



Appeal Decision

Site visit made on 5 March 2025

by Juliet Rogers BA (Hons) MA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 26 MARCH 2025

Appeal Ref: APP/F5540/W/24/3354271

Land adjoining 7 Tachbrook Road, Feltham, Hounslow TW14 9PD

- 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 Danshe Ltd. against the decision of the Council of the London Borough of Hounslow.
 - The application Ref is P/2024/1926.
 - The development proposed is the erection of a self-contained family dwelling.
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Decision

1. The appeal is allowed and planning permission is granted for the erection of a self-contained family dwelling at Land adjoining 7 Tachbrook Road, Feltham, Hounslow TW14 9PD in accordance with the terms of the application, Ref P/2024/1926, subject to the conditions in the attached schedule.

Preliminary Matters

2. The Council is currently undertaking a review of the Local Plan and the emerging plan is programmed to be adopted in later in 2025. However, I have not been presented with any policies within the emerging plan that are relevant to this appeal.

Main Issue

3. The main issue is the effect of the proposed development on the character and appearance of the area.

Reasons

4. Tachbrook Road comprises a diverse range of dwelling types, including detached, semi-detached and short terraced forms, with no one form, plot width or age of property prevalent within the street scene. Additionally, few examples of dwellings with identical or matching principal features are located along the road, many having been extended or altered, particularly at ground floor, with vernacular features such as angled bay windows and recessed entrances removed. Indeed, the semi-detached pair comprising 5 Tachbrook Road (No.5) and 7 Tachbrook Road (No.7) are not mirror images of each other as No.5 has been extended to the side, incorporates an integral garage, has replacement windows and a front door located flush to the façade.
5. Although it would not be subordinate to No.7, as is the case with No.5's side extension, nonetheless through maintaining the existing building line, height of the eaves and ridgeline of the adjoining property, the proposed development would not

dominate or unbalance the existing semi-detached pair. Lintels above the entrance doorway and the windows, in addition to the proportions and location of the openings to first floor, reflect the existing features in the façade of No.7, albeit with a modern appearance. Therefore, these features, together with the variety identified above, would ensure the short terrace created by the proposed development would not be an incongruent feature within the street scene.

6. I conclude that the proposed development would not harm the character and appearance of the area and accords with policies CC1 and CC2 of the Hounslow Local Plan 2015-2030 (the Local Plan). In combination, these policies seek to ensure that all new development conserves the character of an area through responding to its built form, layout and features, amongst other aspects.

Other Matters

7. Concerns regarding the loss of daylight reaching rooms of nearby properties has been raised by existing residents. The façade of the proposed dwelling would align with the front building line of No.7 and would not extend beyond the position of the rear elevation of neighbouring properties. There are no windows in the side elevation of 9 Tachbrook Road. Therefore, I see no reason to conclude that the proposed development would result in a harmful reduction in daylight reaching the rooms of nearby properties.
8. The removal of the existing single garage would result in the loss of an off-road parking space. However, there would be an increase in the length of the road available for on street parking via the reinstatement of the area of dropped kerb associated with the vehicular access to the appeal site, secured by condition. Notwithstanding this, aside from circumstantial comments from nearby residents, no substantive evidence has been presented which demonstrates a level of parking stress in the area which would prevent the grant of planning permission. Furthermore, although a snapshot in time, during my site visit I observed several spaces available to park a vehicle on the road.

Conditions

9. In addition to the standard time limit and plans conditions, in the interests of the character and appearance of the area I have imposed conditions requiring details of the external materials and hard and soft landscaping works to be agreed in writing with the Council, before any above ground development. The wording of the latter has been rationalised, removing details which are not necessary to make the condition precise or enforceable.
10. The Council has suggested the use of a pre-commencement condition requiring the appellant to enter into a binding agreement in respect of the Council's Carbon Offset Fund. This agreement would then obligate the appellant to provide a contribution that equates to the shortfall in required energy savings to meet a 'zero carbon' target. Policy EQ1 of the Local Plan establishes the borough's approach towards minimising the demand for energy and promoting renewable and low carbon technologies, expecting all new development to meet the carbon emissions set out in Policy SI2 of the London Plan. In the case of residential development (excluding major development), this equates to a reduction of 10% beyond Building Regulations. Reference to the use of financial contributions within Policy EQ1 relates to major development proposals.

11. The Energy and Sustainability Statement (ESS) submitted with the planning application calculates that, through the use of high standards of insulation, heating and hot water systems powered by air source heat pumps and solar panels to the roof, a domestic carbon saving of 14.72% would be achieved. This would accord with Policy EQ1 of the Local Plan, subject to the imposition of a condition requiring the features used to inform the ESS to be implemented. Therefore, I have not imposed the Council's suggested condition as it has not been demonstrated that it is necessary to make the proposed development acceptable.
12. I have imposed a condition requiring the achievement of a maximum internal water use in order to protect and conserve water supplies and resources. In the interest of the safety of pedestrians, cyclists and other users of the highway, I have imposed a condition requiring the pavement adjacent to the site to be reinstated and the dropped vehicular access kerb to be removed. Conditions requiring the bicycle store and waste and recycling stores to be implemented prior to the occupation of the dwelling have been imposed in order to promote the use of sustainable forms of transport and provide adequate waste and recycling facilities for the future occupiers of the dwelling.
13. I have removed the permitted development rights which allow the enlargement of a dwelling, pursuant to Classes A, AA, B and E of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 to ensure acceptable living conditions of existing occupiers of the adjacent properties are maintained.

Conclusion

14. For the reasons given above and taking into account all relevant matters raised, I conclude that the appeal should be allowed.

Juliet Rogers

INSPECTOR

Schedule of 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 drawing nos:

Dwg No. 007TA-A-01-002	Block Plans
Dwg No. 007TA-A-02-101	Proposed Front Visualisation
Dwg No. 007TA-A-02-102	Proposed Rear Visualisation
Dwg No. 007TA-A-02-103	Proposed Pedestrian Visualisation
Dwg No. 007TA-A-03-101	Proposed Ground Floor Plan
Dwg No. 007TA-A-03-102	Proposed First Floor Plan
Dwg No. 007TA-A-03-103	Proposed Second Floor Plan
Dwg No. 007TA-A-03-106	Proposed Roof Plan
Dwg No. 007TA-A-05-101	Proposed Section A-A'
Dwg No. 007TA-A-06-101	Proposed Elevation (Front)
Dwg No. 007TA-A-06-102	Proposed Elevation (Rear)
Dwg No. 007TA-A-06-103	Proposed Elevation (Side)
Dwg No. 007TA-A-06-104	Proposed Elevation (Side)
- 3) No development above ground level shall take place until details of all external facing materials have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.
- 4) No development above ground level shall take place (except any demolition or site clearance) until details of hard and soft landscape works has been submitted to and approved in writing by the local planning authority. The scheme shall include details of all hard surfacing materials and planting plans, specifications, schedules of plants, species and sizes.

 The landscape works shall comply with the requirements of BS 3936: Specification of Nursery Stock Part 1 Trees and Shrubs and in BS 4428: Recommendations for General Landscape Operations (or an equivalent British Standard if replaced). The approved works shall be implemented in accordance with the approved details and an agreed programme and retained thereafter.
- 5) No development above ground level shall take place until details have been submitted to and approved in writing by the local planning authority demonstrating that:
 - i) at least three key elements of the dwelling's building envelope achieve a rating of A+ to D of the Building Research Establishment (BRE)'s The Green Guide specification;
 - ii) at least 50% of the timber and timber products used in the construction of the development are to be sourced from accredited Forest Stewardship Council (FSC) or Programme for the Endorsement of Forestry Certification (PEFC) scheme; and

- iii) the proposed construction and insulation materials are not toxic to the environment.

The dwelling shall not be occupied until evidence showing how the approved details at i) - iii) above have been implemented, and that the dwelling has been constructed to achieve the reduction in emissions contained within the approved Energy and Sustainability Statement, prepared by The PES and dated 25 June 2025. The approved details shall be retained and maintained thereafter.

- 6) The development hereby permitted shall not be occupied until the existing vehicular access is permanently closed, with the kerbs and pavement having been reinstated so that it cannot be used as a vehicular access.
- 7) The development hereby permitted shall not be occupied until the dwelling has been constructed to achieve an internal water use of 105 litres/person/day, or less. The approved details shall be retained and maintained thereafter.
- 8) The development hereby permitted shall not be occupied until the bicycle store has been provided, in accordance with Dwg No. 007TA-A-01-002 for two bicycles to be stored. The store shall thereafter be kept available for the storage of bicycles.
- 9) The development hereby permitted shall not be occupied until the waste and recycling store, in accordance with Dwg No. 007TA-A-01-002, has been provided. The store shall thereafter be kept available for the storage of waste and recycling bins.
- 10) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no development permitted by virtue of Classes A, AA, B and E of Part 1 of Schedule 2 to the Order shall be undertaken.

**** End of Schedule ****