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## Appeal Decision

Site visit made on 3 September 2014

**by David Murray BA (Hons) DMS MRTPI**

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

**Decision date: 05 September 2014**

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**Appeal Ref: APP/R5510/D/14/2221302**  
**81 Bourne Avenue, Hayes, London, UB3 1QP.**

- 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 H Bagga against the decision of the London Borough of Hillingdon.
  - The application Ref. 2666/APP/2014/585, dated 22 February 2014, was refused by notice dated 25 April 2014.
  - The development proposed is the erection of a single storey side extension with demolition of existing store (retrospective).
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### Decision

1. The appeal is allowed and planning permission is granted for the erection of a single storey side extension with demolition of existing store at 81 Bourne Avenue, Hayes, London, UB3 1QP, in accordance with the terms of the application, Ref. 2666/APP/2014/585, dated 22 February 2014 and the plans submitted with it.

### Main Issues

2. The main issues are the effect of the side extension on the appearance of the host dwelling and on the character and appearance of the area, including the local street scene.

### Reasons

3. The appeal site comprises an end of terrace two storey property which lies on the corner of Bourne Avenue and Mildred Avenue. It is apparent that the property has already been much extended with a two storey side extension and single storey side extension as well as a detached garage in the rear garden.
4. It is now proposed to replace a previous store with a single storey side extension and as the application is retrospective I noted the form of the extension that exists at my site visit. The appellant says that the extension includes an accessible bathroom for an elderly relative who has a medical condition and various medical reports about this condition have been submitted with the appeal.
5. The Council are concerned that this further extension would make the property overlarge and that this enlarged building form would dominate the scale and proportions of the original dwelling and not be subordinate to it. It is also alleged that the proposal harms the street scene, particularly on this prominent corner site, by reducing the openness to the corner and the symmetry with the other development.

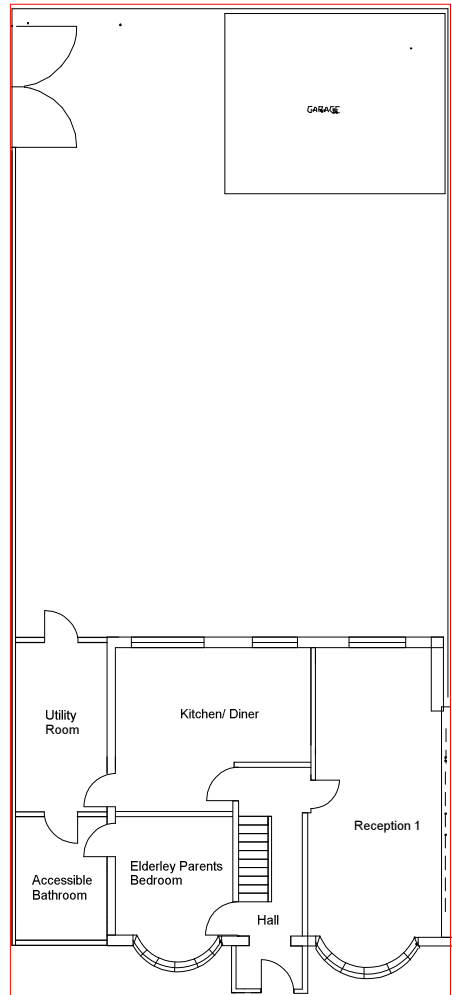
6. Dealing with the effect on the host dwelling first, at my site visit, I observed the nature of the extensions that have been added to the property. Although the property has been extended the reduced roof hip over the bay window and the set down of the extension at the rear mean that physically the extensions appear subordinate to the form of the original property at the end of the terrace. Nevertheless, the cream render over the whole of the property makes it stand out from the remainder of the terrace. In my judgement, the single storey extension now proposed is still visually subordinate to the form of the original dwelling as enlarged. It is visually distinct from the degree of first floor accommodation which is in scale with the rest of the terrace.
7. The extent of the proposed further addition does not comply with the guidance on extensions set out in the Council's Supplementary Planning Document (SPD) Hillingdon Design Access Statement – 'Residential Extensions' (2008) which advises that the cumulative length of extensions should be between 'a half to two thirds of the original house width'. Nevertheless, the objective of the guidance is to ensure an appropriate form of extension which is appropriate in scale and design to the original dwelling and I am satisfied that the proposal achieves this. Further, I do not consider that the mainly flat roof nature of the extension to be materially out of place in this locality. The flat roof form helps to differentiate this extension from the mass of the already enlarged two storey building.
8. In terms of the wider impact on the spaciousness of the corner of Mildred Avenue, I do not consider that the single storey extension materially reduces the openness of the corner. It appears to me that care has been taken in the design to retain the red brick side wall along this side of the Mildred Avenue frontage and the materials of the side of the extension generally maintain this form. Further, I noted at my site visit that the corresponding property on the corner at the other side of the road has a high fence enclosure to its side garden and therefore there is no real loss of symmetry over the form of the physical development around the junction.
9. Overall, I am satisfied that the proposed single storey side extension is of an appropriate quality of design which enhances and does not harm the host building, as already extended, nor the public realm of the local street scene and the new work generally harmonises with its surroundings. As such it satisfied the requirements of Policies BE1 of the Hillingdon Local Plan: Part 1 – Strategic Policies (2012) and saved policies BE15 and BE19 of the Hillingdon UDP (1998). This general accord with the development plan is not outweighed by any other material considerations.
10. In terms of conditions, the Council recommends two – one requiring external materials of the extension match the existing building and secondly that the plans are specified to ensure that the development is undertaken in accordance with them. However, as the application is retrospective and the proposed extension as built and is acceptable as it stands, such conditions are not necessary.

## **Conclusion**

11. For the reasons given above I conclude that the appeal should be allowed.

*David Murray*

INSPECTOR



Block Plan 1.200 scale @ A4

# H. M. LAND REGISTRY

© NATIONAL GRID PLAN  
GREATER LONDON

TQ 0879

SECTION B

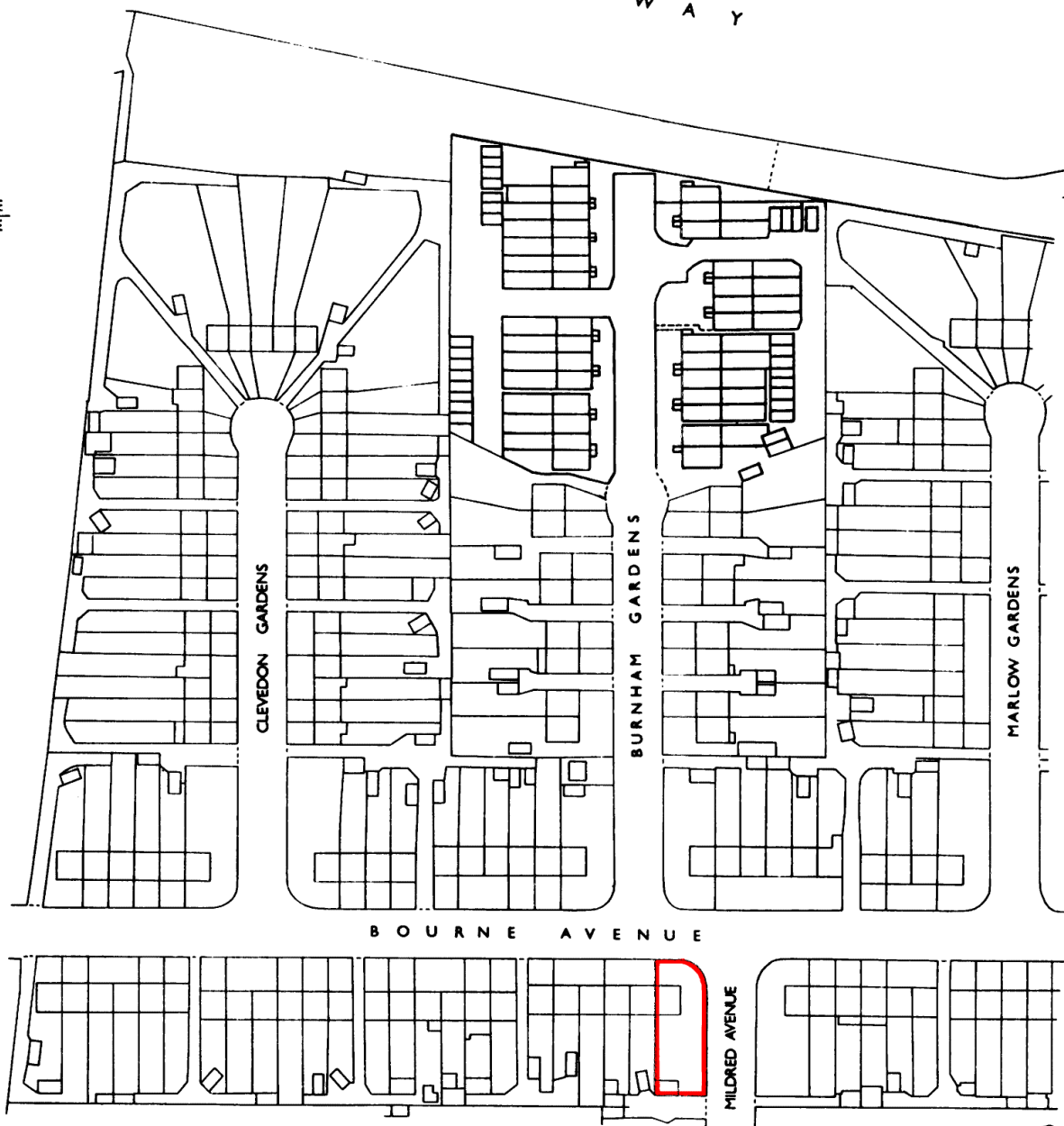
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BOROUGH OF HILLINGDON



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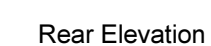


Old Reference MIDDLESEX XV 13 E

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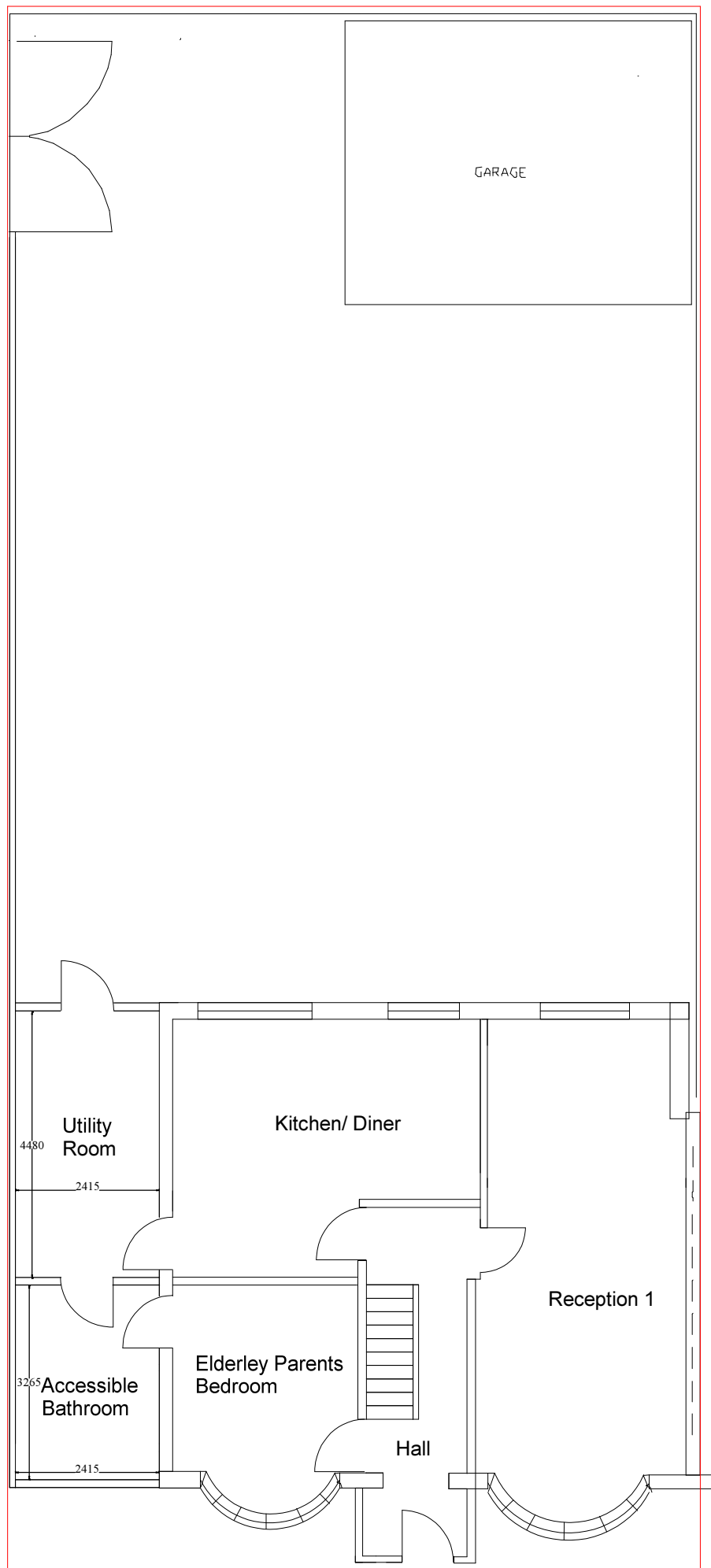
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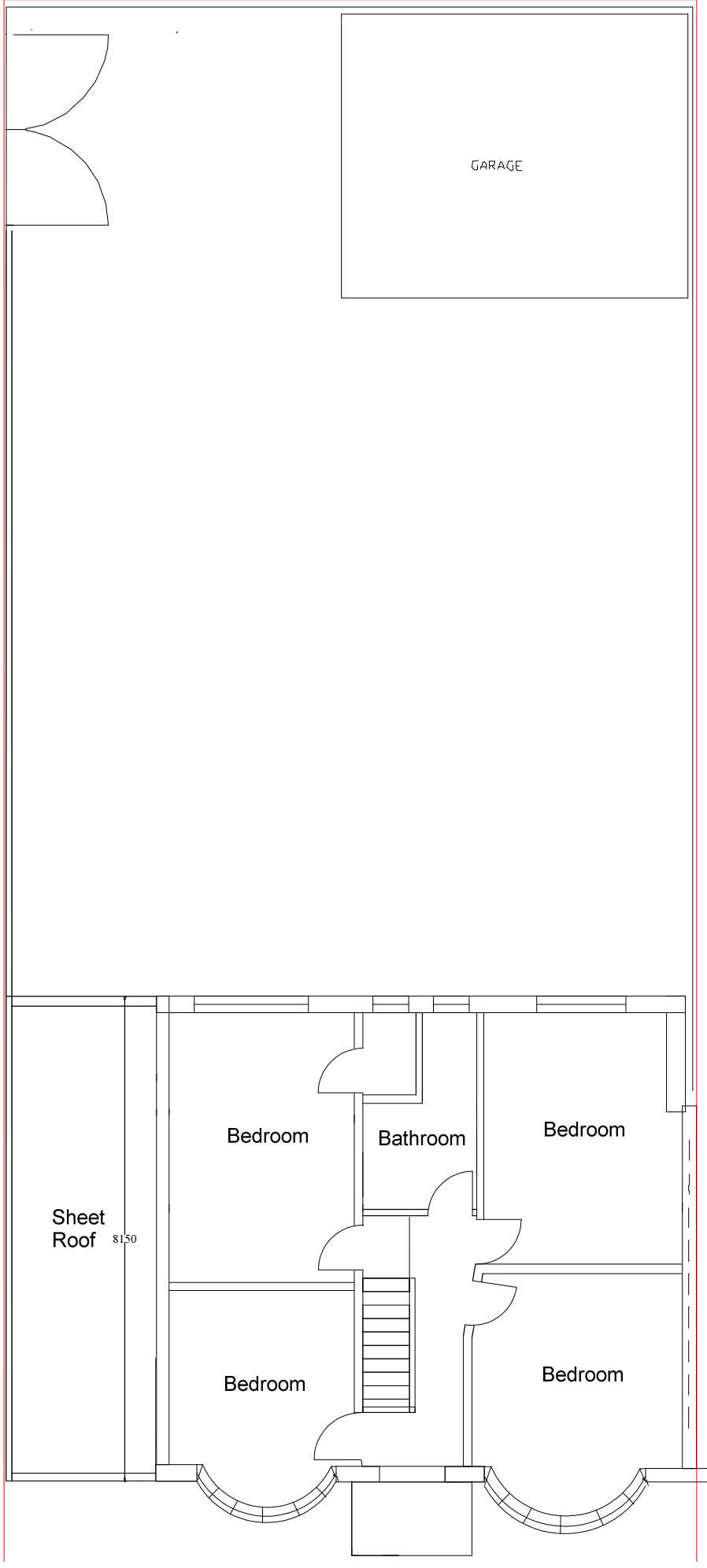


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|---------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Notes                                                                                       |                                                                                                                              |                                                                                                                                                                                                                                                                                 |
| 1 All concrete to be 1:2:4 mix by volume                                                    | 6 The contractor to check all dimensions before commencement of works and inform the Client of any discrepancies             | 10 Any proposed works likely to be affected by landfill gas to have 0.25 ZEDCOR polymer thermoplastic with 10% ZEDCOR DPM jointing compound across the cavity at DPC level with cavity trays over, the floor slab to be vented using herringbone land drains out to air bricks. |
| 2 All dimensions are in millimetres                                                         | 7 Works to be carried out in accordance with Building Regulations and British Standards, all in approval of the LA engineer. |                                                                                                                                                                                                                                                                                 |
| 3 All materials used to be half hour fire resistance and used to manufacturers instructions | 8 All new glazing below 1000 mm from floor level to be toughened safety glass to BS6262.                                     |                                                                                                                                                                                                                                                                                 |
| 4 All new gullies to be roddable and back inlet type.                                       | 9 All structural timber to be tanalised ATERN                                                                                |                                                                                                                                                                                                                                                                                 |
| 5 New walls bonded to existing using 'Furifur' or similar profiles.                         |                                                                                                                              |                                                                                                                                                                                                                                                                                 |

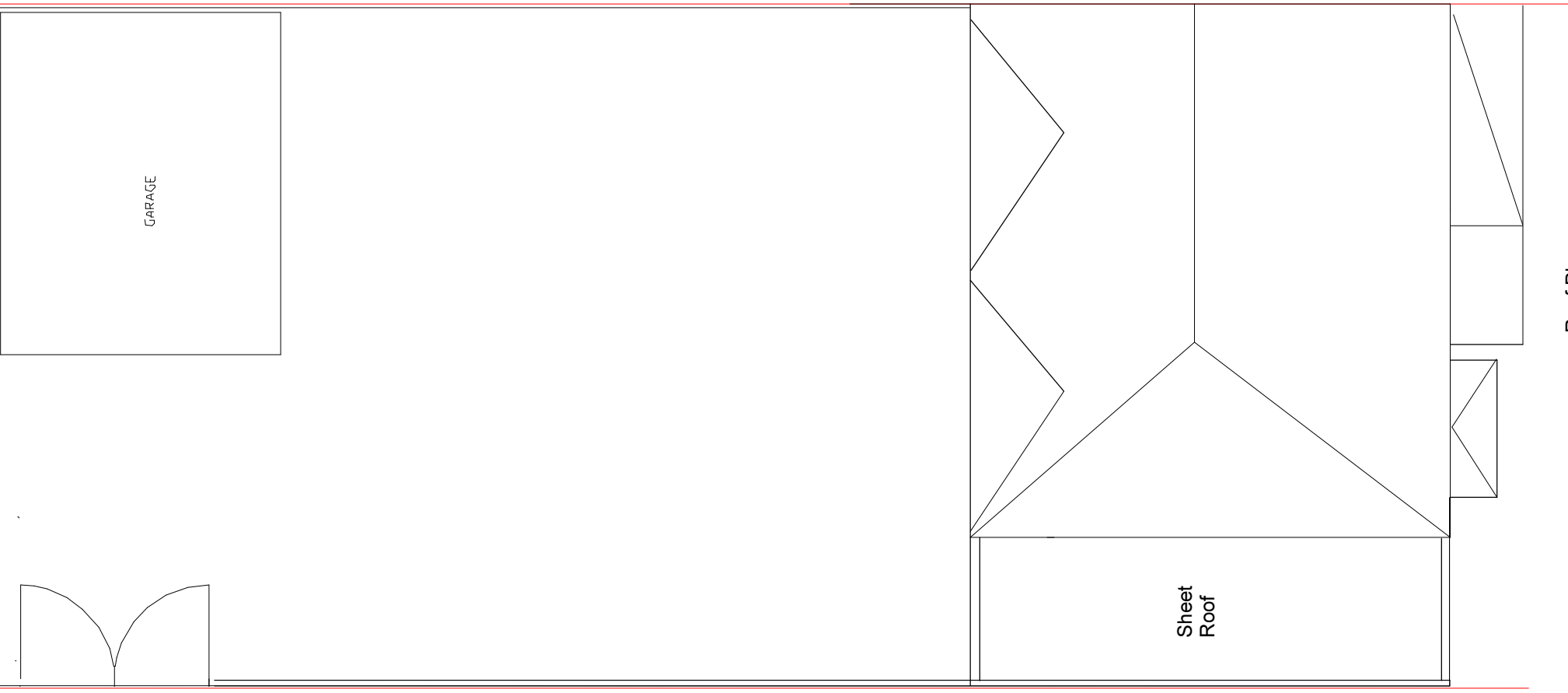
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|--------------------------------------|-----------------|--------|-----------------|---------------------------------------------------------|------------|
| Title<br>Existing Plans & Elevations |                 |        |                 | Project: 81 Bourne Avenue<br>Hayes Middlesex<br>UB3 1QP |            |
| Date<br>Feb 14                       | Drawn By<br>ASB | Rev No | Drg No<br>81001 | Scale                                                   | 1/100 @ A1 |



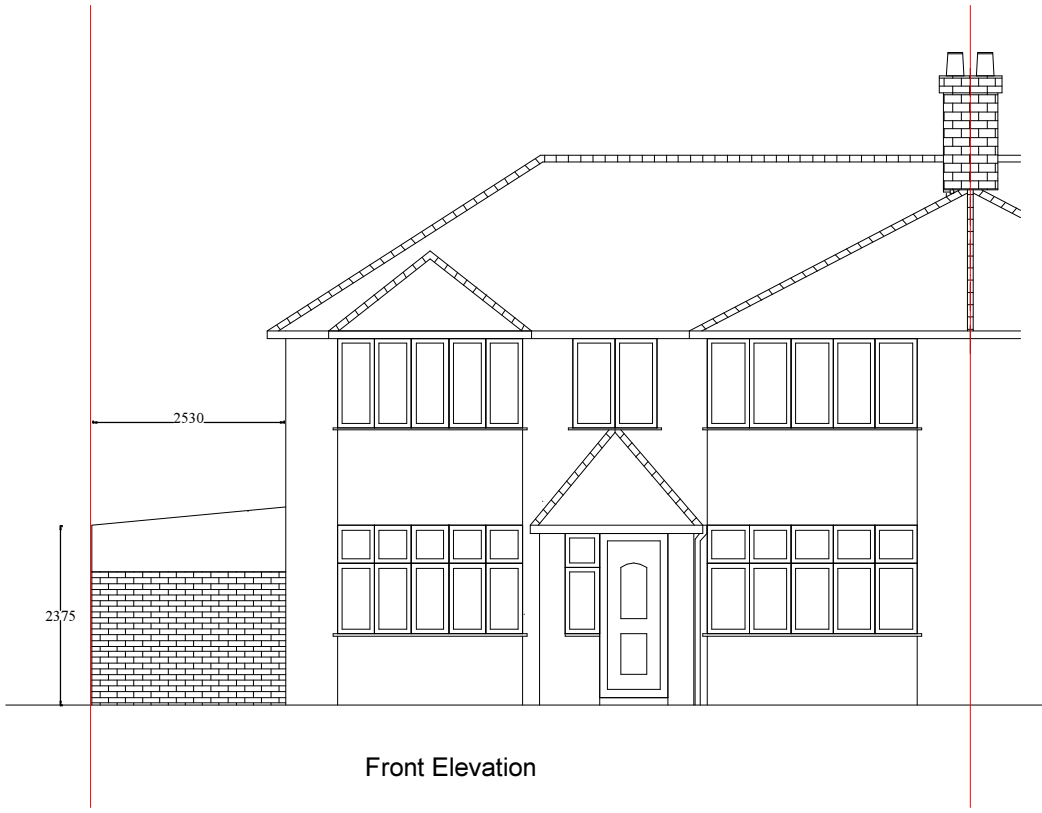
Ground Floor



First Floor



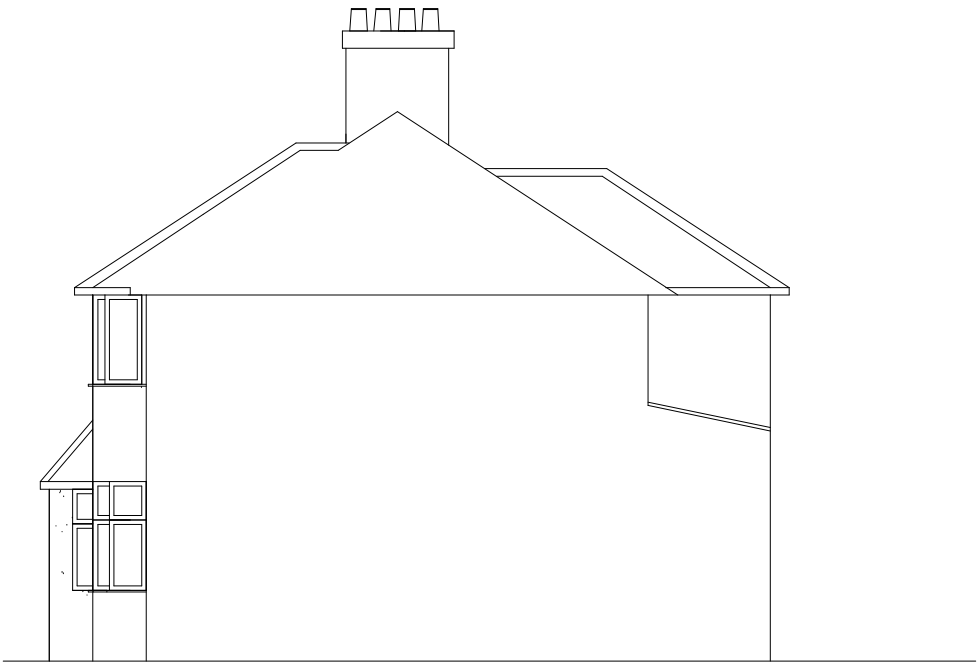
Roof Plan



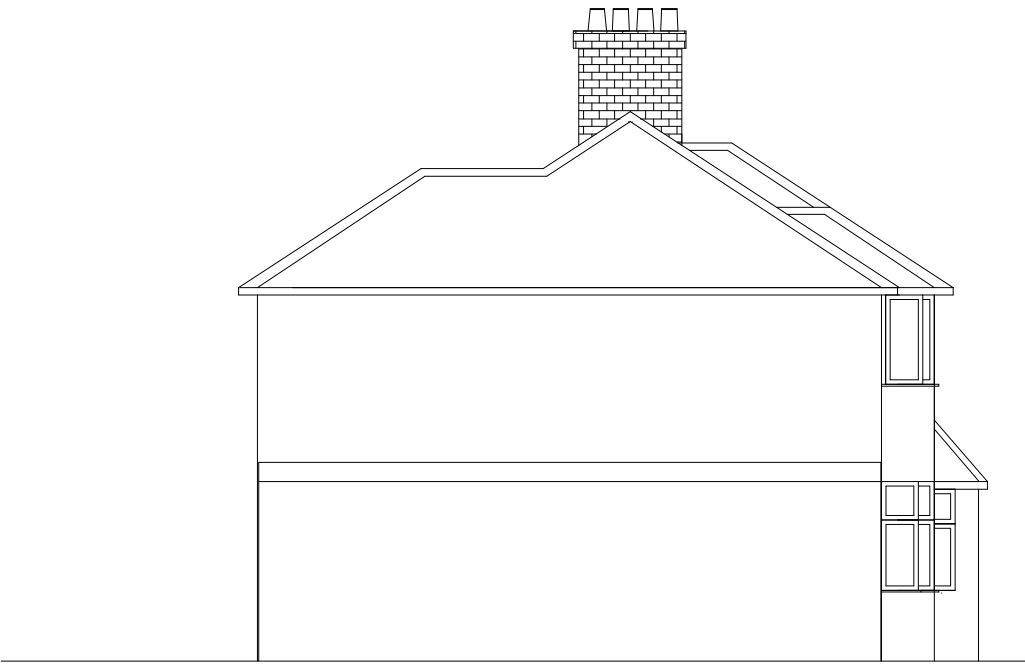
Front Elevation



Rear Elevation



Side Elevation



Side Elevation

|                                      |                 |        |                 |                                                         |  |
|--------------------------------------|-----------------|--------|-----------------|---------------------------------------------------------|--|
| Title<br>As Built Plans & Elevations |                 |        |                 | Project: 81 Bourne Avenue<br>Hayes Middlesex<br>UB3 1QP |  |
| Date<br>Feb 14                       | Drawn By<br>ASB | Rev No | Dwg No<br>81002 | Scale<br>1/100 @ A1                                     |  |

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