
Appeal Decision

Site Visit made on 15 November 2021

by Stuart Willis BA Hons MSc PGCE MRTPI

an Inspector appointed by the Secretary of State

Decision date: 25 November 2021

Appeal Ref: APP/R5510/W/21/3274758

19 Swakeleys Road, Ickenham, Uxbridge, UB10 8DF

- 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 and Mrs P Rayner-Brown against the decision of London Borough of Hillingdon.
 - The application Ref 5407/APP/2020/4246, dated 21 December 2020, was refused by notice dated 23 February 2021.
 - The development proposed is erection of single storey rear extension incorporating E office uses.
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Decision

1. The appeal is allowed, and planning permission is granted for erection of single storey rear extension incorporating E office uses at Land at 19 Swakeleys Road, Ickenham, Uxbridge, UB10 8DF in accordance with the terms of the application, Ref 5407/APP/2020/4246, dated 21 December 2020, subject to the conditions in the attached schedule.

Preliminary Matters

2. I have taken the description of development and address above from the application form. Although different to that on the decision notice and appeal form, no confirmation that a change was agreed has been provided.
3. The decision notice referred to a policy from the London Plan (2016). Since the decision was issued this has been replaced by the London Plan 2021 and the new National Planning Policy Framework 2021 (Framework) has been published. I have had regard to comments, where received, from the main parties on this.

Main Issue

4. The main issue of the appeal is whether the proposal would preserve or enhance the character or appearance of the Ickenham Village Conservation Area (CA).

Reasons

5. The appeal site is located within the CA. As such I have had regard to the duty to pay special attention to the desirability of preserving or enhancing its character or appearance.
6. From my observations, and the evidence before me, the significance of the CA lies in part in its wide verdant residential streets set around large open space with properties set back from the road. There are examples of traditional and

historic properties. However, there is a considerable amount of variation in terms of the appearance and design of the built form across the CA.

7. The appeal site is located in a parade of shops that contributes to the busy high street feel and frontage pattern of development along this side of Swakeleys Road. Even within this row of buildings there is some variety to the appearance of properties. This is more so to the rear of the buildings where alterations and extensions have created a mix of styles and materials. This includes at the appeal site and reflects the eclectic and largely functional appearance to the rear of these buildings. The appeal site currently has a neutral effect on the significance of the CA.
8. The scheme would not replicate the existing rear projections in the same row. Nonetheless, there is already considerable variety in the built form that the appeal scheme would be seen with in terms of rear projections and detached buildings. The extension would be set in from the more open side boundary and be single storey. While deeper than most rear projections, structures beyond the original rear building line of similar or greater depth was not uncommon. This includes the deeper, similar height projection it would adjoin. Therefore, the scale of the extension would not appear incongruous.
9. There is also no consistency to the roof form or materials at the rear of the parade. The extension would replace the existing timber structures that add little to the appearance of the area and do not match the main building. Unlike other rear projections and buildings along the same parade that are partly visible from Swakeleys Road through gaps in the rows of buildings, the proposed extension would largely be enclosed from the limited public and private views of this area by the often taller buildings around it. Proposed materials would reflect the existing main building. As such, the proposed development would assimilate into the existing varied built form.
10. Consequently, the proposal would not harm the character or appearance of the CA. It would accord with the design and heritage protection aims of Policies BE1 and HE1 of the Part One Plan¹, Policies DMHB1, DMHB4 and DMHB11 of the Part Two Plan² and Policy HC1 of the London Plan 2021. The proposal would also comply with the historic environmental policies contained within the Framework.

Other Matters

11. As the appeal site is within a parade of commercial buildings, of a relatively modest scale with public transport and parking facilities nearby there would be no significant transport impacts. The existing floor space lost would be small in comparison to the wider commercial area. Given there would be windows and rooflights in each of the offices, and the nature of their use, sufficient outlook would be provided.
12. The orientation of existing windows at the appeal site and those adjacent mean that the garden areas nearby are already overlooked. The proposed development would not result in any unacceptable additional loss of privacy.
13. The Council have not raised concerns over accessibility for the proposed extension or the accommodation above. In the absence of any compelling

¹ Hillingdon Local Plan: Part 1 Strategic Policies

² Hillingdon Local Plan: Part 2 Development Management Policies

evidence to the contrary I have reached the same conclusion. The use of the upper floors does not alter my findings on the main issue.

Conditions

14. In addition to the standard time limit condition, I have imposed one requiring that the development is carried out in accordance with the approved plans. This is in the interest of certainty.
15. To protect the character and appearance of the area, conditions regarding the external materials and landscaping are imposed. As landscape features may be affected by the early works, this information is required prior to the commencement of the development. Parking layout details are not needed as none is proposed. Cycle storage is shown on the plans and the provision and retention of this is conditioned to facilitate sustainable transport options. Finally, a condition limiting the use of the proposed roof is necessary to protect the living conditions of adjacent occupiers.

Conclusion

16. For the reasons given, and having considered all matters raised, I conclude that the appeal should be allowed, subject to the conditions in the schedule below.

Stuart Willis

INSPECTOR

Schedule of 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 PA-01 and Drawing No PA-02 Rev A.
- 3) No development shall commence until details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority. These details shall include:
 - (i) Planting plans (at not less than a scale of 1:100),
 - (ii) Written specification of planting and cultivation works to be undertaken,
 - (iii) Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate.
 - (iv) Refuse Storage,
 - (v) Means of enclosure/boundary treatments,
 - (vi) Hard Surfacing Materials,
 - (vii) External Lighting,
 - (viii) Schedule for Implementation; and
 - (ix) Maintenance and management arrangement of the above.

Thereafter the development shall be carried out and maintained in full accordance with the approved details.

Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

- 4) Prior to the occupation of the development hereby approved the cycle storage as shown on Drawing No PA-02 Rev A shall be provided. It shall be retained thereafter and not used for any other purpose.
- 5) 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 and shall thereafter be retained as such.
- 6) Access to the flat roof over the extension hereby approved shall be for maintenance or emergency purposes only and the flat roof shall not be used as a roof garden, terrace, balcony, patio or similar amenity area.