



Appeal Decision

Site visit made on 16 July 2024

by Lynne Evans BA MA MRTPI MRICS

an Inspector appointed by the Secretary of State

Decision date: 8th August 2024

Appeal Ref: APP/L5810/D/24/3343241

8 Buckingham Road, Hampton TW12 3JA

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission.
 - The appeal is made by Mr & Mrs Rebecca Mak against the decision of the Council of the London Borough of Richmond upon Thames.
 - The application Ref is 24/0374/HOT.
 - The development proposed is to erect an additional storey to the existing rear & side extension towards the rear, convert part of the garage into a utility room and replace the existing windows with bi-fold doors at the rear of the house.
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Decision

1. The appeal is allowed and planning permission is granted for the erection of an additional storey to the existing rear & side extension towards the rear, convert part of the garage into a utility room and replace the existing windows with bi-fold doors at the rear of the house at 8 Buckingham Road, Hampton TW12 3JA in accordance with the terms of the application Ref: 24/0374/HOT, 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 materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building or as specified on the application forms.
 - 3) The development hereby permitted shall be carried out in accordance with the following approved plans: 509-23 0400 Rev P1, 509-23 550 Rev P1, 509-23 0500 Rev P1, 509-23 551 Rev P1, 509-23 0501 Rev P1, 509-23 300 Rev P2, 509-23 0401 Rev P2, 509-23-200 Rev P2, 509-23 0100 Rev P2, 509-23-201 Rev P2, 509-23-0101 Rev P2.
 - 4) The development shall be carried out in accordance with the provisions of the Fire Safety Statement as submitted with the application.

Main Issues

2. The main issues in this appeal are:
 - a) the effect of the proposal on the character and appearance of the existing property and of the local area, including the non-designated heritage assets, and

- b) the effect of the proposal on the living conditions of the neighbours at No 6 Buckingham Road, with particular regard to outlook.

Reasons

Issue a) Character and Appearance

3. The appeal property is a detached property on a generous plot on the east side of Buckingham Road. There is considerable variety to scale and design of the detached properties along the road with the properties on either side of the appeal property being detached Victorian properties, both of which are designated by the Council as Buildings of Townscape Merit. They are both attractive Victorian dwellings with period features which contribute to their significance. The properties along Buckingham Road are generally well spaced.
4. There is an existing wide, single storey, flat roofed element along the southern side which projects both forward and to the rear of the main dwelling. The proposed development would add a first floor extension over part of the single storey part, set back from the front of the property and then extending to the rear for the length of the single storey element. The front part of the extension would be the full width of the ground floor extension, with a hipped roof that would be lower than the ridge of the main roof. The rear element would be set in from the side elevation with a hipped roof and gable rear end. There would be alterations to the internal spaces and some of the ground floor rear windows would be changed to bi-fold doors.
5. The first floor side extension would be set well back from the front elevation of the existing property and with its modest width in relation to the existing property as well as the lower roof ridge, the extension would appear subservient in form to the existing property. It would also assist in reducing the extent of the flat roofed area to the side of the property.
6. The main roofs to the property are hipped and the proposal at the rear would introduce a gable end wall. However, given its modest scale and position at the rear and to one side, I do not consider that this would harm the character and appearance of the existing property.
7. Within the street scene the existing property is well spaced from its immediate neighbours and is more modest in terms of height. Given the scale of the proposed extension and its modest roof form, I do not consider that it would materially intrude on the gap between the appeal property and the Building of Townscape Merit to the south. The proposed extension would not dominate the existing house or the neighbouring property and the sense of spaciousness between the two would be retained.
8. I am therefore satisfied that the proposed extension would respect the character and appearance of the existing property as well as the street scene and the setting of the adjacent Building of Townscape Merit. There would be no conflict with Policy D4 of the London Plan, Policy LP1 of the Council's Local Plan and the House Extensions and External Alterations Supplementary Planning Document (SPD), as well as the National Planning Policy Framework 2023 (Framework), and in particular Sections 12 and 16, all of which, amongst other matters, seek a high quality of design which respects the local context including, at paragraph 209 the effect on the significance of non-designated heritage assets.

Issue b) Living Conditions

9. The neighbouring property to the side where the extensions are proposed is No 6 Buckingham Road. Whilst parts of the extension would be seen from the neighbouring property and rear garden, there would remain a generous separation between the extension and the neighbouring property. Given the design of the proposal with its modest roof form and roof height, in comparison with the scale of the neighbouring property, I am satisfied that the outlook for the neighbours both from the property as well as from within their garden would not be materially harmed.
10. I therefore conclude that the proposal would not materially harm the living conditions of the neighbours at No 6 Buckingham Gate, with particular regard to outlook. There would be no conflict with Policy D4 of the London Plan, Policy LP8 of the Local Plan and the SPD, as well as the Framework and in particular paragraph 135 f), all of which amongst other matters, seek a high quality of design which respects the amenities of existing and future occupiers.

Conditions

11. In terms of conditions, materials should match the existing or as specified on the application forms to respect the character and appearance of the existing property and of the local area, and the approved plans should be listed for the avoidance of doubt and in the interests of good planning. I shall also add a condition to require the submitted Fire Strategy Statement to be complied with. The Council has requested a condition to prevent the use of the roofs as a terrace or balcony but as the proposed extensions which form part of this proposal before me have sloping roofs, I do not consider it necessary or reasonable to add such a condition.

Conclusion

12. For the reasons given above and having regard to all other matters raised, I conclude that this appeal should be allowed.

L J Evans

INSPECTOR