

Appeal Decision

Site visit made on 30 May 2023

by N McGurk BSc (Hons) MCD MBA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 13 July 2023

Appeal Ref: APP/M5450/D/23/3320135

25 Uxbridge Road, Stanmore, Harrow, HA7 3LH

- 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 Nish Bhatt against the decision of the Council of the London Borough of Harrow.
 - The application Ref P/0910/22, dated 2 March 2022, was refused by notice dated 15 March 2023.
 - The development proposed is retention of front boundary wall and details of surface water drainage.
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Decision

1. The appeal is dismissed.

Procedural Matters

2. The description of development is taken from the application form. The Council's decision notice describes the proposed development as "Installation of 1m high brick built boundary wall to front; 4 x 1.8m high brick built piers and two composite timber vehicle access gates; 2m high brick built portico with composite timber pedestrian access gate; hardsurfacing to front garden (retrospective)."
3. The development the subject of this appeal has already taken place. Whilst the Council's description, which is based on the submitted plans, refers to composite timber gates, I note that metal gates were in place at the time of my site visit.

Main Issue

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

Reasons

5. The appeal property is an extended two storey detached dwelling. It is located within a residential area, characterised by the presence of largely detached two storey dwellings set back from the road behind gardens and/or parking areas and with gardens to the rear.
 6. During my site visit, I observed Uxbridge Road in this location to be characterised by the presence of pavements with grass verges, street trees,
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hedgerows and planting to front garden areas. This provides for a notably green and spacious character.

7. The above qualities are enhanced by the presence of generally low garden walls and/or railings and the occasional fence to the front boundaries of dwellings, where the common presence of hedgerows, planting and/or greenery provides for views and glimpses through to front gardens/driveways.
8. The development the subject of this appeal introduces tall brick pillars, a large, tall, flat-roofed brick-built portico and tall gates to the front boundary of the property. Consequently, the development appears as a dominant feature of significant scale, lacks greenery and appears in stark contrast to neighbouring boundary features. During my site visit, I observed that the development draws undue attention to itself as an incongruous feature.
9. The tall brick structures dominate the front of the property and together with the treatment of the rest of the frontage, form a large, dominant and imposing boundary feature that appears excessive in scale, in terms of both height and width, relative to neighbouring boundaries. The harm arising from this is exacerbated by the absence of greenery, resulting in the development appearing as an alien, harsh urban enclosure within a wider environment notable for its green and spacious qualities.
10. Taking the above into account, the proposed development would harm the character and appearance of the area, contrary to the National Planning Policy Framework; to London Plan (2021) Policy D3; to Core Strategy¹ Policy CS1B; to DMP² Policy DM1 and to the Council's Supplementary Planning Document: Residential Design Guide (2010), which together amongst other things, seek to protect local character.

Conclusion

11. For the reasons given above, the appeal does not succeed.

N McGurk

INSPECTOR

¹ Reference: Harrow Core Strategy (2012).

² Reference: Harrow Development Management Policies Local Plan (2013).