
Appeal Decision

Site visit made on 28 October 2025 by E Street BSc (Hons) MSc

Decision by John Morrison BA (Hons) MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 19 November 2025

Appeal Ref: APP/F5540/D/25/3373004

79 New Road, Hanworth, Hounslow TW13 6TG

- 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 Sophie Stone against the decision of the Council of the London Borough of Hounslow.
 - The application Ref is P/2025/1657.
 - The development proposed is described as “erection of a part two storey side and part single storey front extension, single storey rear extension”.
-

Decision

1. The appeal is allowed, and planning permission is granted for the “erection of a part two storey side and part single storey front extension, single storey rear extension” at 79 New Road, Hanworth, Hounslow TW13 6TG in accordance with the terms of the application, Ref P/2025/1657, 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 development hereby permitted shall be carried out in accordance with drawing numbers: NN-R00-PR-101, NN-R00-PR-102, NN-R00-PR-103, NN-R00-PR-104

Appeal Procedure, Preliminary Matter & Main Issue

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. The description on the application form differs to the decision notice. I am however satisfied that it still accurately describes the proposal so the main parties would not be prejudiced by me using it for the appeal scheme. I have omitted the reference to the resubmission, to avoid unnecessary detail.
3. The Council has not raised any concerns with the single storey rear element, and I have no reason to disagree. Resultantly, the recommendation will focus on the two-storey side and single storey front extension and its effect on the character and appearance of the area. This is the main issue in the appeal.

Reasons for the Recommendation

4. The appeal building is a two-storey end terrace dwelling in a street of other similarly scaled and sited buildings. It appears to be relatively original. Its plot is wide and deep and somewhat tucked in the corner of what is a cul de sac. Whilst there is similarity in siting and type, many dwellings have been extended to the front and

side in a number of different ways and sizes. The wider street scene is therefore a mix of design features and material detailing lending a variety to the area.

5. The proposed two storey side element would be large and prominent in terms of its scale and siting in comparison with the existing building. However, there is no clear articulation from the Council as to why this would be harmful given the variation in the surrounding context. It would be close to nearly the same width as the existing dwelling, but lower in ridge height and thus displaying some visual subservience. The scheme overall is designed to be deliberately modern and when combined with the rear section, the front extension would be read as more than one contrasting intervention in a set of bold geometric shapes. Owing to the lack of strong uniformity in the area and the setback corner location of the appeal building, I see this as being readily capable of being subsumed into the street scene acceptably.
6. The Hounslow Character, Sustainability and Design Codes Supplementary Planning Document (SPD) 5A Residential Extension Guidelines focusses on the quality in the design of alterations thereto explaining, amongst other things, that two storey side extensions should be normally set back at least 1m from the original front house wall, as well as being subordinate and the symmetry should be kept or restored. Whilst there is some minor deviation from the guidelines, this small technical conflict would not result in overall conflict with the aims of the SPD.
7. The proposal would therefore be acceptable in terms of the character and appearance of the area and consequently comply with Policies CC1, CC2 and SC7 of the London Borough of Hounslow Local Plan 2015-2030 and the SPD which, amongst other things, seek to ensure that development proposals are of a high-quality design and standard.

Conditions

8. The time limit condition and reference to the approved plans are required for enforcement purposes. I have not included a matching materials condition as the plans detail them and have been secured by their own condition. The Council has not recommended any others, and I have not considered any more necessary.

Conclusion and Recommendation

9. For the reasons given above, I recommend that the appeal should be allowed since it would comply with the development plan.

E Street

APPEAL PLANNING OFFICER

Inspector's Decision

10. I have considered all the submitted evidence and my representative's report and on that basis the appeal is allowed, and planning permission is granted, subject to the conditions listed.

John Morrison

INSPECTOR