
Appeal Decision

Site visit made on 7 August 2025 by F Bradford BA (Hons)

Decision by David Troy BSc (Hons) MA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 13 November 2025

Appeal Ref: APP/F5540/D/25/3367943

162 Cromwell Road, Hounslow, TW3 3QS

- 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 Abubakar Arain against the decision of the Council of the London Borough of Hounslow.
 - The application Ref is P/2025/0928.
 - The development proposed is a single storey rear extension.
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Decision

1. The appeal is allowed and planning permission is granted for a Single storey rear extension at 162 Cromwell Road, Hounslow, TW3 3QS in accordance with the terms of the application, Ref P/2025/0928, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than three years from the date of this decision.
 - 2) The external materials of the extension hereby permitted shall match those used in the existing building/dwelling.
 - 3) The development hereby permitted shall be carried out in accordance with drawing nos. 418-031A (Location & Block Plan) 418-033A (Existing Elevations), 418-032A (Existing Plans), 418-035A (Proposed Elevations), 418-034A (Proposed Plans).

Appeal Procedure

2. The site visit was undertaken by a representative of the Inspector whose recommendation is set out below and to which the Inspector has had regard before deciding the appeal.

Main Issue

3. The main issue of the proposed development is its effects on the character and appearance of the host dwelling and local area.

Reasons for the Recommendation

4. Cromwell Road is characterised by an array of detached, semi-detached and terraced dwellings. The appeal site comprises a two-storey, detached dwelling with a front drive and generous rear garden.
5. The proposed development would introduce a single storey rear extension which would be substantial in terms of its depth and footprint. However, by virtue of its height and resulting bulk and overall massing, the development would be a

subordinate addition to the host dwelling. Therefore, whilst the proposal may lack subordination in terms of its footprint, its overall relationship to the host dwelling would be subordinate and would not harm the character or appearance of the host dwelling when seen from nearby and neighbouring properties along Cromwell Road.

6. Further, the proposed development would be visibly obscured from the public realm due to its siting and the restricted gaps between the host dwelling and neighbouring properties, which limit views into the garden of the appeal dwelling. Therefore, the proposed development would result in negligible material change to the streetscape of Cromwell Road.
7. For the reasons above, I find that the proposed development would not cause harm to the character and appearance of the host dwelling or local area and therefore I find no conflict with the London Borough of Hounslow Local Plan (2015-2030) with specific regard to policies CC1 (Context and Character), CC2 (Urban Design and Architecture), and SC7 (Residential Extensions and Alterations) which, among other things, aim to ensure development conserves and enhances the character of an area by responding sensitively to local architectural vernacular and complements the original building.
8. I acknowledge that the proposed development would not accord with the numerical criteria set out within The Residential Extension Guidelines contained within the Hounslow Character, Sustainability and Design Codes SPD. However, this document represents guidance as opposed to policy, and I do find that the proposed development would comply with the overarching objectives of the local plan and the policies contained within it.

Conditions

9. The council has indicated a list of conditions it sees necessary in the event that the appeal is allowed. I have considered these against the advice set out within the National Planning Policy Framework (2024) and Planning Practice Guidance.
10. A condition is required to ensure that development accords with the statutory requirement that development starts no later than three years from the date of this decision. A condition is also required to ensure that development is carried out in accordance with the submitted plans, for certainty. In the interests of ensuring that the impact of development to the character and appearance of the host dwelling is acceptable, a condition is required which ensures that the proposed extension is constructed in materials which match those of the host dwelling.

Conclusion and Recommendation

11. For the reasons given above and having had regard to all other matters raised, I recommend that the appeal should be allowed.

Finlay Bradford

APPEAL PLANNING OFFICER

Inspector's Decision

12. I have considered all the submitted evidence and my representative's report and on that basis the appeal is allowed.

David Troy

INSPECTOR