



Appeal Decision

Site visit made on 4 August 2025

by F P Tinsley MA (Hons) MBA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 10th September 2025

Appeal Ref: APP/F5540/W/25/3366299

50 Inwood Avenue, Hounslow TW3 1XG

- 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 Mr J Ball against the decision of the Council of the London Borough of Hounslow.
 - The application reference is Ref: P/2024/3603
 - The development proposed is described as 'Change of use from dwelling to 2 x flats'
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Decision

1. The appeal is allowed and planning permission granted for 'change of use from dwelling to 2 x flats' at 50 Inwood Avenue, Hounslow TW3 1XG in accordance with the terms of the application, Ref P/2024/3603, and the plans submitted with it, subject to the conditions detailed in the attached schedule.

Main Issues

2. The main issues in this case are:
 - The suitability of the property for conversion from a single dwelling to 2 flats with regard to the character of the area and residents living conditions.
 - The effect of the proposed development on sustainable travel and car parking provision in the area.
 - The adequacy of waste and recycling facilities provided as part of the proposed development.

Reasons

Suitability for Conversion

3. The appeal concerns a planning application seeking permission to convert a 160-square-metre, two-storey dwelling into two separate flats. The proposed development includes a family-sized, three-bedroom flat on the ground floor and a two-bedroom flat on the first floor. The Council states that the original house had a floor area of 90 square metres, and that its current size is the result of a two-storey side extension and a single-storey rear extension. This has not been disputed, and I have no evidence to suggest it is inaccurate. I am therefore satisfied that the original dwelling proposed for conversion had a floor area of 90 square metres.
4. Policy SC6 of the Hounslow Local Plan 2015–2030 (the Local Plan) sets out criteria for managing the conversion and subdivision of existing housing stock. Its

aim is to contribute to housing supply while avoiding adverse impacts on the character of the area or residents' amenity. The policy states that, to be considered suitable for conversion or subdivision, a property must have a minimum original internal net floor area of 130 square metres. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that decisions on planning applications must be made in accordance with the development plan, unless material considerations indicate otherwise.

5. While the original floor area of the dwelling was significantly below the 130 square metre threshold set out in Policy SC6, the existing dwelling is substantially larger at 160 square metres. Furthermore, the current scale of the dwelling does not constitute overdevelopment, given the generous size of the plot and its relationship to surrounding development. Crucially, the proposed conversion would not result in any adverse impacts on residential amenity or the character of the surrounding established residential area. These are the key concerns that underpin the minimum floor area requirement in Policy SC6. Future occupiers of the flats would be provide a good standard of living conditions and amenity in terms of privacy, daylight and outlook. There would be no undue loss of amenity for neighbouring occupiers and the surrounding area.
6. The proposal includes a family-sized, three-bedroom dwelling at ground floor level, in accordance with the requirements of Policy SC6. The first-floor flat would also provide good-quality accommodation. Both units meet the minimum space standards set out in the Nationally Described Space Standards (NDSS), based on the number of bedrooms and intended occupancy. As such, the proposal complies with Local Plan Policy SC5, which requires new developments to meet NDSS standards.
7. Each of the proposed dwellings would benefit from substantial private amenity space to the rear, with separate garden areas each extending to approximately 40 square metres. This significantly exceeds the minimum private amenity space requirements set out in Policy SC5. The spaces would be both accessible and usable, offering a clear benefit to future residents.
8. The appeal site benefits from an 'excellent' Public Transport Accessibility Level (PTAL) rating of 6a. It is located on the edge of Hounslow Town Centre, a major centre within the borough, and is in close proximity to a wide range of facilities and services, including public transport links to other parts of the borough and Greater London.
9. The addition of a residential unit would make a modest but meaningful contribution to housing delivery in the Borough. This supports the strategic objective of delivering at least 12,330 new homes between 2015 and 2030, as set out in Local Plan Policy SC1.
10. For these reasons, I conclude that there are sufficient material considerations to justify determining the appeal in conflict with Local Plan Policy SC6 regarding the original size of the dwelling.

Sustainable Travel and Parking

11. Policy T6 of the London Plan 2021 states that car-free development should be the starting point in all locations that are, or are planned to be, well-connected by

public transport. As previously noted, the appeal site benefits from an ‘excellent’ PTAL rating of 6a and is situated on the edge of Hounslow Town Centre.

12. The proposal does not include provision for on-site car parking and therefore accords with Policy T6 of the London Plan 2021. However, the assessment undertaken at the planning application stage appears to have been based on the assumption that the development would include three off-street car parking spaces to the front of the main building, along with cycle parking to the rear. This assessment is evidently incorrect, based on a review of the submitted planning application drawings. No car parking is proposed at the front of the property; instead, this area is designated for open space, cycle storage, and waste/recycling facilities. It appears that the assessment may have related to a previous similar proposal for the site, submitted under Ref: P/2023/3009, which was refused planning permission by the Council on 18 April 2024. The proposal before me has sought to address the reasons refusal identified in respect of this previous application.
13. Given that the proposal complies with development plan policies—including London Plan Policy T6 and Local Plan Policy EC2 as a car-free development, and that the removal of on-street parking would eliminate potential conflicts with pedestrians using the footpath, I conclude that the proposed development would not be harmful. It would promote sustainable travel and safeguard pedestrian safety. Details of the proposed cycle storage provision could be secured via a planning condition attached to any grant of planning permission, requiring agreement with the Council and installation prior to occupation of the proposed dwellings.

Waste and Recycling

14. Local Plan Policies SC6 and EQ7 require that developments must include provision for the storage of waste and recycling. It is proposed that bin storage be located at the front of the dwellings, adjacent to the footpath leading from the public pavement to the building entrance. Once again, it appears that the planning application assessment was based on an earlier proposal, which included waste and recycling storage to the rear of the premises. Under the current proposal, three bins would be provided for each flat, with easy access to the street collection point from the designated front storage area.
15. For these reasons, I conclude that the proposed waste and recycling facilities would comply with Local Plan Policies SC6 and EQ7. Details of the waste and recycling storage provision could be secured via a planning condition attached to any grant of planning permission, requiring agreement with the Council and installation prior to the occupation of the proposed dwellings.

Other Matters

16. The proposal would be required to accord with the performance targets relating to energy and water consumption, materials and waste and construction processes and site management detailed in the Sustainability and Energy Statement lodged with the planning application. These matters could be addressed by means of planning conditions.

Conditions

17. The Council did not respond to the request to provide draft planning conditions to be imposed relating to the proposed development. I have therefore attached conditions which I deem fit to render the proposal acceptable in planning terms.
18. In the interests of certainty and clarity, I have imposed the standard conditions relating to the commencement of development as well as the approved plans.
19. Details of the positions, height, design, materials and type of waste, recycling and cycle storage facilities to be erected shall be submitted to and approved by the Council. These shall be erected prior to the occupation of the development and thereafter be kept available for the storage of waste, recycling and bicycles. This is to ensure that the development makes adequate provision for waste recycling and cycle storage facilities.
20. A condition is imposed requiring that proposal accord with the performance targets relating to energy and water consumption, materials and waste and construction processes and site management detailed in the Sustainability and Energy Statement lodged with the planning application. This is to ensure that the development minimises water and energy consumption and delivers sustainable construction on site.

Conclusion

21. The proposed development would conflict with the development plan but material considerations indicate that a decision should be made other than in accordance with it. The appeal is allowed.

F P Tinsley

INSPECTOR

Schedule of Conditions

1. The development hereby permitted shall be begun within three years of the date of this permission.
2. The development hereby permitted shall be carried out in accordance with the following approved plans and documents:
 - Location Plan,
 - ASB751 – 01,
 - ASB751 – 02,
 - ASB751 – 03,
 - Fire safety strategy plan,
 - Sustainability and Energy Statement
3. Prior to the occupation of the development hereby permitted details of the positions, height, design, materials and type of waste and recycling and cycle storage facilities (3 bin spaces and 2 cycle spaces per dwelling) to be erected in accordance with Drawing No ASB751 – 02 shall be submitted to and approved by the local planning. That shall be erected prior to the occupation of the development and thereafter be kept available for the storage of waste, recycling and bicycles.
4. The development hereby permitted shall be implemented in accordance with the approved Sustainability and Energy Statement dated 4 December 2023.

******End Of Schedule******