



Appeal Decision

Site visit made on 21 February 2025

by Gary Deane BSc (Hons) DipTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 25th February 2025

Appeal Ref: APP/F5540/D/24/3356538

120 Hinton Avenue, Hounslow TW4 6AP

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission.
 - The appeal is made by Mr Rajeev Sood against the decision of the Council of the London Borough of Hounslow.
 - The application reference is P/2024/2506.
 - The development proposed is the construction of a detached outbuilding.
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Decision

1. The appeal is allowed, and planning permission is granted for the construction of a detached outbuilding at 120 Hinton Avenue, Hounslow TW4 6AP in accordance with the terms of the application, Ref P/2024/2506, subject to the conditions set out in the schedule to this decision.

Procedural matters

2. The description of development in the above heading and my decision is a shorter version than given on the application form lodged with the Council. The wording stated above focuses on the development for which planning permission is sought.
3. On 12 December 2024, a revised National Planning Policy Framework (the Framework 2024) was published with an amendment issued on 7 February 2025. The Framework 2024, as amended, does not raise any new matters that are determinative to the outcome of this appeal.

Main Issue

4. The main issue is the effect of the proposed development on the character and appearance of the host building and the local area.

Reasons

5. The proposal is to introduce a new single storey detached outbuilding within the large back garden of the appeal property, which is a 2-storey dwelling within a predominantly residential area. With a footprint larger than that of the host dwelling, it would be a sizeable addition. As such, the proposal could not reasonably be described as a subservient addition, which is expected of outbuildings within the Council's Residential Extension Guidelines, Supplementary Planning Document (SPD).
6. Nevertheless, the SPD recognises that an acceptable footprint size would depend on the scale of the garden area to the property. In this case, a good-sized garden

would remain with the new built form in place with ample space around the new outbuilding to avoid any sense of overdevelopment of the plot. The external materials would be appropriate and the simple design and low profile of the new outbuilding due to its modest height and shallow pitched roof would mean that it would not be obtrusive.

7. As the proposal would be at the back of No 120, well away from the road, it would have no effect on the character and qualities of the local street scene. The upper section of the new outbuilding would be visible from the track just beyond the rear of the site and the properties on either side of No 120. From these vantage points, the proposal would be seen in the context of the existing outbuildings that are a familiar feature in the back gardens of numerous properties along Hinton Avenue. From what I saw, many of these existing outbuildings would be larger and more prominent than the proposal, with footprints that comfortably exceed the size of their host dwelling. In that context, the proposal would not draw the eye as being excessively large, overly dominant or an uncharacteristic feature of the local area.
8. Given these local circumstances, a conflict with part of the guidance within the Council's SPD is insufficient reason to withhold planning permission. The Council appears to have reached the same conclusion in April 2020 when it approved a similar sized outbuilding on the site for use as a gym.
9. On the main issue, I therefore conclude that the proposed development would be in keeping with the character and appearance of the host building and the local area. As such, it does not conflict with Policies CC1, CC2 and SC7 of the Hounslow Local Plan 2015-2030. Together, these policies aim to ensure that development complements the original building, harmonises with adjoining properties and maintains local character. The appeal scheme also complies with the Framework 2024, which states that development should be sympathetic to local character.

Conditions

10. In addition to the standard time limit condition, it is necessary to impose a condition that requires the development to be carried out in accordance with the approved plans for certainty. To ensure the satisfactory appearance of the development, a condition is also imposed to require the use of external materials that match those of the existing dwelling.
11. Given the size and garden location of the new outbuilding and the proximity to neighbouring gardens, it would be unsuitable for use as a self-contained dwelling. For clarity, I have attached a condition that restricts the uses of the outbuilding. These conditions reflect those suggested by the Council with an amendment made to the restriction on the outbuilding's use in the interests of concision.

Conclusion

12. There are no material considerations that indicate the proposal should be determined other than in accordance with the development plan. For the reasons set out above, I therefore conclude that the appeal should be allowed.

Gary Deane

INSPECTOR

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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: Refs ART/2019/OUT120HA/SPLP Rev B, ART/2019/OUT120HA/PL Rev B and the Location Plan.
- 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.
- 4) The building hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as 120 Hinton Avenue, Hounslow TW4 6AP.