
Appeal Decision

Site visit made on 11 December 2023

by Mr C J Tivey BSc (Hons) BPI MRTPI

an Inspector appointed by the Secretary of State

Decision date: 2 January 2024

Appeal Ref: APP/F5540/D/23/3332563

2 Ashley Drive, Isleworth TW7 5QA

- 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 & Mrs Kular against the decision of the London Borough of Hounslow Council.
 - The application Ref 01531/2/P3, dated 2 June 2023, was refused by notice dated 15 August 2023.
 - The development proposed is for a first floor side extension, first floor rear extension and associated alterations.
-

Decision

1. The appeal is allowed and planning permission is granted for a first floor side extension, first floor rear extension and associated alterations at 2 Ashley Drive, Isleworth TW7 5QA, in accordance with the terms of the application Ref. 01531/2/P3, dated 2 June 2023 subject to the following 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: AR PA 01 Rev B, AR PA 02 Rev B and AR PA 03 Rev A.
 3. 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.

Main Issue

2. The main issue is whether the proposed first floor rear extension would preserve or enhance the character or appearance of the Osterley Park Conservation Area.

Reasons

3. Ashley Drive is a private residential cul-de-sac comprising large detached dwellings, being of a distinctly different character to some of the more vernacular architecture along Jersey Road and the wider Conservation Area. As I noted in my appeal decision at 10 Ashley Drive referred to by the appellants (Ref. APP/F5540/D/16/3156532) some of the dwellings in the drive have been altered over time.

4. Being adjacent to the carriageway of Ashley Drive, the flank and rear elevations of the host property are visible, seen within the context of the other dwellings within the road. However I note that 1 Ashley Drive adjacent is set further back such that the rear elevation of the two storey extension proposed would only project slightly beyond its original rear two storey elevation, and not as far as its single storey lean-to addition.
5. I accept that the Council's Residential Extensions Guidelines adopted October 2003 (REG) stipulate that first floor rear extensions should be no more than half the width of the original house and no more than 2.5m deep, to ensure that they remain subordinate and proportionate to the main house. The proposed first floor rear extension would be less than half the width of the main house and whilst at 3.98m deep it would be contrary to the REG, I find that overall it would appear proportionate to the host dwelling. Further, having regard to the staggered building line between nos 1 and 2, I consider that the proposal would not jar with the visual amenities of the area. Consequently I consider that the scheme would not appear overbearing or excessive and would preserve the character and appearance of the Conservation Area as a whole.
6. I therefore find that the proposal complies with Policies CC1, CC2, CC4 and SC7 of the London Borough of Hounslow Local Plan 2015 – 2030 – Volume 1 which require residential extensions and alterations to complement the original building, harmonise with adjoining properties and maintain the character of the general street scene, having regard to design guidance set out in the Supplementary Planning Document and Conservation Area Appraisals, whilst having regard to the context and varied character of the Borough's places and expecting development proposals to conserve and take opportunities to enhance any heritage asset in a manner appropriate to its significance.

Conclusion and Conditions

7. For the reasons set out above, I conclude that the appeal should succeed.
8. Other than the standard time limit condition, the Council has suggested a condition requiring external materials to be used in the construction of the extensions to match those of the existing building and that the development be carried out in accordance with the approved plans. I consider these conditions necessary in the interests of preserving the character and appearance of the Conservation Area.

C J Tivey

INSPECTOR