



Appeal Decision

Site visit made on 17 June 2023

by A. J. Boughton MA (IPSD) Dip.Arch. Dip.(Conservation) RIBA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 31st July 2023

Appeal Ref: APP/M5450/D/23/3317779

31 Hazeldene Drive PINNER HA5 3NJ

- 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 and Mrs Mehul and Hettle Vasani against the decision of The London Borough of Harrow.
The application Ref: P/3692/22 dated 25 October 2022 was refused by notice dated 20 December 2022.
 - The development proposed is Single storey front extension; single and two storey side extension, single storey rear extension, raised patio to rear; detached garage to front; external alterations (demolition of attached garage).
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Decision

1. The appeal is allowed and planning permission is granted for a single storey front extension; single and two storey side extension, single storey rear extension, raised patio to rear; detached garage to front; external alterations (demolition of attached garage) at 31 Hazeldene Drive PINNER HA5 3NJ in accordance with the terms of the application Ref: P/3692/22 dated 25 October 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: 98, 200, 201, 202, 203, 204, 205, 206, 207.
 - 3) No development above ground level shall be commenced until samples or detailed trade descriptions of all materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to, and approved in writing by, the local planning authority. The development shall proceed in accordance with those details unless varied with the written permission of the local planning authority.
 - 4) No roof surface of the development hereby permitted shall be used for sitting out or accessed other than for purposes of maintenance and repair.

Main Issue

2. The main issue is the effect of the proposal upon the character and appearance of the area.

Reasons

3. Hazledene Drive is a quiet suburban, tree-lined road which incorporates a number of early-mid twentieth century housing, ultimately at its western end concluding in a large area of two and four-storey flatted development dating from the third quarter of that century. The appeal site, No.31 Hazledene Drive (No.31) along with a small group of semi-detached two-storey houses of similar age, is located between the last of the arts and crafts derived housing that ranges along Hazledene Drive and the flatted development. The area therefore contains a mix of housing typologies.
4. No.31 is a large two-storey detached house sitting within a large plot that adjoins, with a hedged boundary, the open area in which the flatted development sits, marking the point where defined housing plots and suburban street scene open onto the shared curtilage of the flats. Although the Council object to the forward position of the proposed garage, the setting of No.31 is transitional as I have described and in that sense the garage would serve as a visual stop and partly enclose the section of Hazledene Drive which has a conventional suburban street layout. Although the proposal would affect only one side of the street, closing off the existing views across the frontage of No.31 into the open curtilage of the flats would tend to create a sense of a 'gateway' from one type of development into another. This would be a positive feature of the proposal. For that reason I do not find that part of the proposal incongruous or in conflict with policy CS1.B of the Harrow Core Strategy 2012 (core strategy).
5. The proposal intends a significant 'upgrade' of a property which although typical of individual house design of its time is somewhat bland in its use of materials and fenestration arrangements. The proposal would wrap the ground floor in a strongly-articulated flat-roofed form surmounted by timber-clad new and existing elements. To my mind the resulting building would appear as a well-designed freestanding element in the street which would, by its well expressed form and careful use of materials support the distinctive character of this part of the street without detracting from, and to some degree supporting, the evocative individual contributions to street-scene character found in those houses closest to the appeal site¹.
6. I find no conflict with Policy DM1 A, DM1 B of the Harrow Development Management Policies Local Plan (2013) which seek to ensure development achieves a high standard of design and layout. The proposal would accord with the development plan taken as a whole and in consequence, taking all matters raised into account, the appeal succeeds subject to the usual timing and plans conditions. I have also considered the conditions proposed by the Council and adjusted these to address matters which are material to my reasoning in relation to the appearance of the proposal and the potential for overlooking.

Andrew Boughton

INSPECTOR

¹ Meaning Nos 22,24 and 29 Hazledene Drive