



Appeal Decision

Site visit made on 11 March 2026

by **Philip Willmer BSc Dip Arch RIBA**

an Inspector appointed by the Secretary of State

Decision date: 02 April 2026

Appeal Ref: 6002562

10 The Greenway, Ickenham, UB10 8LS.

- 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 L Redden and Ms T P Fernandes against the decision of the Council of the London Borough of Hillingdon.
 - The application Ref is 79332/APP/2025/1943.
 - The development proposed is the demolition of garage, new porch and two-storey side extension.
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Decision

1. The appeal is allowed and planning permission is granted for the demolition of garage, new porch and two-storey side extension at 10 The Greenway, Ickenham, UB10 8LS in accordance with the terms of the application, Ref 79332/APP/2025/1943, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
 - 2) 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.
 - 3) The development hereby permitted shall be carried out in accordance with the following approved plans, drawings: MP2224 – Plans as Existing, MP2224 – Plans as Proposed, MP2230, MP2228 and Location Plan scale:1:250.

Main Issue

2. I consider the main issue to be the effect of the proposed development on the living conditions of neighbouring residential occupiers at No12 The Greenway (No12) in terms of the developments potential to appear so overbearing as to result in a sense of enclosure and loss of outlook.

Reasons

3. The appeal property, 10 The Greenway (No10), is a two-storey semi-detached house with No12. The pair are located on a prominent corner plot in an established residential development of uniquely designed properties.
4. This semi-detached pair of houses have relatively small rear garden areas, with their primary outside space being their front gardens. Their main views from the houses being over the front gardens to the northwest.

5. The appellants propose, following the demolition of an existing garage to the side of the dwelling, the erection of a part single, part two-storey rear extension and a porch.
6. No12 has an existing single storey rear extension set in from the boundary to No10. It has two windows one looks southeast across the rear garden and the other northeast towards the road. Accordingly, I do not consider that the proposed extension would cause significant harm in terms of outlook or and increased sense of enclosure to those using the existing rear extension.
7. As I observed there is a first floor window in the rear elevation of No12, looks southeast over the small rear garden area. The rear elevation is currently set back behind the rear wall of No10. As the proposed first floor extension would be set in from common boundary between the two dwellings, I am not persuaded that the proposed extension would result in such a significant loss of outlook or sense of enclosure to cause harm to the neighbouring occupiers living conditions.
8. The rear garden of No.12 is compact and enclosed by an existing garage. Accordingly, the proposed extension at No.10 would to some limited extent appear dominant and enhance the overall sense of enclosure. Nevertheless, I do not consider that this would, given the existing layout be so significant as to cause harm to residential living conditions.
9. I conclude in respect of the main issue that the proposed extension would not result in such a sense of enclosure or loss of outlook so as to cause harm to the living conditions of the occupiers of No12 The Greenway. The proposal would therefore accord with the objectives of Policy BE1 of the Hillingdon Local Plan: Part 1 Strategic Policies (Adopted November 2012), Policies DMHB 11, DMHB 12 and DMHB 1 of the London Borough of Hillingdon Local Plan: Part 2 Development Management Policies (Adopted 16 January 2020), Policy D3 of the London Plan (2021) and The National Planning Policy Framework as they seek, along with other things, to protect residential living conditions.

Other Matters

10. I have noted the various concerns raised on behalf of the adjoining owner at No 12 in respect of, along with other things, daylight and sunlight, health, lifestyle and wellbeing, structural and construction issues, right to light and property value at the planning application stage. However, no such concerns were raised by the Council in respect of matters falling to be considered under the planning legislation when it determined the application. In the circumstances, I am not satisfied there is justification to support the contention that the proposed development would cause undue detriment to residential living conditions in those respects.

Conditions

11. To ensure a high quality development, I shall include a condition about the materials to be used in the construction of the external surfaces of the building. In the interests of certainty, I shall also impose a condition requiring the development to be undertaken in accordance with the approved plans.

Philip Willmer

INSPECTOR