The Planning Inspectorate

Appeal Decision

Site visit made on 2 October 2018

by Paul Cooper MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 19 October 2018

Appeal Ref: APP/R5510/D/18/3206403
4 Alpha Road, Uxbridge UB10 0QP

- 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 Luciano Alessandretti against the decision of the Council of the London Borough of Hillingdon.
- The application Ref 73562/APP/2018/546, dated 13 Feb 2018, was refused by notice dated 11 April 2018.
- The development proposed is single storey side extension with pitched roof.

Decision

1. The appeal is allowed and planning permission is granted for a single storey extension with pitched roof at 4 Alpha Road, Uxbridge UB10 0QP, in accordance with the application Ref : 73562/APP/2018/546 dated 13 February 2018, 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:

      4 ARS/P1/01 Site Location Plan

      4 ARS/P1/02 Existing and Proposed Site Plans

      4 ARS/P1/03 Existing and Proposed Ground Floor and First Floor Plans

      4 ARS/P1/04 Existing Elevations

      4 ARS/P1/05 Proposed Elevations

   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 proposal on the character and appearance of the appeal site and its surroundings, with particular regard to the effect on the tree located within the appeal site curtilage.

Reasons

3. The appeal property is located on the corner of Alpha Road and Butler Street. It forms a terraced development, although as the end terrace, it faces Alpha

Road, unlike the other terraced properties that face onto Butler Street. The extension, although located on the side elevation of the appeal dwelling, would face onto Butler Street. It would be designed not to project any further out toward Butler Street than the bin store of the attached property.

4. The proposal would be single storey, with a mono-pitched roof. A window would face onto Butler Street at the same position along the elevation as the existing side window. In addition, a small window to serve the WC is also proposed.

5. I find that the appeal proposal would not be unduly prominent when seen from Butler Street or Alpha Road. There would be clear delineation from the proposal to the boundary with Butler Street and as such it would not appear incongruous or cramped within the street scene, nor would it cause harm to the overall design of the host dwelling.

6. With regard to the tree located in the corner of the appeal site, I find that it is an unremarkable specimen, but it does add some limited character to the area where Alpha Road and Butler Street meet. I note that the tree is to be retained, and I am satisfied from the drawings submitted that the extension would be far enough away that its long term health would be unlikely to be damaged. As the tree does not add significant value to the character of the area, I do not consider that a survey or assessment is required or reasonable in this instance.

7. Overall, I find that the appeal proposal is consistent with policy BE1 of the Hillingdon Local Plan : Part One – Strategic Policies (2012) and policies BE13, BE15, BE19 and BE38 of the Hillingdon Local Plan : Part Two - Saved Unitary Development Plan Policies (2012) which when taken as a whole, amongst other matters, seek to ensure that proposals are of a high quality design, appropriate to the context of the building, make a positive contribution to their surroundings, harmonise with the street scene and protect natural features that would be worthy of retention.

Conditions

8. It is necessary to impose the three year time limit and a condition requiring the development to be carried out in accordance with the approved plans, in the interests of certainty. Condition 3 is imposed to ensure that the character and appearance of the area is protected

Conclusion

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

Paul Cooper

INSPECTOR