



Appeal Decision

Site visit made on 21 June 2023

by Mrs Chris Pipe BA(Hons), DipTP, MTP, MRTPI

an Inspector appointed by the Secretary of State

Decision date: 06 July 2023

Appeal Ref: APP/R5510/D/22/3311245

13 Rushdene Road, Eastcote, Hillingdon HA5 1SW

- 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 Keith Byrne against the decision of the Council of the London Borough of Hillingdon.
 - The application Ref 32287/APP/2022/2394 dated 26 July 2022, was refused by notice dated 21 October 2022.
 - The development proposed is described as Proposed single storey front, side and rear extension including demolition of existing garage.
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Decision

1. The appeal is allowed and planning permission is granted for proposed single storey front, side and rear extension including demolition of existing garage at 13 Rushdene Road, Eastcote, Hillingdon HA5 1SW in accordance with the terms of the application Ref: 32287/APP/2022/2394 dated 26 July 2022, and the plans submitted with it, 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 development hereby permitted shall be carried out in accordance with the following approved plans: Drawing No: 1172-1, 1172-14 Rev A, 1172-15 Rev A, 1172-16, 1172-17 and 1172-5 Rev C.
 - 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 in this appeal is the effect of the proposed development on the character and appearance of the existing property and the area in general.

Reasons

3. The site is a semi-detached two storey property within a predominantly residential area. The surrounding area comprises of two-storey semi-detached, two-storey detached and bungalows. Some properties in the area have been extended or altered and designs of properties vary, notwithstanding this there is a harmony to design and materials of the properties.
4. There is a commonality in terms of design to the semi-detached properties within the immediate area, notwithstanding this I observed during my site visit

that projecting front extensions/porches are not unusual. The proposed development would extend out to the existing front window of the appeal site. Notwithstanding this visually the development would be subservient in terms of design and scale to the existing property and would not harm its overall symmetry with the attached property.

5. There would be limited views of the mass of the proposed development from public vantage points. Whilst a large extension the neighbouring property, No. 11 Rushdene Road and its attached garage which is located up to the shared boundary with the appeal site would screen the bulk of the side extension. I find that the proposed development would not appear disproportionate or incongruous.
6. There are similar porches/front extension to other properties in the area. I find that the proposed development would not harm the character and appearance of the area nor the appeal property itself.
7. The Council do not have concern relating to the rear extension as part of the overall development, from the information before me I do not disagree.
8. I conclude that the proposed development would not harm the character and appearance of the existing property and the area in general.
9. There is no conflict with Policy BE1 of the Hillingdon's A Vision for 2026, Local Plan: Part 1, Strategic Policies (2012) and Policies DMHB 11, DMHD 12 and DMHD 1 the Local Plan Part 2 Development Management Policies (2020), Policy D3 the London Plan (2021) which amongst other things seek to ensure developments are of high quality design which respect the scale of the original property and surrounding area.

Conclusion

10. For the above reasons I conclude that this appeal should be allowed.
11. I have imposed conditions relating to the standard time limit for commencement of development and plans to be adhered to as this provides certainty. I have also added a condition concerning materials to ensure a satisfactory appearance.

C Pipe

INSPECTOR