



Appeal Decision

Site visit made on 30 September 2025

by Victor Callister BA(Hons) PGC(Oxon) DipTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 17 October 2025

Appeal Ref: APP/F5540/D/25/3370969

20 Welwyn Avenue, Feltham, Hounslow TW14 9SJ

- 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 Amar Mudher against the decision of the London Borough of Hounslow Council.
 - The application Ref is P/2025/0787.
 - The development proposed is a rear single storey infill extension.
-

Decision

1. The appeal is allowed and planning permission is granted for a rear single storey infill extension at 20 Welwyn Avenue, Feltham, Hounslow TW14 9SJ in accordance with the terms of the application, Ref P/2025/0787, subject to the following 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: ASD002 and ASD002: Fire Site Plan (dated July 2024)
 - 3) The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those in the existing building.

Main Issue

2. The main issue is the effect on the character and appearance of the appeal dwelling and that of the local area.

Reasons

3. The appeal dwelling is a two storey semi-detached house located on a corner site at the junction of Welwyn Avenue and Kingston Avenue. This has been the subject of an earlier wrap around part one / part two storey side and rear extension. The local area is predominantly made up of similar semi-detached properties, with the majority appearing to have undergone some degree of alteration and extension. This lends the area a generally coherent streetscape in terms of scale and building lines, but with somewhat varied elevational street frontages.
4. The proposed single storey flat roofed extension would sit to the rear of the two storey part of the existing side and rear extension and to the side of the rear single storey part. This would align with the and merge with the existing single storey rear

- extension. In combination, these would reach across the full width of the already extended appeal dwelling. The rear flank corner of the proposal would sit approximately 1 metre off the boundary of the appeal site with Kingston Avenue.
5. In street views from Kingston avenue the proposal would be seen in conjunction with the existing two storey side and rear extension and would merge with its flank. It would be substantially screened in these views by the existing tall boundary fence with added upper trellis. Given the flat roof of the proposal, the set back from the boundary and the screening effect of the existing boundary treatment, the proposal would have a very minimal presence in these views.
 6. The Hounslow Character, Sustainability and Design Codes SPD Part A5 Residential Extension Guidelines (2021) (the SPD) advises that corner plot extensions would need to be set in 1 metres from the boundary. The proposal would not extend further rearward than the single storey floor part of the existing extension and would be positioned approximately 1 metre from the boundary.
 7. In street views from Welwyn avenue the existing two storey side extension is the main element visible in these views. The remaining part of the ground floor rear elevation that makes up part of the current rear elevation and the first floor rear wall of the original house are not readily visible in these street views, either screened by the boundary fence or the existing two storey extension. Given the limited presence that the proposal would have in these views, as identified above, it would not have any significant additional effect on the appearance of the original part of the house. As such, I find that proposal would accord with the design guidance set out in the SPD and its objective of preventing extensions that harm the character of the house and local area.
 8. For these reasons, I find that the proposed extension would appear secondary and subordinate to the appeal dwelling and would not result in any significant change to the streetscene of the area. Consequently, the proposal would not result in any significant harm to the character and appearance of the appeal dwelling or that of the local area. This would accord with Policies CC1, CC2 and SC7 of the Hounslow Local Plan 2015-2030 (2015). Amongst other matters these collectively seek development, including that by extension, which is of high quality urban design and architecture and creatively responds to the area's character, does not harm the existing character and appearance of the building and its context, complementing the original building and harmonising with neighbouring properties.

Conditions

9. Along with the standard condition regarding the timing of implementation, in the interests of good design I have attached conditions requiring compliance with approved plans and matching materials.

Conclusion

10. The appeal is allowed.

Victor Callister

INSPECTOR