
Appeal Decision

Site visit made on 19 December 2017

by Debbie Moore BSc (HONS) MCD MRTPI PGDip

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

Decision date: 22nd December 2017

Appeal Ref: APP/R5510/D/17/3184264

19 Linden Avenue, Ruislip HA4 8TW

- 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 Matthew Saunders against the decision of the Council of the London Borough of Hillingdon.
 - The application Ref 62245/APP/2017/1465, dated 24 April 2017, was refused by notice dated 19 June 2017.
 - The development proposed is described as "raising of ridge to main roof by 0.3m".
-

Decision

1. The appeal is allowed and planning permission is granted for "raising of ridge to main roof by 0.3m" at 19 Linden Avenue, Ruislip HA4 8TW in accordance with the terms of the application, Ref 62245/APP/2017/1465, dated 24 April 2017, 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: Site Location Plan, and Proposed Plans and Elevations (Ref 2017/02).
 - 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 the effect of the development on the character and appearance of the host terrace and the surrounding area.

Reasons

3. The appeal property forms the end terrace in a group of four. It is located in an area characterised by similar residential development. Linden Avenue rises to the north-east, and the appeal property is located where the incline is slightly more pronounced. As a consequence, No 19 is sited at a higher level than the other houses in the terraced block. The ridge heights of the houses increase accordingly, with No 19 being higher than No 17. I saw from my site visit that terraced groups with uneven ridge heights are not uncommon along Linden Avenue.

4. The Council acknowledges that the ridge height of the appeal property is already higher than No 17 and this appears to be an original element of the design. The development would result in the ridge height of No 19 being a further 0.3 m higher than that of the adjoining house. However, this would not appear uncharacteristic in the locality due to the incline of the road and the associated tendency for the ridge heights of adjoining houses to differ. As set out above, I saw several examples of varying ridge heights in the vicinity and the development would not stand out as an incongruous feature.
5. The increase in height would be relatively small and proportionate to the existing buildings. Consequently, it would not have a material effect on the symmetry or balance of the terraced houses in views from the street. Moreover, the increasing ridge heights are a logical design feature in response to the incline of the road. The proposal would harmonise with the existing street scene and complement the character of the wider area.
6. I conclude that the development would not have an adverse effect on the character and appearance of the terrace or the surrounding area. It would, therefore, accord with Policies BE1 of the Local Plan: Part 1 – Strategic Policies (2012), Policies BE13, BE15 and BE19 of the Local Plan: Part 2 – Unitary Development Plan Saved Policies (2012) and the Council's Supplementary Planning Document on Residential Extensions¹ which, amongst other things, seek to secure development of a high quality design that complements the street scene.

Conclusion

7. For the reasons given above, the appeal is allowed.

Debbie Moore

Inspector

¹ Hillingdon Design and Accessibility Statement (HDAS) Supplementary Planning Document: Residential Extensions (December 2008)