
Appeal Decision

Site visit made on 7 June 2023

by G Powys Jones MSc FRTPI

an Inspector appointed by the Secretary of State

Decision date: 21 July 2023

Appeal Ref: APP/R5510/D/23/3317857

13 Queens Road, Uxbridge, UB8 2NN

- 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 Ms R Huynh against the decision of the Council of the London Borough of Hillingdon.
 - The application Ref 13841/APP/2022/3168, dated 17 October 2022, was refused by notice dated 12 December 2022.
 - The development proposed is access gate.
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Decision

1. The appeal is allowed and planning permission is granted for access gate at 13 Queens Road, Uxbridge, UB8 2NN in accordance with the terms of the application Ref 13841/APP/2022/3168, dated 17 October 2022, subject to the conditions set out in the attached Schedule.

Main issue

2. The appeal site is located within the Greenway Conservation Area (CA). Accordingly, the main issue is whether the proposal would preserve or enhance the character or appearance of the CA.

Reasons

3. The appeal property is a detached dwelling standing on the southern corner of Queen's Road's junction with King's Road. An established hedge wraps itself around the corner on the frontages to both roads. This partly screens the appeal property's hard-surfaced forecourt and short driveway, which are both used for parking. The dwelling's access onto Queen's Road is open to the highway, and for security purposes the appellant wishes to insert a black painted, metallic sliding gate across the entrance.
4. This is a resubmission of a previous application which, I understand, involved the removal of most of the hedge. This submission retains the hedge and involves a reduced extent of railing. Nonetheless the Council find the revised scheme objectionable, and the officer report comments:

The front gate would introduce a fortified boundary treatment into what was designed to be a more open, suburban environment, failing to respect the character and appearance of the surrounding area. The dwellings in the surrounding area are characterised by low rise brick walls, hedging and open frontages, which contribute to a sense of spaciousness and verdant character within The Greenway, Uxbridge Conservation Area.

5. Queen's Road is located at the southern end of the CA and is a relatively short street. Commercial properties stand at its western end, at its junction with the main Cowley Road. The northern corner of this junction is occupied by a repair garage and several single storey service bays intrude into the predominantly residential Queen's Road. About half the properties in the street have hard-surfaced forecourts used for parking, their front gardens long removed. Alongside Queens Court, a relatively modern flat development, is its open hard-surfaced and un-landscaped parking area. The high gated entrance serving the backland development of Rosedene Mews is clearly apparent on the southern frontage of the street.
6. Although some dwellings have retained their gardens in full, others are partly given over to parking. Whilst there is evidence of greenery in the street it does not, in my view, amount to a street which could accurately be described as having a verdant character, and the spaciousness it seems to me is largely the result of the removal of greenery.
7. Having particular regard to the retention of the hedge, I consider the gate would sit unobtrusively and acceptably in its visual context, having less impact than the larger gates marking the entrance to Rosedene Mews. There is also a set of gates serving the dwelling on the opposite site of the road at No 12 Queen's Road, albeit domestic in nature. Accordingly, the proposed gated entrance would not be uncharacteristic of this part of the CA.
8. I therefore conclude that the proposal would not result in harm and the character and appearance of the CA would thus be preserved. Accordingly, the proposal accords with those provisions of policy HE 1 of the Hillingdon Local Plan: Part 1 Strategic Policies and policies DMHB 1, DMHB 4 and DMHB 11 of the Hillingdon Local Plan: Part Two – Development Management Policies, directed in combination to ensure that development is well designed at to ensure that the Borough's Heritage Assets including conservation areas are not harmed by inappropriate development.

Conditions

9. The Council has suggested the imposition of some conditions. The suggested standard condition in respect of materials is unnecessary in view of the type of development proposed. However, in the interests of certainty, it is necessary that the development should be carried out in accordance with the approved plans.

Other matters

10. The Council has referred to other development plan policies but those which I have relied on are considered the most relevant in the context of this appeal.
11. All other matters raised in the representations have been taken into account, but none is of such strength or significance as to outweigh the considerations that led me to my overall conclusions.

G Powys Jones

INSPECTOR

Schedule of Conditions

1. The development hereby permitted shall begin not later than three years from the date of this decision.
2. The development hereby permitted shall be carried out in accordance with the following approved plans: Drawing Nos. D459 001 Rev B & D459 002 Rev C.