



Appeal Decision

Site visit made on 11 September 2026

by **R C Shrimplin MA(Cantab) DipArch RIBA FRTPI FCI Arb MCIL**

an Inspector appointed by the Secretary of State

Decision date: 30 September 2026

Appeal Reference: 6013846

73 Mulberry Crescent, Hillingdon, West Drayton UB7 9AQ

- 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. J. Singh against the decision of the Council of the London Borough of Hillingdon.
- The application reference is 29405/APP/2026/636.

The development proposed is described in the application form as follows: "Erection of single storey rear extension, following the demolition of conservatory to dwellinghouse".

Decision

1. The appeal is allowed and planning permission is granted for "Erection of single storey rear extension, following the demolition of conservatory to dwellinghouse", at 73 Mulberry Crescent, Hillingdon, West Drayton UB7 9AQ, in accordance with the terms of the application (reference 29405/APP/2026/636), subject to the conditions set out in the attached Schedule of Conditions.

Preliminary points

2. The 'National Planning Policy Framework' was revised in August 2026 but, in this instance, the issues most relevant to the appeal remain unaffected by the revisions that have been made to it. I am therefore satisfied that there is no requirement to seek further submissions on the revised Framework, and that no party would be disadvantaged by such a course of action. In this appeal, I have had regard to the most recent version, of course.

Main issues

3. The first main issue to be determined in this appeal is the effect of the proposed development on the residential amenities of neighbours (whether unacceptable harm would be caused by loss of light and outlook). The second is the effect of the proposed development on the character and appearance of the host building and its surroundings.

Reasons

4. The appeal site is located in an extensive residential development in West Drayton, with roads laid out in a meandering pattern and an estate layout that makes use of wide grassy verges and open spaces, including some trees, to create a pleasant suburban townscape.

5. Number 73 Mulberry Crescent is set back from the road behind an area of open space, as one of a terrace of two-storey houses. Being located at the eastern end of the terrace, it is aligned with its attached neighbour at number 71 but is set behind number 75. The house has previously been extended by the addition of a conservatory at the rear, but this has recently been demolished in connection with an alternative extension scheme. The appeal site has a longer back garden than other properties in the area.
6. It is now proposed to erect a single storey extension across the rear elevation of the dwellinghouse, following the demolition of the conservatory.
7. The adopted Development Plan includes 'The London Plan' (dated 2021). Policies in 'The London Plan' stress the importance of good design in the urban environment, notably Policies D3 and D6, which focus on good design, including protecting neighbours' amenities.
8. In the 'London Borough Of Hillingdon Local Plan Part 2 Development Management Policies' (dated 16 January 2020), Policy DMHD 11 again emphasises the importance of good design and the need to protect residential amenities, while Policy DMHD 12 focusses on the public realm, including the need to respect established townscape character. Policy DMHD 1 specifically applies similar considerations to proposed "Alterations and Extensions to Residential Dwellings".
9. This approach in the Development Plan also reflects provisions in the revised version of the 'National Planning Policy Framework' which, like its predecessor, aims at "achieving well-designed places".
10. The proposed extension would be set apart from the neighbouring property at number 75, on account of the existing separation between the buildings. It would, however, be built up to the boundary with number 71, the adjoining property in the residential terrace. There is an existing conservatory at the rear of the house at number 71, also built up to the mutual boundary.
11. The proposed extension at number 73 would be constructed alongside the neighbouring conservatory and would project further into the rear garden (by about two metres). Even so, the conservatory would retain its relationship with its own garden and would receive adequate daylight for its future use. The projection of the new extension at number 73 would not be so significant as to cause undue overshadowing or an unacceptable impact on the neighbours' outlook.
12. Moreover, the single-storey extension would be subordinate to the existing house and would have no material impact on the streetscene (being located at the rear of the existing two-storey house). Thus, it would not cause undue harm to the character or appearance of either the host building or its wider surroundings.
13. The appeal scheme would amount to a modest extension to the existing dwelling, but it would provide useful additional space and would, thereby, improve the stock of residential accommodation in the locality, albeit in a very limited way. I have concluded that the project would not cause unacceptable loss of light or outlook for the immediate neighbours, nor would it cause unacceptable harm to the character and appearance of the surroundings. Thus, it would not be in conflict with the Development Plan as a whole, or with national planning policy, and it is acceptable in planning terms.

14. In short, I am persuaded that the scheme before me can properly be permitted and, although I have considered all the matters that have been raised in the representations, I have found nothing to cause me to alter my decision.
15. I have, however, formed the opinion that conditions are necessary, to define the planning permission and to ensure that quality is maintained.

Roger C. Shrimplin

INSPECTOR

SCHEDULE OF 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 drawings:
 - drawing number 01/06 (Location and Block Plans);
 - drawing number 02/06 (Existing Elevations and Ground Floor Plan);
 - drawing number 03/06 (Proposed Elevations and Ground Floor Plan).
- 3) The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.