposed development would not harm the character and appearance of the area. There is no conflict with Policy BE1 of the Hillingdon's A Vision for 2026, Local Plan: Part 1, Strategic Policies (2012) and Policies DMHB 11, DMHD 12, DMHD 1 and DMHD 2 the Local Plan Part 2 Development Management Policies (2020), Policy D3 the London Plan (2021) which amongst other things seek to ensure developments are of high quality design which respect the scale of the original property, curtilage and surrounding area.
11. There is no conflict with the National Planning Policy Framework (2021) which seeks amongst other things to ensure developments are of good design which adds to the overall quality of an area.

Conclusion

12. For the above reasons I conclude that this appeal should be allowed.
13. I have not imposed a condition relating to the standard time limit for commencement of development as the development is partially complete.
14. I have imposed conditions relating to plans to be adhered to as this provides certainty. I have also added a condition concerning materials to ensure a satisfactory appearance.

15. The Council have suggested a condition requiring the proposed development to only be used in connection with the existing residential use of the dwelling known as number 6 Barnstaple Road. I have imposed a condition ensuring the incidental use of the development.

C Pipe

INSPECTOR