

Appeal Decision

Site visit made on 8 July 2015

by M C J Nunn BA BPL LLB LLM BCL MRTPI

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 10th August 2015

Appeal Ref: APP/R5510/D/15/3109860
48 Harlyn Drive, Pinner, Middlesex, HA5 2DA

- 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 Greg Parris against the decision of the Council of the London Borough of Hillingdon.
 - The application Ref: 4956/APP/2015/789, dated 3 March 2015, was refused by notice dated 7 May 2015.
 - The development is described as "two storey rear extension, single storey side extension with front extension infill and alterations".
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Decision

1. The appeal is allowed and planning permission granted for a two storey rear extension, single storey side extension with front extension infill and alterations at 48 Harlyn Drive, Pinner, Middlesex, HA5 2DA, in accordance with the terms of the application, Ref: 4956/APP/2015/789, dated 3 March 2015, 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: 12/15 (existing elevations), 12/15 (proposed elevations), 12/15 (existing / proposed floor plans), 12/15 (existing / proposed block plans), location plan.
 - 3) The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building.

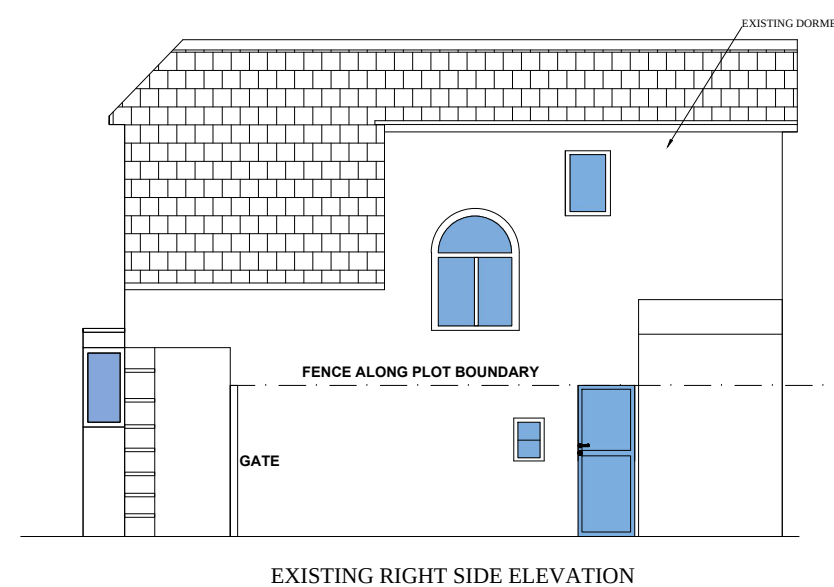
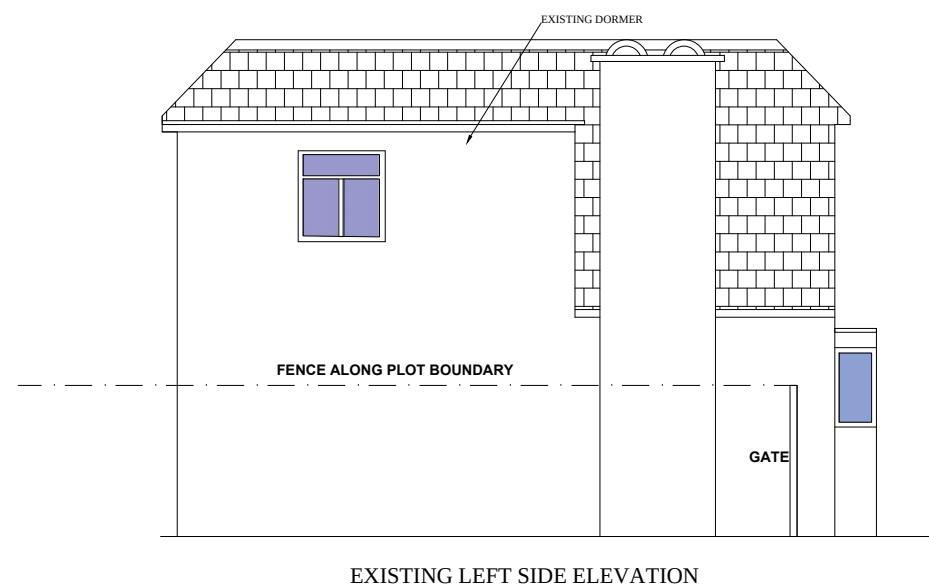
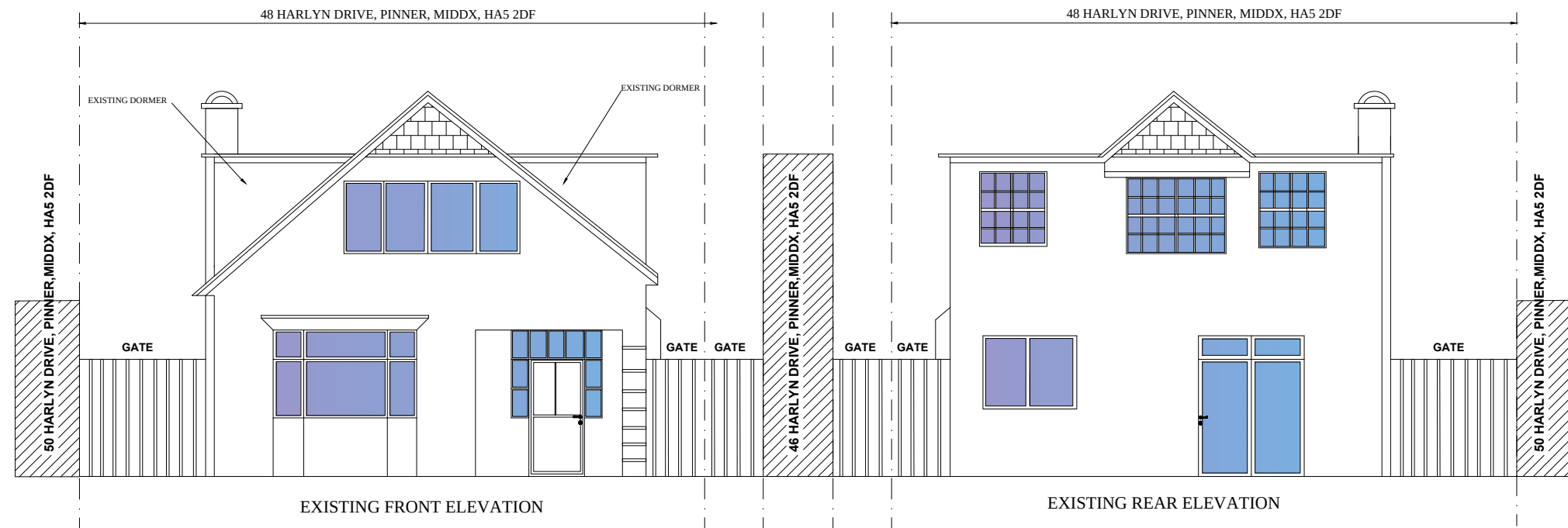
Reasons

2. The main issues are the effect on (i) the character and appearance of the area, and (ii) the living conditions at the neighbouring property, No 50, in terms of outlook, sunlight and daylight.
 3. The appeal site comprises a detached house, finished in white render and built in a 'chalet' style with a low pitched roof. On both sides of its roof slopes are first floor extensions, recessed from the frontage, and which extend to the rear. Many of the surrounding properties are of a similar 'chalet' style design,
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- and have been extended in various ways. There are also more traditionally designed two storey semi-detached dwellings nearby.
4. The proposal would result in the first floor side additions being extended closer to the front elevation, significantly reducing the area of roof slope. As a consequence, the side extensions would appear more prominent when viewed from the street. These additions would undoubtedly alter the original profile of the dwelling by creating more block-like and bulky structures either side.
 5. That said, and importantly, I noted that a significant number of the 'chalet' style dwellings in the vicinity have been extended with substantial additions over the side slopes of the roof, including the neighbouring property at No 50. The Council says that these extensions are historic, although the appellant provides specific examples of recent works, some carried out as 'permitted development'. It seems to me that the original character, unity and rhythm of the dwellings have been altered to a considerable degree. Therefore, planning decisions should be made having regard to this context. Given the changes that have already occurred in the road, I am satisfied that the works proposed here would be easily assimilated in the locality without compromising its character.
 6. The Council has concerns about the effect of the two storey rear extension on the living conditions at the neighbouring property, No 50, in terms of outlook, sunlight and daylight. At present, the rear elevation of the appeal property is recessed compared with the adjacent properties, Nos 46 and 50. Once completed, the two storey addition would protrude beyond the rear elevations of both the neighbouring properties, but not by a substantial amount. The effect would not be significant in terms of outlook or visual intrusion given the relative alignment of the neighbouring rear elevations. Moreover, No 50 is located south of the appeal property, which means that there would not be problems of overshadowing, loss of daylight or sunlight.
 7. Overall, I conclude that the proposal would not harm the character and appearance of the area, or the living conditions at the neighbouring property, No 50, in terms of outlook, daylight or sunlight. It would not conflict with Policy BE1 of the Hillingdon Local Plan: Part 1 – Strategic Policies; or with Policies BE13, BE15, BE19, BE20 and BE21 of the Unitary Development Plan. Together, these seek to achieve high quality development that harmonises with the original building and the street scene; and which safeguards the amenities of existing houses. The scheme would also accord with the Hillingdon Design and Accessibility Statement on Residential Extensions which has similar aims.
 8. A commencement condition is necessary to comply with the relevant legislation. A condition requiring compliance with the approved plans is necessary for the avoidance of doubt. A condition requiring materials to match those in the existing building is necessary to safeguard the character of the area. Subject to these conditions, I conclude that the appeal should be allowed.

Matthew C J Nunn

INSPECTOR



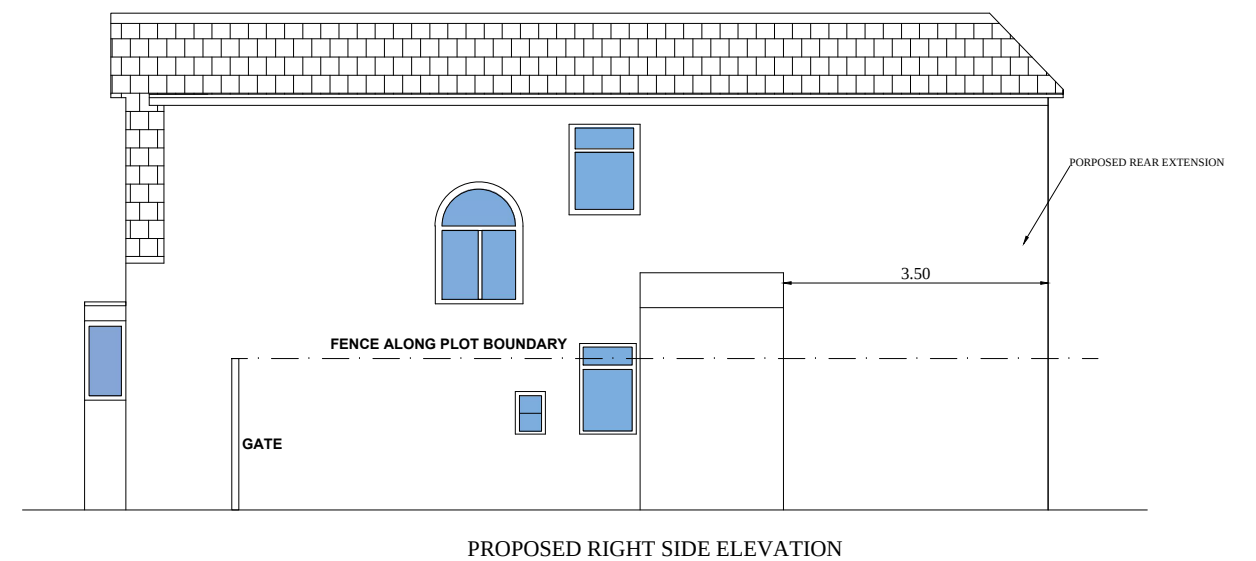
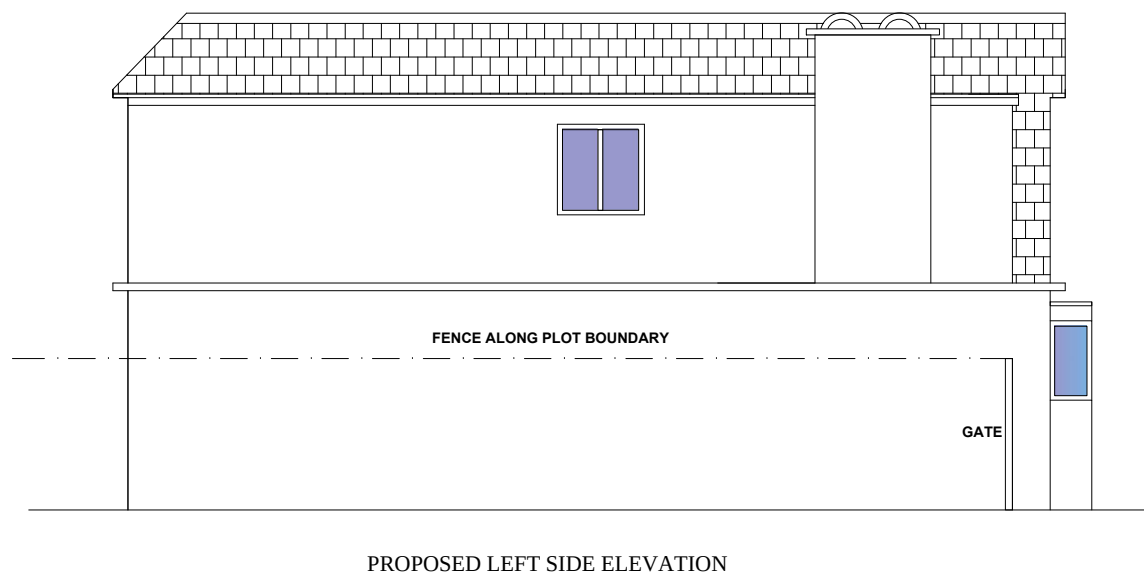
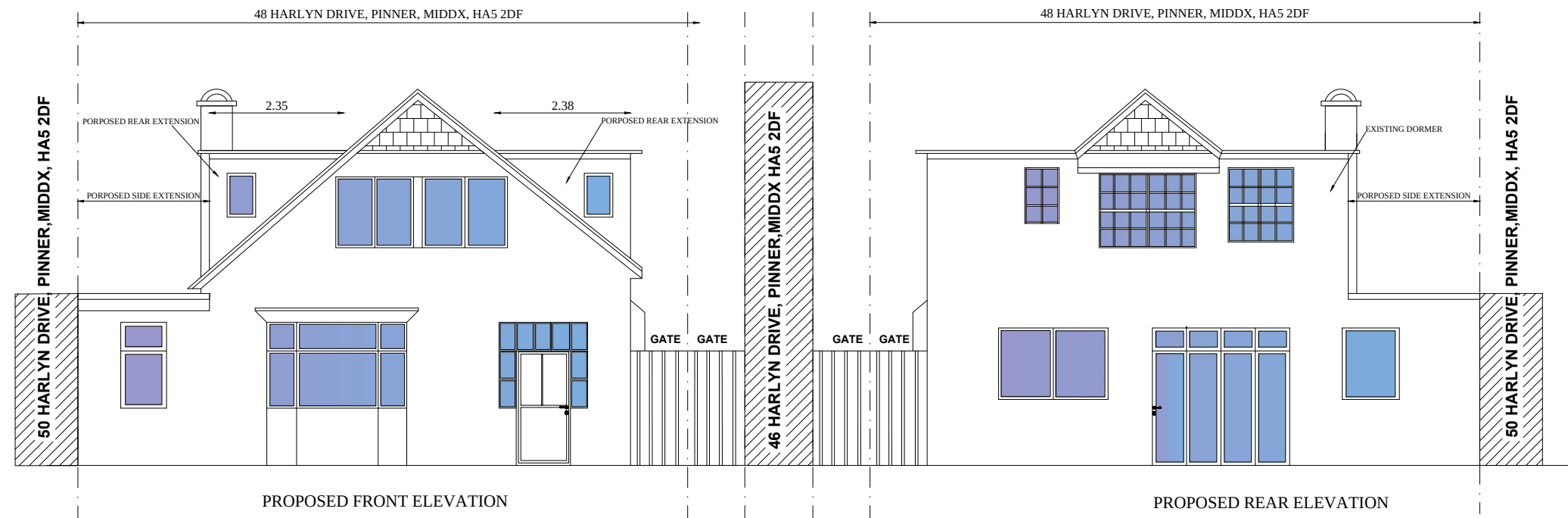
MATCHING MATERIALS TO BE USED FOR LOFT CONVERSION.
 DORMER TO BE SET BACK 200MM FROM EAVES.
 DORMER FACE AND CHEEKS TO BE TILE HUNG WITH MATERIALS
 TO MATCH EXISTING.
 ALL DIMENSIONS IN MILLIMETRES & TO BE CHECKED ON SITE
 PRIOR TO COMMENCEMENT OF ANY BUILDING WORKS.
 FOR EXTENSION TO HABITABLE ROOFSPACE INVOLVING DEMOLITION
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48 HARLYN DRIVE
 PINNER, MIDDLESEX, HA5 2DA

TITLE: PROPOSED SINGLE STORY SIDE EXTENSION
 DOUBLE STOREY REAR EXTENSION WITH HABITABLE
 ROOF SPACE AND INSTALATION OF 2x SIDE DORMER

SCALE: 1:100@A3

DWG NO: 12/15



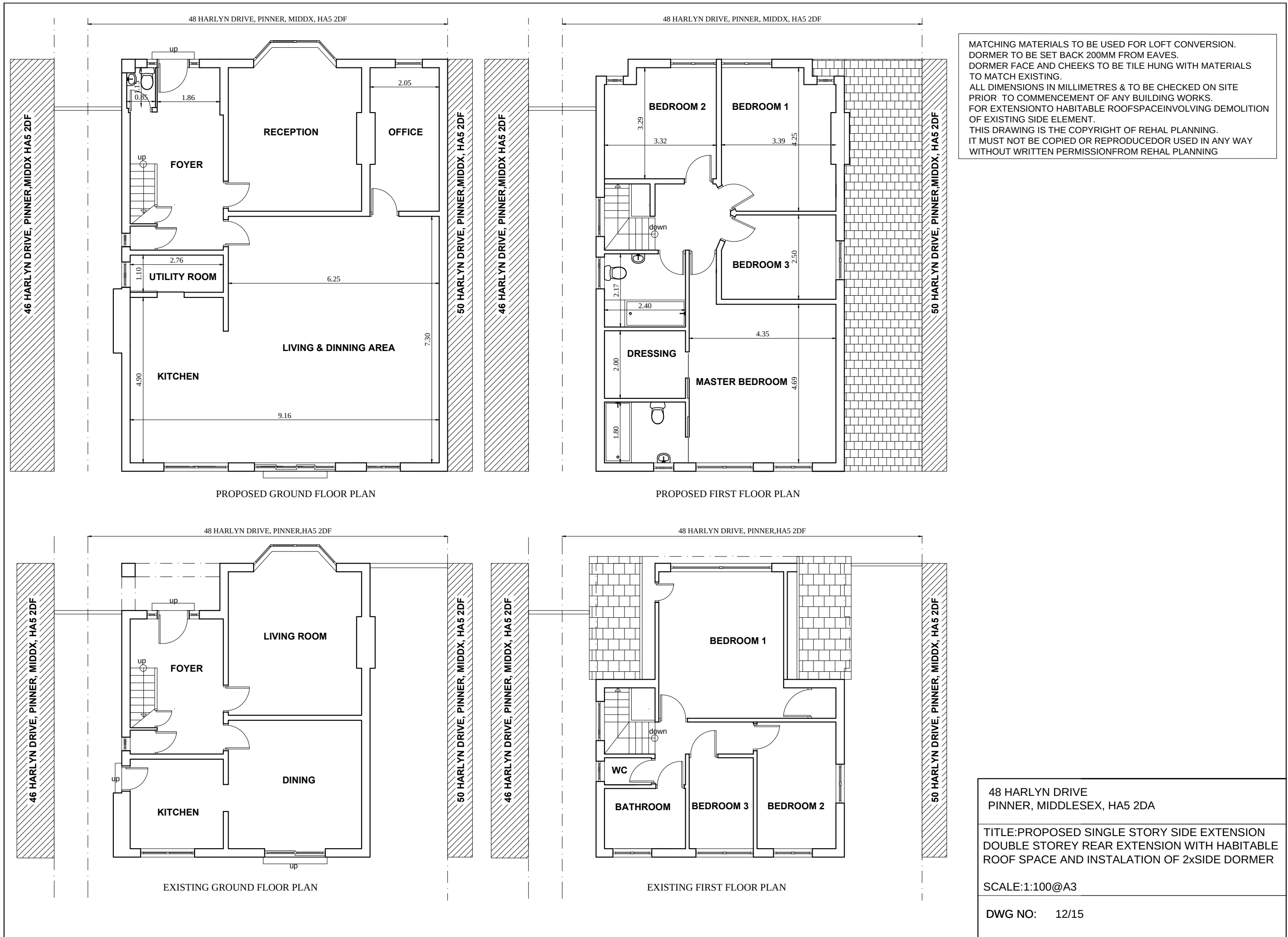
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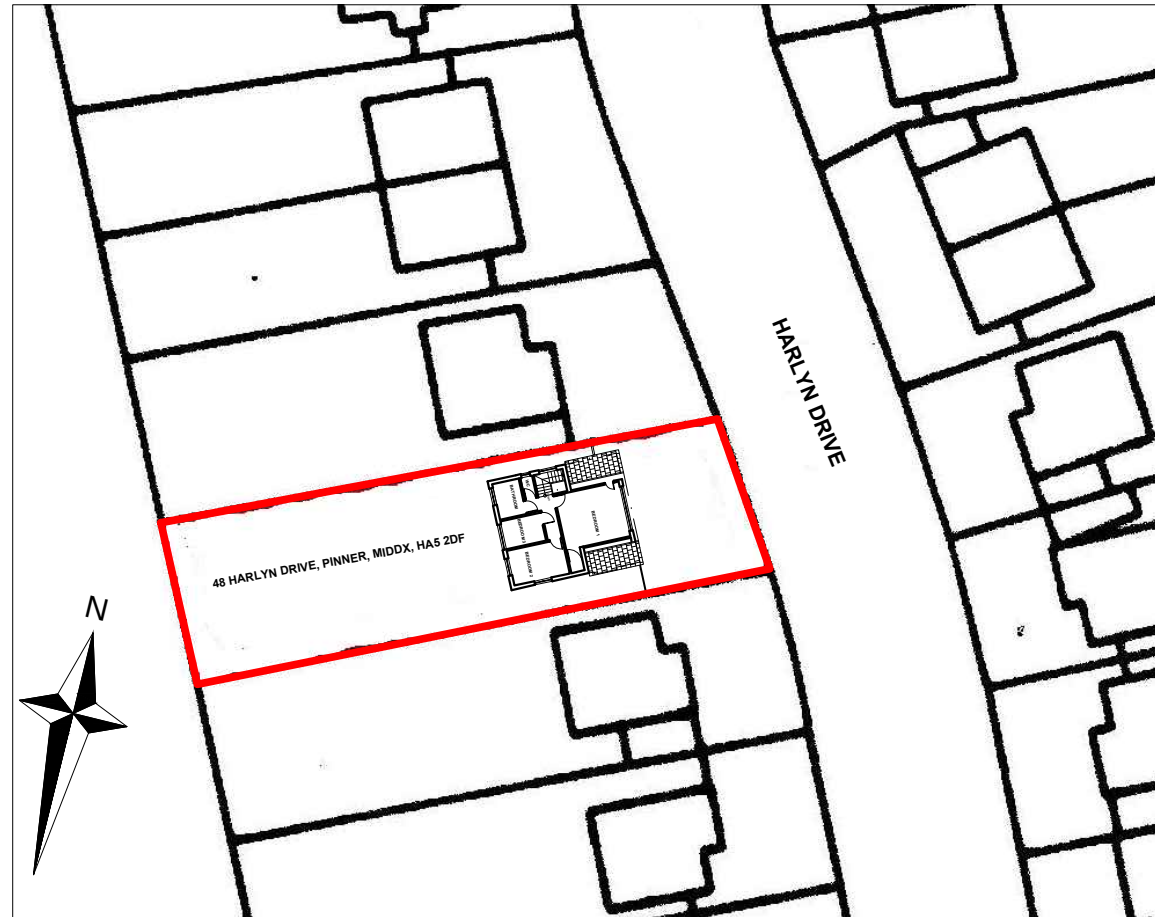
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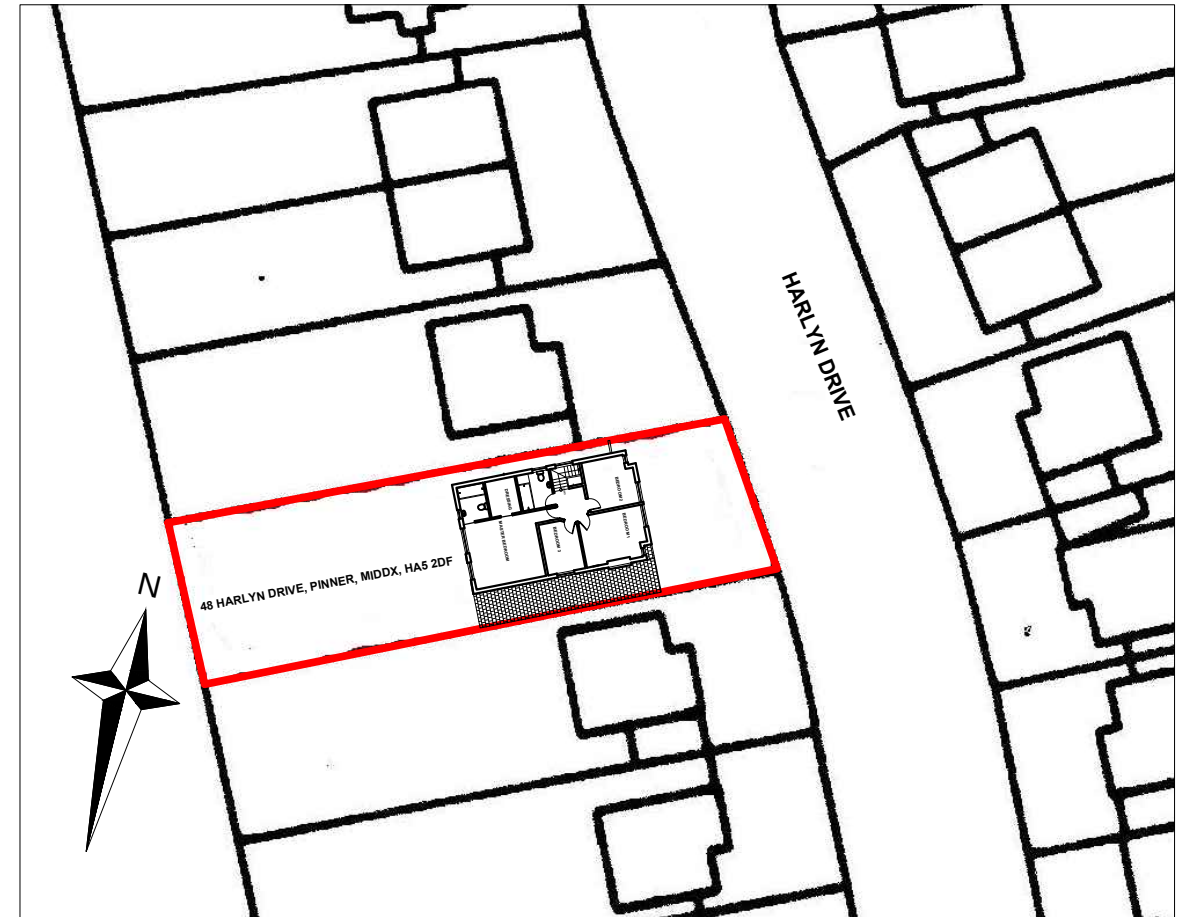
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EXISTING BLOCK PLAN
SCALE-1:500



PROPOSED BLOCK PLAN
SCALE-1:500

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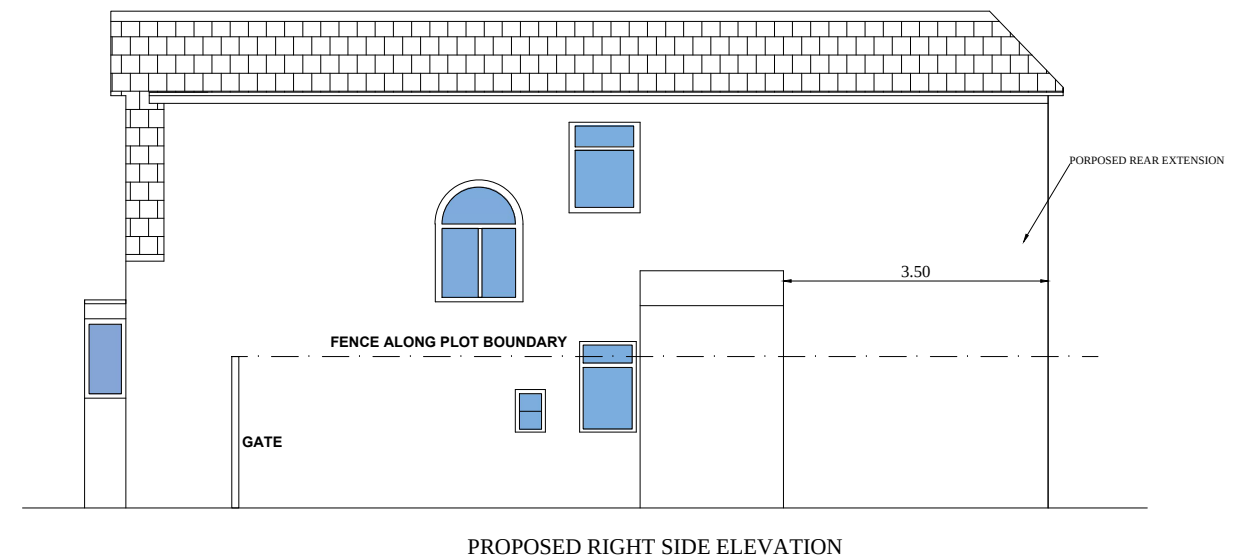
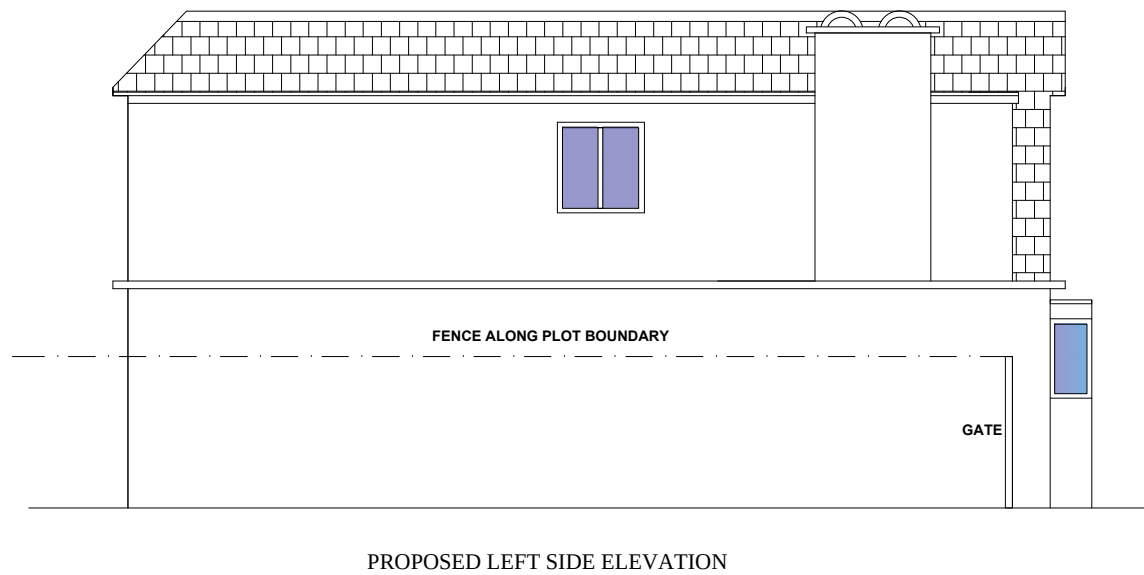
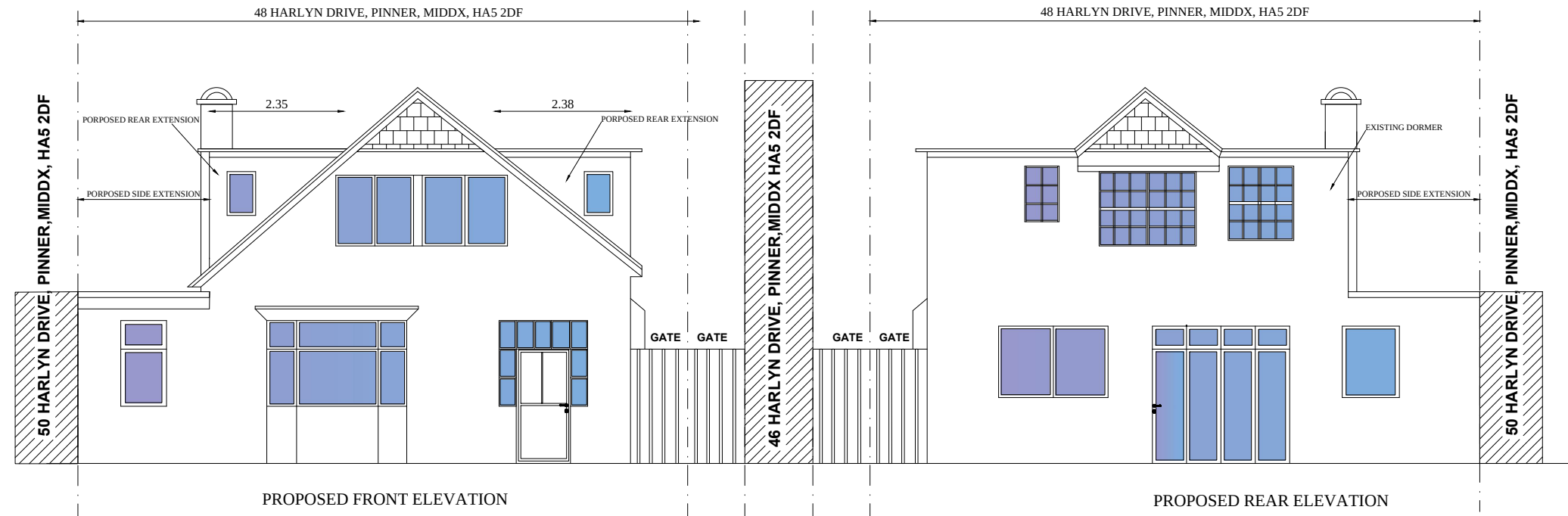
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