

---

## Appeal Decision

Site visit made on 1 September 2025 by Mr F Bradford BA (Hons) MRTPI

### Decision by C Butcher BSc MA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 04 December 2025

---

### Appeal Ref: APP/F5540/D/25/3369298

#### 51 Hanworth Road, Feltham, TW13 5AX

- 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 Niruja Jeyapalasingam against the decision of the Council of the London Borough of Hounslow.
  - The application Ref is P/2025/1482.
  - The development proposed is a single storey 8m rear extension.
- 

### Decision

1. The appeal is allowed and planning permission is granted for a single storey 8m rear extension at 51 Hanworth Road, Feltham, TW13 5AX in accordance with the terms of the application, Ref P/2025/1482, 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 00, 02, 03, 04, 05, 06, 08/FP and the Site Location Plan.
  - 3) The external materials of the extension hereby permitted shall match those used in the existing dwelling.

### 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.

### Preliminary Matters

3. The description of development has been taken from the application form. This has however been amended in the decision to ensure accuracy.
4. Within the Council's report, it is noted that the development approved under application P/2025/0243 for the "Erection of a two storey side extension and single storey rear extension to the house" was not implemented. Whilst I have not been provided with the particulars of this application, it was evident from my site visit that a two storey side element was under construction.

### Main Issue

5. The main issue is the proposed development's effects on the character and appearance of the host dwelling, streetscape and wider area.

## Reasons for the Recommendation

6. The appeal site is located on a corner plot, between Hanworth Road and Kings Road, with its principal elevation facing the former. The side and rear elevations, along with the rear garden are highly visible from the public realm. Hanworth Road is characterised by an array of development of varying styles and scales, and generally speaking, there is no strict sense of uniformity along the road.
7. The proposed development would introduce a single storey rear extension. Whilst substantial in terms of footprint, due to its overall massing by virtue of its limited height, it would appear as a subordinate addition to the host dwelling. This would be further reinforced by the existing rear outrigger which would obscure a large portion of the rear extension when viewed eastward along Hanworth Road. The cumulative effect of these factors mean that the proposed development would maintain the established hierarchy of masses on site and would not appear as an incongruous nor dominant addition to the host dwelling, nor would it disrupt the dwelling's contribution to the streetscapes of both Hanworth Road and Kings Road or the wider area. Furthermore, the proposed extension would not extend beyond the rear extension of 53 Hanworth Road and would therefore not appear incongruous in relation to the appearance of the neighbouring dwelling. As such, its visibility within the street scene would not be harmful.
8. For these reasons, I conclude that the proposed development would not cause harm to the character or appearance of the host dwelling, streetscape and wider area and as such find no conflict with the London Borough of Hounslow Local Plan (2015-2030) with specific regard to policies CC1 (Context and Character) and SC7 (Residential Extensions and Alterations) which, among other things, aim to ensure that development has regard to the urban context; complements the original buildings, and maintains the general character of the street scene.
9. I acknowledge that the proposed development would not accord with the quantitative criterion set out within Section 3 of Part A5 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.

## Other Matters

10. Whilst the site is not located within the boundary of the Feltham Green & Town Centre Conservation Area, the setting of heritage assets must be considered. Among other elements, the Feltham Green & Town Centre Conservation Area Appraisal (April 2018) states that "the entire residential group of housing in the streets in this character area (Character Area 1, Hanworth Road) provides an insight into the Victorian expansion of Feltham, with the basic urban form continuing eastwards beyond the boundary of the conservation area". It is therefore the layout and appearance of the Victorian development which contributes to the significance of this part of the Conservation Area.
11. Given that the proposed development would not appear as dominant nor incongruous and would instead appear subordinate to the host dwelling, the legibility of the historic development pattern would remain. Furthermore, the proposed development would not result in any adverse effects to the visual character of Hanworth Road, of which forms part of a long view toward and out of

the eastern side of the Conservation Area. For these reasons, the proposed development would maintain the significance of the Feltham Green & Town Centre Conservation Area and would therefore accord with Section 16 (Historic Environment) of the National Planning Policy Framework (2024).

### **Conditions**

12. The Council has indicated a list of conditions it sees as 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.
13. 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, to ensure certainty. In the interests of ensuring that the impact of development to the character and appearance of the host dwelling and area 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**

14. The proposed development would conform with the development when read as a whole. 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**

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

*C Butcher*

INSPECTOR