



Appeal Decision

Site visit made on 20 March 2024

by Penelope Metcalfe BA(Hons) MSc DipUP DipDBE MRTPI IHBC

an Inspector appointed by the Secretary of State

Decision date: 09 April 2024

Appeal Ref: APP/R5510/D/24/3336479

12 Chiltern Court, Widmore Road, Uxbridge, Hillingdon, UB8 3BJ

- 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 Mrs Balwinder Kaur Pank against the decision of the Council of the London Borough of Hillingdon.
 - The application Ref 78157/APP/2023/2095, dated 14 July 2023, was refused by notice dated 3 November 2023.
 - The development proposed is single storey rear extension.
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Decision

1. The appeal is allowed and planning permission is granted for erection of single storey rear extension at 12 Chiltern Court, Widmore Road, Uxbridge, Hillingdon, UB8 3BJ, in accordance with the terms of the application Ref 78157/APP/2023/2095, dated 14 July 2023 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: PA-2342-01, PA-2342-02, PA-2342-03, PA-2342-04, PA-2342-05, PA-2342-06, PA-2342-07 and PA-2342-08.
 - 3) The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those of the existing building.

Main issue

2. I consider that the main issue in this case is its effect on the living conditions of the residents.

Reasons

3. 12 Chiltern Court is a two storey end of terrace house. The other houses in the terrace have their entrances facing north fronting part of the "T" which forms a cul-de-sac. No. 12 has its entrance facing west. The rear garden is enclosed by a high brick wall and fence and a single garage.
4. The policies relevant in this case include policy DMHB18 of the Hillingdon Local Plan: Part Two – Development Management policies (January 2020) (the local plan) and D6 of the London Plan 2021 which relate to housing quality and

standards, including the provision of good quality and usable private outdoor space.

5. The existing house is modest in scale, with two small reception rooms on the ground floor separated by the stairs to the upper floor. I consider that the additional internal space provided by proposed single storey extension would improve the living conditions of the occupiers by providing a larger living room with a south facing aspect.
6. The proposal would reduce the private outdoor amenity space to approximately 42sqm, which falls below the minimum recommended in local plan policy DMHB18. However, this applies to all new residential development and conversions and there is no suggestion that this is applied to extensions to existing dwellings. Policy D6 of the London Plan requires private outside space to be practical in terms of its shape and utility.
7. I consider that the amount of private space remaining at the rear of the house, although relatively small, would be adequate for the occupiers in terms of its regular shape and utility, particularly as it faces south.
8. I conclude that the proposal would not harm the living conditions of the occupiers of the property and that, in this respect, it is consistent with policy DMHB18 of the local plan and policy D6 of the London Plan.
9. For the reasons given above, the appeal is allowed.

Conditions

10. I have considered the conditions put forward by the Council, having regard to the tests set out in the Framework. A condition detailing the plans is necessary to ensure the development is carried out in accordance with the approved plans and for the avoidance of doubt. A condition relating to the materials is necessary in order to ensure the satisfactory appearance of the development.

PAG Metcalfe

INSPECTOR