



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: 28 February 2025

Appeal Ref: APP/F5540/D/25/3358771

18 Cedar Road, Feltham, TW14 8EU

- 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 Felix Dsouza against the decision of the Council of the London Borough of Hounslow.
 - The application reference is P/2024/3128.
 - The development proposed is the erection of a front extension and new proposed side extension with pitched roof.
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Decision

1. The appeal is allowed, and planning permission is granted for the erection of a front extension and new proposed side extension with pitched roof at 18 Cedar Road, Feltham, Hounslow TW14 8EU in accordance with the terms of the application, Ref P/2024/3128, subject to the conditions set out in the schedule to this decision.

Main Issue

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

Reasons

3. The appeal property is a part 2-storey part single storey semi-detached house within an estate style residential area containing a variety of building styles and sizes. The existing dwelling stands to one side of a prominent corner plot at the junction of Cedar Road and Peacock Avenue.
4. The proposal is a ground floor extension that would wrap around the front and side of the 2-storey house. A significantly larger building would result with an extended front elevation that would be evident from the road. The size of the new addition and its prominence in the streetscape could not reasonably be described as minor, which is expected of front extensions in the Council's Supplementary Planning Document, Residential Extension Guidelines (SPD).
5. Nevertheless, the proposal has been designed to complement the form, scale, and design of the existing house. It would be a proportionate addition to the host building with a hipped roof form and external materials that would be in keeping with the general style of the existing dwelling. The main 2-storey house would remain clearly legible with the new built form in place.
6. The new front wall would be set back from the existing gable facing the road. A good-sized gap would also be retained between the completed dwelling and the

side boundary of the site. Consequently, a sense of space would be retained between the finished building and the adjacent junction with no visual disharmony in the local street scene.

7. For all these reasons, the proposed extension would not appear overly large, bulky or incongruous. By complementing the intrinsic character of the host building and respecting the character and qualities of the local area, the proposal would not be obtrusive. As such, it would adhere to the key principles of the SPD. Therefore, a conflict with some of the advice within the SPD is insufficient reason to withhold planning permission.
8. On the main issue, I conclude that the proposed development would not cause significant harm to the character and appearance of the host building or the local area. As such, it does not conflict with Policies CC1, CC2 and SC7 of the Hounslow Local Plan 2015-2030. These policies aim to ensure that development complements the original building and maintains the character of the street scene.

Conditions

9. 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 imposed to require that the external materials match those of the existing building. Given the modest size of the extension and its inclusion within the main house, it would un-suited for independent business or residential use. For clarity, I have therefore attached a condition that restricts the use of the extension. These conditions reflect those suggested by the Council with an amendment made to the restriction on the use of the extension in the interests of concision.

Conclusion

10. Overall, 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

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: 20-SM-XX-S-DR-A-001, 20-SM-XX-S-DR-A-002 Revision A, SM-XX-00-DR-A-101, SM-XX-00-DR-A-102, SM-XX-00-3D-A-900 and the Location Plan, which shows the site edged red.
- 3) The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building.
- 4) The extension hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as 18 Cedar Road, Feltham, Hounslow TW14 8EU.