



Appeal Decision

Site visit made on 25 March 2025

by **D Wilson BSc (Hons) MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 02 April 2025

Appeal Ref: APP/F5540/W/24/3357707

5 Gould Road, Feltham, Hounslow TW14 8AB

- 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 Dr F Philip on behalf of Grace Developers Limited against the decision of the Council of the London Borough of Hounslow.
 - The application Ref is P/2023/0438.
 - The development proposed is proposed erection of 2no. semi-detached dwellings, following demolition of the existing bungalow.
-

Decision

1. The appeal is dismissed.

Main Issues

2. The main issues are:
 - the effect on the character and appearance of the area, and
 - whether the proposal would achieve the Councils net zero carbon requirements.

Reasons

Character and appearance

3. The appeal site is a modest sized plot which contains a detached bungalow. The wider area is residential with a mix of dwellings that occupy similarly sized plots. The appeal site has planning permission¹ for development largely the same as the appeal proposal, the main difference being the design of the rear roof and resulting internal changes.
4. The proposed rear roof would consist of two triangular projections that would be infilled between by a dormer. The projections would occupy the entirety of the rear roof, appearing as a bulky extension that would clutter and overdevelop the roof.
5. I acknowledge the depth of the proposal, height of gable walls and distance to neighbouring properties. However, this does not mitigate the bulky and cluttered appearance of the rear roof.
6. I therefore conclude that the proposed development would harm the character and appearance of the area. It would be contrary to Policies CC1 and CC2 of the Local Plan 2015-2030 (LP). Amongst other things, these seek to raise design standards and awareness of the value of good design.

¹ Council reference 00494/5/P3

Net zero carbon requirements

7. Policy EQ2 of the LP seeks to promote the highest standards of sustainable design and construction in development to mitigate and adapt to climate change. It outlines that new building development will be expected to meet the minimum standard of sustainable design and construction set out in the London Plan, including any of the 'optional' Building Regulations requirements it adopts.
8. No energy and sustainability statement was submitted with the planning application or appeal before me. While I am mindful that the previous planning permission did not require an energy and sustainability statement, the appeal proposal before me is a standalone scheme. In the absence of an energy and sustainability statement there is very limited information before me in order to demonstrate that the proposed dwellings would meet the required standards.
9. I therefore cannot be sure that the proposed development would achieve the Council's net zero carbon requirements and as such, the proposal would be contrary to Policy EQ2 of the LP.

Other Matters

10. The Council have found that the proposed development would not harm the living conditions of neighbouring occupiers and while I have to reason to conclude otherwise, this is a neutral matter.
11. The proposal would result in a bedroom with a greater amount of internal space when compared to the previous planning application. However, this does not outweigh the harm to the character and appearance of the area and net zero carbon requirements.

Conclusion

12. For the reasons given above the appeal should be dismissed.

D Wilson

INSPECTOR