
Appeal Decision

Site visit made on 10 September 2025 by L Clark MSc MRTPI

Decision by John Morrison BA (Hons) MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 13 October 2025

Appeal Ref: APP/R5510/D/25/3370785

32 Thirlmere Gardens, Northwood, Hillingdon HA6 2RS

- 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 Mark Scrimshaw against the decision of the Council of the London Borough of Hillingdon.
 - The application Ref is 64719/APP/2025/1230.
 - The development proposed is described as 'Ground Floor- New front porch and front extension/ internal alterations / roof lights.'
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Decision

1. The appeal is allowed and planning permission is granted for development described as 'Ground Floor- New front porch and front extension/ internal alterations / roof lights' at 32 Thirlmere Gardens, Northwood, Hillingdon HA6 2RS in accordance with the terms of the application, Ref 64719/APP/2025/1230 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 nos 10, 11, 12, 13 & 14.
 - 3) The external materials of the development hereby permitted shall match those used in the existing building.

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 Matter and Main Issue

3. The description above is taken from the application form and varies from the decision notice. This has not changed anything fundamental nor prejudiced the ability of any party to make their case in respect of the appeal scheme. The main issue in the determination of which is its effect on the character and appearance of the area.

Reasons for the Recommendation

4. The appeal property is an end terraced dwelling within a residential area situated on a corner plot. The properties that form part of the terrace are constructed using the same materials giving them a sense of similarity however there is an eclectic

mix of housing types within the area with no distinct uniformity. Houses are generally set back from the roadside with front gardens and porches of varying designs.

5. The proposal would introduce an extension to the front of the dwelling which would be visible from the surrounding area. The proposal would be of a larger width than the nearby porches however the height and depth of the extension would be the same as the porch of the adjoining dwelling which would ensure that it would not be visually intrusive. Combining its size with the use of matching materials and stepped in position, the proposal would be a recessive addition to the property and would not cause harm to the character and appearance of the area.
6. It would therefore comply with Policies BE1 of the Hillingdon Local Plan: Part 1 Strategic Policies 2021, DM HB 11, DM HB 12 and DM HD 1 of the London Borough of Hillingdon Local Plan Part 2 Development Management Policies 2020 that are concerned with development being well integrated into its surroundings amongst other things.

Conditions

7. Other than the standard time limit condition, it is necessary to ensure that the development is carried out in accordance with the approved plans for certainty. In the interests of the character and appearance of the area, a condition relating to materials to match that of the existing dwelling is also necessary.

Conclusion and Recommendation

8. For the reasons given above, the appeal scheme would comply with the development plan. I therefore recommend the appeal be allowed, subject to the conditions mentioned.

L Clark

APPEAL PLANNING OFFICER

Inspector's Decision

9. I have considered all the submitted evidence and my representative's report and on that basis the appeal is allowed, subject to the conditions stated.

John Morrison

INSPECTOR