

Planning Committee

13 December 2017



Title	Development Management Performance
Purpose of the report	The purpose of this report is to advise the Committee Members on the Development Management (DM) performance over the past two years and inform councillors of recent government announcements in respect of possible changes to the planning system affecting DM.
Report Author	Esmé Spinks, Planning Development Manager
Recommendations	It is recommended that the Committee notes the changes the government has made to assessing the performance of local planning authorities.
Executive Summary	<p>Successive governments have assessed Local Planning Authorities (LPA) performance on the speed with which they determine planning applications. The “designation regime” (introduced in 2013) was based on the speed and quality of decisions for major development over a rolling 2 year period. The threshold for speed was initially 30% and for quality, 20%. The speed threshold progressively increased and stood at 50% in 2015 whilst the quality target remained unchanged. Spelthorne has consistently exceeded these targets.</p> <p>The Department for Communities and Local Government (DCLG) has published three recent documents which have a bearing on DM. The threshold for speed has increased to 60% for majors and there is a 70% threshold for non-majors (new measure). The quality threshold for majors and non-majors (new measure) is 10%. Spelthorne has met and exceeded the targets for 2017 and 2018.</p> <p>More recent government policy announcements aim to boost the supply of housing, enable homes to be built faster and encourage higher housing densities within urban locations. A fiscal “stick and carrot” approach is proposed. The proposed 20% increase in planning fees has to be invested in improving the productivity of what is regarded as the nation-wide problem of under-resourced LPA’s. There may also be a further increase in planning fees to assist LPAs in delivering the homes their communities need. The Government has also mooted ideas to link the New Homes Bonus</p>

(NHB) to housing delivery by LPAs (devolving responsibility for delivery down to the local level).

The quality of major development is a target which will be monitored closely due to the relatively few number of major applications received. There is a real risk, in terms of major applications, of exceeding the new 10% threshold. It is imperative the Council has sound reasons to refuse an application, and that these are capable of being defended successfully at appeal. Failure to do so could expose the Council to the real risk of “designation”. Any refusal for housing development has to be fully justified in the light of paragraph 14 of the NPPF due to the lack of a 5 year housing land supply in Spelthorne and the Government’s approach to boosting housing supply and increasing densities of development. The progression of the Local Plan review will play a vital role.

Any request for an application to be called into Committee should be only if there is a *wider public interest*.

DM Officers are working within a culture of continuous performance throughout the DM process. An IT software management package which is due to go live shortly, will assist with performance management.

Officers and Councillors will benefit from an ongoing continuous training programme to assist with the quality of decision making.

It is proposed to include for information planning applications performance statistics in future Planning Committee papers. Councillors will also be updated on the consultation papers referred to in this report as appropriate.

1. Purpose

- 1.1 To advise the Committee Members on Development Management (DM) performance over the past two years and inform councillors of recent government announcements in respect of possible changes to the planning system affecting DM.

2. Background

- 2.1 Successive governments have sought to streamline the planning process by setting targets nationally for the speed that Local Planning Authorities (LPAs) determine planning applications. In the late 1990s and 2000s, financial incentives were paid to LPAs who met targets. More recently, the emphasis has been on identifying persistent poor performers, designating them as under performers and then intervening. The Government is now proposing to increase the targets and is consulting on ways to link planning performance with financial incentives.

3. The Designation Criteria and Performance

- 3.1 As part of the Growth Agenda, the Growth and Infrastructure Act 2013 saw an introduction to the “designation regime” by measuring performance based on the speed and quality of decisions for major development over a rolling 2 year period. The Department for Communities and Local Government (DCLG) introduced two separate measures to assess the performance of LPAs:

- Speed of determining major planning applications; and
- The extent to which such decisions are overturned on appeal as an indicator of the quality of decisions made by LPAs.

- 3.2 Under the designation regime, no account is taken of the performance in respect of other types of planning applications. Where an LPA is designated as underperforming, applicants *may* submit applications for major applications directly to the Planning Inspectorate to determine, thereby removing the LPA from that decision making process.

Major development is defined as:

Major – More than 10 residential units, dwellings on a site with an area of 0.5 hectares or more, 1,000 sq. m or more of new commercial floorspace or sites with an area of more than 1 hectare.

The other two categories where LPAs are assessed on performance but which do not form part of the current designation regime are:

Minor – Up to 9 residential units, up to 999 sq. m of new floorspace, changes of use

Others – mainly householder schemes

LPAs have a requirement to deal with majors within 13 weeks from the date of receipt and 8 weeks for all other planning applications, unless an extension of time is agreed with the applicant.

- 3.3 The initial designation regime stated that LPAs achieving a determination of 30% or under of major planning applications within 13 weeks are at risk of being designated as under-performing. This has increased over the years to 40% in 2014 and 50% in 2015. The threshold for the quality of major decisions was 20%. Spelthorne has consistently exceeded these targets.
- 3.4 In addition to the designation regime, LPAs are also measured on their performance based on the % of planning applications they determine within 8 or 13 weeks (or within an extension of time agreed with the applicant) as follows:

Majors – 60% within 13 weeks

Minors – 65% within 8 weeks

Others – 80% within 8 weeks

- 3.5 In the year ending September 2017, Spelthorne met all three performance measures as follows:

Table 1

<u>Majors</u>			<u>Minors</u>			<u>Others</u>		
Total	On Target	% on Target (i.e. 60%)	Total	On Target	% on Target (i.e. 65%)	Total	On Target	% on Target (i.e. 80%)
16	13	81	199	152	76	623	539	86

In addition to the above, Spelthorne LPA dealt with 626 other applications) making a total of **1464** decisions.

- 3.6 During the same year ending September 2017, the following decisions were made on other types of applications.

Table 2

Application Type	Total No Determined
Certificate of Lawful Development (Proposed)	207
Certificate of Lawful Development (Existing)	7
Prior Notifications	150
Discharge of Conditions	81
Amended Applications	28
Consultations from adjoining Boroughs	39
SCC Applications	19
SCC Discharge of Conditions	5
TPO Applications	62
TCA Applications (Trees in Conservation Areas)	21
Telecom applications	7
TOTAL	626

3.7 In addition, the LPA dealt with:

- 49** planning appeals,
- 5** enforcement appeals,
- 459** planning enquiries involving a written response and / or meetings
- 401** enforcement cases (2016).

4. Recent Government Announcements

4.1 The DCLG has published three recent documents which have a bearing on the way DM performance is, or may be, assessed. In addition, DM was referenced in the recent budget statement on 22 November 2017.

Improving Planning Performance: Criteria for Designation (Revised 2016)

4.2 The Housing and Planning Act 2016 changed the designation regime to widen the definition of the applications to be included and to raise the bar on the thresholds LPAs would be required to meet with effect from 2017.

4.3 The performance of LPAs in determining major and non-major development is to be assessed separately, meaning that an authority could be “designated” on the basis of its performance on major development, on non-major development, or both. These two categories will be assessed against two separate measures of performance:

- The speed applications are dealt with measured by the proportion of applications that are determined within the statutory time or an agreed extended period; and,
- The quality of decisions measured by the proportion of decisions on applications that are subsequently overturned at appeal

4.4 Consequently, the performance of LPA's will be assessed separately against:

- The **speed** of determining applications for **major** development
- The **quality** of decisions made by the authority on applications for **major** development;
- The **speed** of determining applications for **non-major** development;
- The **quality** of decisions made by the authority on applications for **non-major** development.

4.5 The Secretary of State will decide once a year whether any "designation" should be made or lifted. If an LPA is at risk of designation for one or more categories, the DCLG will write to the LPAs requesting any data corrections or exceptional circumstances that would make a "designation" unreasonable. Where an authority is "designated", applicants may apply directly to the Planning Inspectorate for the category of applications (major, non-major or both) for which the authority has been "designated". The exception is where an authority is designated for non-major development, householder applications and retrospective applications. Applicants will not be able to submit these applications to the Planning Inspectorate as these are best dealt with locally. Soon after a designation is made the LPA is expected to prepare an "action plan" addressing areas of weakness that contributed to its under-performance. Appendix 1 contains a flow chart setting out the designation process.

4.6 The following table provides an overview of the thresholds and assessment period for 2017 and 2018 and Spelthorne's performance.

Table 3

Measure and type of Application	2017 Threshold and assessment period	Spelthorne's Performance	2018 Threshold and assessment period	Spelthorne's Performance
Speed of major Development	50% (October 2014 to September 2016)	94%	60% (October 2015 to September 2017)	85%
Quality of major Development	N/A quality is not being assessed in this designation round	N/A	10% (April 2015 to March 2017)	4.2%
Speed of non-major Development	65% (October 2014 to September 2016)	74%	70% (October 2015 to September 2017)	82%
Quality of non-major Development	N/A quality is not being assessed in this designation round	N/A	10% (April 2015 to March 2017)	1.7%

It can be seen that Spelthorne has met and exceeded all four targets for the two threshold periods.

Planning Appeals Decisions

- 4.7 The assessment of the quality of decision making by LPA's is measured by the proportion of decisions on applications that are subsequently overturned at appeal. The current assessment for 2018 is based on planning applications decided between April 2015 to March 2017. The statistics allow for a period of 9 months elapsing following the end of the assessment period to allow time for an appeal to be lodged and decided.

4.8 The appeals relating to Spelthorne for the period in question are attached as Appendix 2. Also attached as Appendix 3, are the appeal decisions relating to enforcement cases although it should be noted that these are not currently used to measure the Council's performance. In summary:

- There were 95 appeal decisions, 77 planning appeals and 18 enforcement appeals. Of these, 60 were dismissed or had a split decision and 35 were allowed.
- One appeal lodged (Brooklands) is undecided and six (two planning and four enforcement appeals) have been withdrawn.
- The number of planning appeals compares with a total of 3056 applications which were determined during this period, resulting in just 1.01% of all planning appeal decisions made being allowed at appeal. It should be noted that the table in Appendix 2 refers to all appeals including adverts, T56 telecoms, amendments to conditions, Certificates of Lawfulness and Listed Building Consents of which there were 10 (5 allowed and 5 dismissed). These do not constitute non-major development as defined in the table above and are not, therefore, currently used by the Government to assess the quality of decision making.
- There were also 17 enforcement appeals lodged during the same period; April 2015 – March 2017. Of these, 14 have been dismissed or had a split decision and 3 have been allowed. These are not included within the quality assessment.

Planning Committee Overturns

4.9 Between April 2015 to March 2017 four planning applications were overturned by the Planning Committee. These are summarised in the following table:

Table 4

Planning Application no.	Site	Proposal	Officer Rec App/ Ref	Cttee Decision App/ Ref	Appeal	Appeal Decision
16/01593/HOU	19 Clifford Grove Ashford	Erection of an outbuilding (retrospective)	App	Ref	Yes	Allowed
16/00972/FUL	Former Brooklands College Church Road Ashford	366 dwellings, Commercial and D1 floorspace, open space, parking	App	Ref	Yes	Public Inquiry 20 - 23 February 2018
16/01349/FUL	Land to west of 26/28 Peregrine Road & 181 Nursery Road Sunbury	Erection of a detached two-storey building for the purposes of special needs housing (Use Class C2) together with associated entrance gates, access, parking and landscaping.	Ref	App	N/A	N/A
17/00130/HOU	104 Avondale Avenue Staines-upon-Thames	Erection of an outbuilding (retrospective)	App	Ref	Yes	Allowed

4.10 From the table above, it can be seen that three applications were overturned and refused planning permission. Of these, two were allowed on appeal and the third is subject to a public inquiry to commence on 20 February 2018. The application which was approved, was based on a decision that very special circumstances existed to justify development within the Green Belt.

The White Paper, Fixing our Broken Housing Market (February 2017)

4.11 This sets out proposals to tackle the housing challenge the country faces and aims to increase the provision of housing. The White Paper identified four main areas for action:

a) planning for the right homes in the right places - to make sure enough land is released, best possible use is made of that land, and local communities have more control over where development goes and what it looks like;

- b) building homes faster – where communities have planned for new homes, ensuring those plans are delivered to the timescales expected;
- c) diversifying the market – to address the lack of innovation and competition in the home-building market; and
- d) helping people now – tackling the impacts of the housing shortage on ordinary households and communities.

- 4.12 The Government’s overall aim is to “boost housing supply and in the long term create a more efficient housing market”. One of the ways set out to achieve (a) is to make ‘better use of land for housing by encouraging higher densities where appropriate such as in urban locations where there is high housing demand.’ The second aim focused on increasing the speed of housing delivery. The White Paper also referred to an increase in planning fees to assist Local Planning Authorities in housing delivery (this is referred to in more detail within the next section).
- 4.13 The Government proposes to amend the National Planning Policy Framework early in 2018 to reflect the changes to national policy.

Planning for the Right Homes in the Right Places: Consultation Proposals (September 2017)

- 4.14 This follows on from the housing White Paper, and seeks views on changes to national policy to help LPA’s and communities plan for and deliver the homes they need. The paper outlines a number of measures to assist in homes being built faster. Many of these related to the Local Plan process which is not a matter for the Planning Committee. However, the Government did make recommendations and suggestions relating to Planning Fees.
- 4.15 The Government recognises that there is a significant, nationwide problem of under-resourced LPAs. The White Paper referred to increasing national planning fees by 20% and confirmed that regulations would be brought forward “at the earliest opportunity which, subject to Parliamentary scrutiny, enable local authorities to increase fees.” The requirement is that the additional fee income would be committed to improving the productivity of LPA’s planning departments. The draft regulations were issued in October 2017. This will be the first increase in planning fees since 2012.
- 4.16 The consultation proposals also comment that “fees help to secure the financial sustainability of planning departments, ensuring that the planning system has the right level of skills and capacity to assess and make the important decisions affecting the locality, supporting appropriate local growth and the new homes we are committed to see delivered”. The Paper recognises that “many local planning authorities have to invest additional financial resource into their planning services

to supplement fee income to meet the challenge of delivering new homes.” The Paper makes it clear that the Government wants “to support these authorities, particularly those that need additional specialist skills for, or are incurring additional costs in, undertaking their planning functions to support the delivery of well-designed and attractive new homes for their local area”. The housing White Paper suggested that a further 20% could be applied to those authorities who are “delivering the homes their communities need”. However, it should be noted that there is a national shortage of trained planners and recruitment locally will always be a challenge.

The 2018-19 Local Government Finance Settlement Technical Consultation Paper (September 2017)

- 4.17 In the late 1990s and 2000s, financial incentives in the form of the Housing and Planning Delivery Grant were paid to LPAs who met top-down regional targets which aimed to improve housing delivery. This was replaced in 2011 with the New Homes Bonus (NHB) which aimed to incentivise local authorities to increase their housing supply.
- 4.18 The finance consultation paper covers proposals for the local government finance settlement for 2018-19. Section 3 of the paper deals with possible changes to the NHB. The NHB sought to encourage LPA’s to grant planning permissions for new houses in return for additional revenue. Under the scheme, the Government has been matching the Council Tax raised on each new home built for a period of six years. Local authorities are not obliged to use the NHB funding for housing development. The amount Spelthorne receives is significant and has been used to support the overall Revenue Budget. However, it should be noted that in 2017-2018 the Government reduced the size of the national NHB pot by a third in order to transfer funds towards adult social care. Below are the sums received following its introduction:

2011-2012	£230,000
2012-2013	£541,000
2013-2014	£910,300
2014-2015	£1,218,600
2015-2016	£1,564,400
2016-2017	£1,896,600
2017-2018	£1,530,900
Total	£7,891,800

- 4.19 The Finance Consultation paper considers options for linking future NHB payments to planning effectively for new homes. It is considering “withholding the part of the Bonus from authorities not planning effectively for new homes from 2018-19”. The Government also intend to go further in 2019-20 by possibly linking payment of the bonus to the

"housing delivery test" (a proposed test to ensure that homes are delivered on land allocated in local plans) but this will be subject to further consultation in due course.

4.20 The current proposals suggest the following ways of **possibly** linking the NHB and planning effectively:

1) Under the current scheme, councils receive the same reward for homes granted permission by the authority as they do for development granted on appeal. A 'by unit' methodology would reduce the NHB payment in line with the number of homes allowed on appeal. This would mean that Spelthorne would *only* receive the NHB for the homes *the authority has approved*.

2) An alternative approach looks at the quality of decision making by LPAs as set out in table 3 above. This approach would link NHB allocations to the ratio of successful appeals of residential planning decisions (major and minor) over an annual period. At the time that the NHB allocations are made, the number of successful appeals/appeals allowed by the Planning Inspectorate (PINS) divided by the number of decisions made, in the last financial year, would result in a percentage reduction to be applied to the NHB allocation for the following financial year:

$\frac{\text{Residential appeals allowed by PINS}}{\text{Residential decisions made by the LPA}} \times 100 = \% \text{ reduction in NHB allocation}$

Summary of Recent Government Announcements

4.21 In the DCLG paper on Improving Planning Performance: Criteria for Designation the overall approach was to widen the definition of the applications to be included within the designation regime and to raise the bar on the thresholds that LPAs will be required to meet. The White Paper, *Fixing our Broken Housing Market* set out proposals to tackle the housing challenge the country faces and is aimed at increasing the provision of housing, to boost housing supply and in the long term create a more efficient housing market.

4.22 The Planning for the Right Homes in the Right Places: Consultation Proposals, outlined a number of measures to assist in homes being built faster. Many of these related to Local Planning, but there was a promise to increase planning application fees which will need to be ring fenced to assist in LPAs meeting the challenge of delivering new homes. The proposals also suggested that a further 20% on the current fee level could be applied to those authorities who are delivering the homes their communities need.

4.23 The 2018-19 Local Government Finance Settlement Technical Consultation Paper considered options for linking future NHB payments to planning effectively for new homes. The options include linking

payment of the NHB to housing land supply or to local housing need, only receiving the NHB for housing granted by LPAs and not those allowed on appeal and/or using the quality of decision making by planning authorities by linking NHB allocations to the ratio of successful appeals to residential planning decisions (major and minor) over an annual period.

Budget (22 November 2017)

- 4.24 The Government made a number of announcements concerning planning in the recent budget statement. These include consulting on measures to increase housing density in urban areas and proposals to speed up the development process. It is expected that further details will follow in due course.

5. Implications, Risks and Actions for Spelthorne

- 5.1 The LPA has met and exceeded the new speed targets for both major and non-major developments in both assessment periods; 2017 and 2018. Officers will continue to work hard to ensure these targets are met in the future.
- 5.2 The LPA has also met the new quality targets for both major and non-major developments. However, the quality of major development is a target which officers will have to monitor closely because of the relatively few number of major applications the Council receives. There is a real risk of performance, in terms of major applications, exceeding the new 10% threshold. In the two year period April 2015 to March 2017, the Council received 24 major planning applications, four of which went to appeal and one was allowed. One appeal out of 24 = 4.2%. However, if two appeals had been allowed, the figure would be closer to 10% at 8.4%, whilst three appeals would take the council over the designation threshold to 12.6%. Continuous monitoring against this criterion is essential.
- 5.3 When refusing a planning application, it is imperative that the Council has sound reasons that are capable of being defended successfully at appeal. Failure to do so could expose the Council to the real risk of "designation". The rigorous defence of appeals will continue to require appropriate resources. Any refusal for housing development has to be fully justified in the light of paragraph 14 of the NPPF due to the lack of a 5 year housing land supply in Spelthorne and the Government's approach to boosting housing supply and increasing densities of development.
- 5.4 An up to date plan gives greater certainty to all those involved in the development process and the local community. Decisions based on an up to date plan and Supplementary guidance which is consistent with

the NPPF are more easily defended at appeal. This in turn ensures that the risk designation based on appeals is minimised.

- 5.5 DM Officers will continue to closely monitoring committee overturns, although the number of these has been relatively small. There have been three which have gone to appeal, two non-majors which were allowed and one major appeal where the decision is awaited (Brooklands). All members have recently been reminded of the requirements of the Planning Code and in particular the “call in” procedure. The guiding principle of a “call-in” is that there is a *wider public interest* in the application being considered by the Committee.
- 5.6 The DM Officers are working within a performance plan to achieve a culture of continuous performance throughout the Development Management process.
- 5.7 The DM Service uses Uniform for its computer software to manage the planning application process. It has invested in a software management package known as Enterprise to act as a management tool for planning officers. It is anticipated that the first stage will ‘go live’ shortly with further developments during the first part of next year. This will help officers move towards an agile working practice and reduce paper, better manage the application process, and closely monitor the speed of determination (in particular any agreed extensions of time).
- 5.8 It has always been essential for officers and members to undergo regular planning training, including legislative changes and this is on-going requirement. At the time of writing this report, officers and members will have undertaken training on affordable housing and the viability process with further training planned in the New Year, including design and density (especially on how this can achieved in town centres).
- 5.9 The White Paper and other consultation proposals issued in 2017 have placed a greater emphasis on linking housing delivery with financial rewards or penalties. DM officers will be looking closely at their assessment of residential applications to ensure as many dwellings as possible are provided on site whilst still providing high quality developments which protect the amenity of surrounding dwellings. The proposed external design and density training for officers and members will continue to assist with the quality of decision making. The progression of the Local Plan review also plays an important role, given that the Borough does not have a 5 year housing land supply. Officers and Members will need to be mindful of this whenever they are looking to refuse an application for housing.
- 5.10 It is proposed to include (for information) performance statistics in future Planning Committee papers. Members will also be updated on the consultation papers referred to in this report as appropriate.

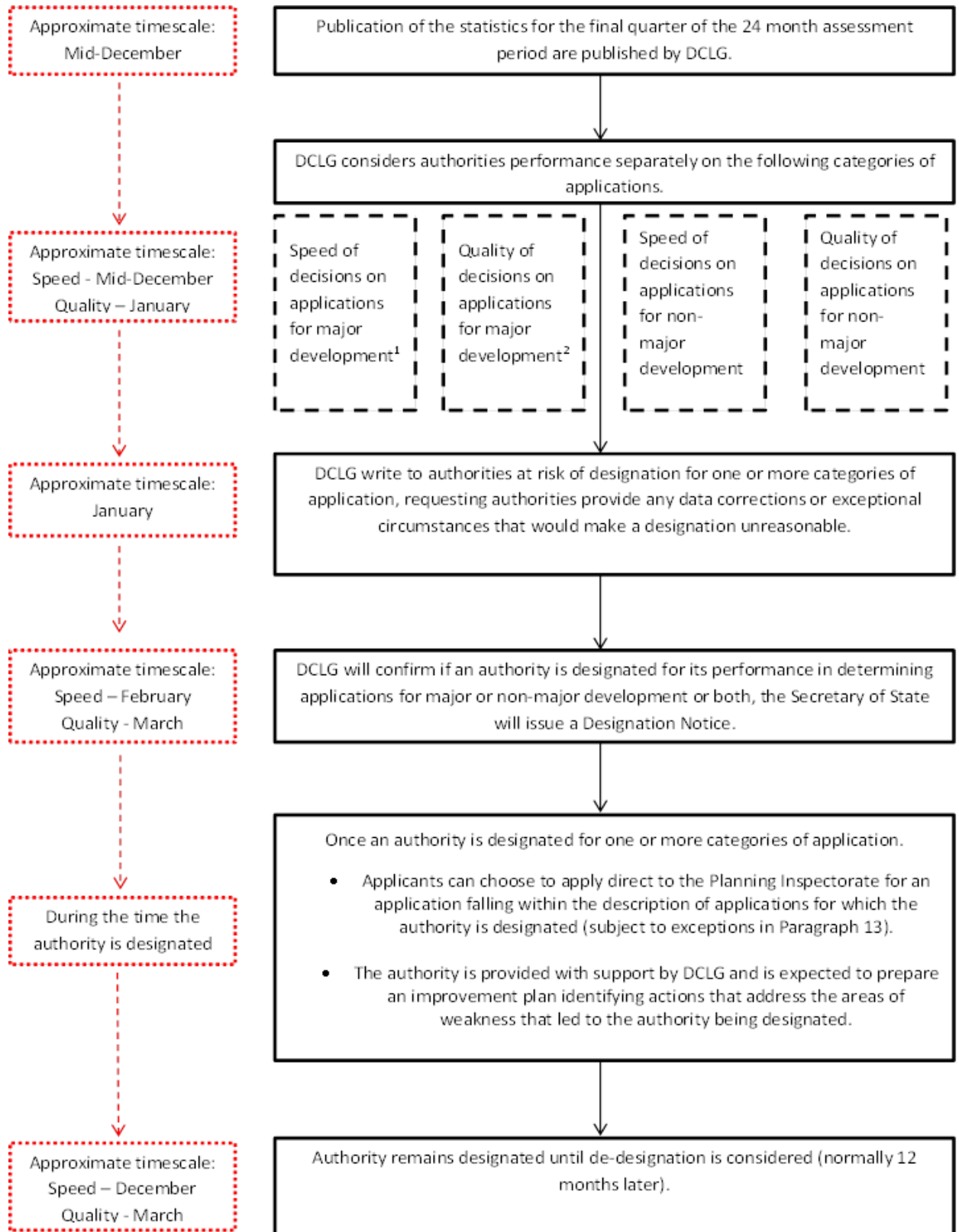
6. Recommendation

- 6.1 It is recommended that the Committee notes the changes the government has made to assessing the performance of local planning authorities.

List of Appendices

- The Designation Process
- Planning Appeal Decisions for applications determined April 2015 – March 2017
- Planning Enforcement Appeal Decisions for appeals lodged April 2015 – March 2017

Designation Process



¹ For unitary authorities, both district and county matter applications will be assessed separately.

² For unitary authorities, both district and county matter applications will be assessed separately.

Planning Appeal Decisions for Applications Determined April 2015 to March 2017

APPENDIX 2

Appeal Allowed	
Appeal Dismissed	

APP – Approve

REF - Refused

APPLN NO	ADDRESS	PROPOSAL	RECMNDATN	DECSN	DATE DECN	DATE LODGED	DATE DECN	DECN TYPE
15/00142/HOU	14 Comet Road Stanwell Staines-upon-Thames TW19 7HP	Erection of two storey side extension, single storey front side and rear extensions and conversion of existing detached garage to habitable room.	REF	REF	09/04/2015	28/07/2015	01/10/2015	DISMISSED
15/00248/FUL	136A Chesterfield Road Ashford TW15 3PD	Conversion of existing dwelling into a house of multiple occupancy (HMO) for 8 people involving conversion of garage to habitable accommodation.	REF	REF	20/04/2015	03/11/2015	08/01/2016	ALLOWED
15/00217/HOU	Splash Cottage Parke Road Sunbury On Thames TW16 6BS	Erection of first floor extension, enclosure of existing ground floor balcony and creating larger basement by enclosing walled area	REF	REF	29/05/2015	21/09/2015	09/12/2015	DISMISSED
15/00363/FUL	62 Kenilworth Road Ashford TW15 3EL	Erection of detached bungalow following demolition of existing garage and part ground floor of existing dwelling. Conversion of existing dwelling into 2 houses with associated access and parking, erection of porch.	REF	REF	04/06/2015	13/10/2015	23/12/2015	ALLOWED
14/01944/LBC	25-27 High Street Stanwell Staines-upon-Thames TW19 7JR	Erection of 2 no. 3 bed houses, conversion of existing grade II Listed Building into 2 no. dwellings and erection of detached garage/orangery building, along with associated parking and landscaping following demolition of existing pool house and garage (AMENDED PLANS)	REF	REF	08/06/2015	30/11/2015	26/05/2016	ALLOWED
14/01943/FUL	25-27 High Street Stanwell Staines-upon-Thames TW19 7JR	Erection of 2 no. 3 bed houses, conversion of existing grade II Listed Building into 2 no. dwellings and erection of detached garage/orangery building, along with associated parking and landscaping following demolition of existing pool house and garage. (AMENDED PLANS)	REF	REF	08/06/2015	30/11/2015	26/05/2016	DISMISSED
15/00394/HOU	46 Thames Meadow Shepperton TW17 8LT	The erection of a single storey front porch and roof alterations at the rear that would include raising of the roof height and the installation of a Juliet balcony.	REF	REF	09/06/2015	07/07/2015	02/02/2016	DISMISSED
14/01480/HOU	15 Sunbury Court Island Sunbury On Thames	Retention of existing ancillary outbuilding and associated raised decking.	REF	REF	15/06/2015	14/08/2015	11/04/2016	ALLOWED

APPLN NO	ADDRESS	PROPOSAL	RECMNDATN	DECSN	DATE DECN	DATE LODGED	DATE DECN	DECN TYPE
	TW16 5PP							
15/00439/FUL	38 Willowbrook Road Stanwell Staines-upon-Thames TW19 7AB	Conversion of existing dwelling into 3 no. flats with associated parking and amenity space, and erection of two single storey rear extensions	REF	REF	15/06/2015	18/11/2015	08/01/2016	ALLOWED
15/00277/HOU	15 Sunbury Court Island Sunbury On Thames TW16 5PP	Retention of existing detached outbuilding and associated raised decking.	REF	REF	15/06/2015	14/08/2015	11/04/2016	DISMISSED
15/00598/HOU	48 Richmond Road Staines-upon-Thames TW18 2AB	Erection of part single storey, part two storey rear extension	REF	REF	02/07/2015	03/09/2015	17/12/2015	ALLOWED
15/00691/FUL	218 Stanwell Road Ashford TW15 3QU	Subdivision of existing dwelling to one 1xbed dwelling and one 3xbed dwelling following demolition of existing conservatory.	REF	REF	09/07/2015	03/11/2015	08/01/2016	DISMISSED
15/00748/HOU	37 Harrow Road Ashford TW14 8RT	Erection of a two storey side extension and part two storey part single storey rear extension.	REF	REF	23/07/2015	09/10/2015	26/01/2016	DISMISSED
15/00284/FUL	Land To The South West Of Dolphin Road South And To The Rear Of 170 Windmill Road Sunbury On Thames	Erection of a 45.1metre lattice telecommunications tower together with associated equipment compound (to replace existing tower at Brooklands Close.)	REF	REF	27/07/2015	18/09/2015	11/02/2016	DISMISSED
15/00702/HOU	30 Desford Way Ashford TW15 3AT	Erection of single storey rear extension.	REF	REF	17/08/2015	28/09/2015	04/01/2016	ALLOWED
15/00950/HOU	187 The Avenue Sunbury On Thames TW16 5EH	Erection of first floor side extension, two storey rear extension, loft conversion incorporating side and rear dormer window to create habitable accommodation in the roofspace, erection of single storey rear extension and pitched roof over front porch (amended from previous approved scheme 14/02153/HOU)	REF	REF	25/08/2015	05/11/2015	15/02/2016	ALLOWED
15/01136/FUL	8 Edward Way Ashford TW15 3AY	Erection of two storey side extension and part single story rear extension to create a 2 bedroom self contained unit, installation of solar panels on the side elevation together with associated external and internal alterations including the provision of off street car parking spaces, refuse and cycle stores.	REF	REF	07/10/2015	10/03/2016	19/05/2016	DISMISSED

APPLN NO	ADDRESS	PROPOSAL	RECMNDATN	DECSN	DATE DECN	DATE LODGED	DATE DECN	DECN TYPE
15/00427/FUL	6 Green Lane Shepperton TW17 8DW	Demolition of property and erection of a part three storey/part two storey block of 6 flats, comprising of 4 no. 1 bed and 2 no.2 bed units with associated hard and soft landscaping.	REF	REF	08/10/2015	21/04/2015	07/07/2016	ALLOWED
15/00333/FUL	Land adjoining The Point And Church Island House Church Island Staines-upon-Thames	Change of use of land from a leisure mooring to a residential mooring.	REF	REF	12/10/2015	25/01/2016	01/07/2016	DISMISSED
15/01174/FUL	381 - 385 Staines Road West Ashford TW15 1RH	Erection of 5 no. two bed terraced houses to the front of the site and 4 no. dwellings (comprising 1 no. 2 bed chalet bungalow, 2 no. three bed semi-detached houses and 1 no. four bed detached house) to the rear of the site, all with associated parking, amenity and landscaping. Formation of a new vehicular access to the site, following demolition of existing dwellings and commercial buildings.	REF	REF	23/10/2015	21/04/2016	17/08/2016	DISMISSED
15/01167/HOU	Cockaigne Sandhills Meadow Shepperton TW17 9HY	Erection of part 2 storey and part single storey rear extension, installation of ground floor window and velux roof light in western elevation, installation of rear dormer window with associated railings and provision of rear 200mm raised terrace with hand rails and steps.	REF	REF	26/10/2015	18/01/2016	08/04/2016	DISMISSED
15/01166/HOU	Cockaigne Sandhills Meadow Shepperton TW17 9HY	Erection of single storey rear extension, installation of ground floor window in western elevation, installation of rear dormer window with associated railings and provision of rear 600mm raised terrace with hand rails and steps.	REF	REF	26/10/2015	18/01/2016	08/04/2016	DISMISSED
15/01294/HOU	Willowmead Dunally Park Shepperton TW17 8LJ	Erection of a part two storey, part single storey front extension incorporating a garage at ground floor and bedroom above.	REF	REF	23/11/2015	20/01/2016	12/04/2016	DISMISSED
15/01340/HOU	103 Watersplash Road Shepperton TW17 0EE	Erection of a two storey rear extension, the installation of a ground floor side window and first floor side window within the northern elevation, and the erection of a detached outbuilding following the demolition of the existing detached garage.	REF	REF	04/12/2015	12/01/2016	05/04/2016	DISMISSED
15/01375/HOU	187 The Avenue Sunbury On Thames TW16 5EH	Erection of first floor side extension, two storey rear extension, loft conversion incorporating side dormers of both roof flanks and rear dormer to create habitable accommodation in the roofspace, erection of single storey rear extension and pitched roof over front porch (amended from previous refused scheme)	REF	REF	22/12/2015	12/02/2016	12/05/2016	ALLOWED

APPLN NO	ADDRESS	PROPOSAL	RECMNDATN	DECSN	DATE DECN	DATE LODGED	DATE DECN	DECN TYPE
		15/00950/HOU)						
15/01478/FUL	16 Springfield Road Ashford TW15 2LR	Use of existing dwelling as a house of multiple occupation.	REF	REF	24/12/2015	22/04/2016	17/08/2016	ALLOWED
15/00984/HOU	Brookside 2 Spout Lane Stanwell Moor Staines-upon-Thames TW19 6BN	The erection of a first floor/roof extension that would include a hip to gable alteration within the front elevation and western side elevation and the installation of a dormer within the eastern and western side elevations.	REF	REF	06/01/2016	01/04/2016	13/06/2016	DISMISSED
15/01531/HOU	28 Crescent Road Shepperton TW17 8BN	Erection of a first floor side extension and other alterations to dwellinghouse	REF	REF	11/01/2016	12/02/2016	17/05/2016	ALLOWED
15/01299/OUT	525 Staines Road West Ashford TW15 2AB	Outline Planning permission for the erection of 2 no. semi-detached dwellings (to consider access, layout and scale)	REF	REF	14/01/2016	02/06/2016	10/08/2016	DISMISSED
15/01144/FUL	Land Rear Of 273-275 Laleham Road Shepperton TW17 0DF	Erection of detached bungalow with ancillary parking following demolition of existing garage	REF	REF	20/01/2016	29/09/2016	12/12/2016	DISMISSED
15/01528/FUL	Existing Access To South Of 171 Upper Halliford Road Shepperton TW17 8SN	Alterations to existing access	REF	REF	25/01/2016	06/10/2016	06/01/2017	DISMISSED
15/01706/HOU	Montrose Abbey Road, Off Towpath Shepperton TW17 9JA	Erection of a pitched roof with 3 no. dormers to create first floor accommodation.	REF	REF	10/02/2016	30/03/2016	07/06/2016	ALLOWED
15/01412/FUL	7, 9 And 11 Manygate Lane Shepperton TW17 9EQ	Demolition of existing houses and erection of a new building with three floors of accommodation to provide 16 no. 1 bed and 9 no. 2 bed sheltered apartments for the elderly including communal facilities. Creation of new access, associated parking area and landscaping.	REF	REF	01/03/2016	31/08/2016	12/12/2016	DISMISSED
15/01620/HOU	35 Avondale Avenue Staines-upon-Thames TW18 2PL	Erection of single storey rear extension and enlarged conservatory. Erection of new roof with higher ridge height and 6 no. side facing dormers to provide accommodation in the roof space.	Appeal against condition imposed	Appeal against condition imposed	01/03/2016	17/10/2016	22/12/2017	DISMISSED
15/01670/HOU	13 Station Crescent Ashford	Erection of new dormers in front and rear elevations of roof and enlarged dormer in rear elevation. New porch	REF	REF	02/03/2016	09/06/2016	15/08/2016	SPLIT

APPLN NO	ADDRESS	PROPOSAL	RECMNDATN	DECSN	DATE DECN	DATE LODGED	DATE DECN	DECN TYPE
	TW15 3JJ	with pitched roof over						
16/00135/FUL	The Paddocks Rear Of 237 - 245 Hithermoor Road Stanwell Moor Staines-upon-Thames TW19 6AZ	Siting of static mobile home for one family.	REF	REF	24/03/2016	27/09/2017	27/09/2017	ALLOWED
16/00162/HOU	8 Wychwood Close Sunbury On Thames TW16 7RF	Erection of a part two storey, part single storey rear extension	REF	REF	30/03/2016	27/05/2016	30/08/2016	ALLOWED
16/00001/HOU	15 Stanwell Gardens Stanwell Staines-upon-Thames TW19 7JY	Hip to gable roof alteration with a rear dormer and installation of rooflights in front elevation, as well as erection of a part single, part two storey rear and side extension.	REF	REF	14/04/2016	27/07/2016	06/09/2016	DISMISSED
15/01198/FUL	194A Laleham Road Staines-upon-Thames TW18 2PA	Installation of 36 no. roof vents, solar panels on roof of single storey element to rear of property, change centre window on first floor on east (front) elevation to an opening door and installation of balustrade to allow existing flat roof to be used as a terrace.	REF	REF	22/04/2016	28/02/2017	19/05/2017	DISMISSED
16/00470/HOU	294 London Road Staines-upon-Thames TW18 4JQ	Erection of a single storey rear extension following demolition of existing single storey rear element.	REF	REF	17/05/2016	29/09/2016	24/11/2016	ALLOWED
16/00194/FUL	418 Staines Road West Ashford TW15 1RZ	Erection of a single storey dwellinghouse with basement	REF	REF	27/05/2016	26/10/2016	19/01/2017	DISMISSED
16/00444/FUL	132 Viola Avenue Stanwell Staines-upon-Thames TW19 7SE	Erection of part single storey/ part two storey rear extension to facilitate the change of use of existing dwellinghouse to two self-contained flats.	REF	REF	07/06/2016	26/10/2016	26/01/2017	DISMISSED
16/00638/FUL	103 London Road Staines-upon-Thames TW18 4HN	Erection of an additional floor level to the previously approved scheme (13/01021/FUL) to provide 1 no. two bedroom apartment.	REF	REF	17/06/2016	23/01/2017	01/06/2017	ALLOWED
16/00618/FUL	218 Stanwell Road Ashford TW15 3QU	Subdivision of existing dwelling to one 1 x bed dwelling and one 3 x bed dwelling.	REF	REF	27/06/2016	06/10/2016	12/12/2016	DISMISSED
16/00488/CPD	50 Hogarth Avenue Ashford TW15 1QA	Certificate of lawfulness for the proposed development of loft alterations including a hip to gable alteration, the installation of a rear facing dormer, a single storey rear extension and a detached outbuilding.	REF	REF	27/06/2016	11/01/2017	15/06/2017	DISMISSED

APPLN NO	ADDRESS	PROPOSAL	RECMNDATN	DECSN	DATE DECN	DATE LODGED	DATE DECN	DECN TYPE
16/00460/FUL	81 Garrick Close Staines-upon-Thames TW18 2PH	Insertion of kitchen extraction system and change of use from Use Class A1 (Retail) to Use Class A5 (hot food takeaway)	REF	REF	28/06/2016	26/10/2016	03/02/2017	DISMISSED
16/00746/HOU	57 Rosefield Road Staines-upon-Thames TW18 4NB	Proposed hip to gable roof alteration with a rear dormer and three rooflights in the front elevation to join up with a proposed first floor side extension above the existing side extension	REF	REF	06/07/2016	05/12/2016	27/01/2017	DISMISSED
16/00840/T56	Highway Verge Worple Road Adjacent To Corner Of Hurstdene Avenue Staines	Installation of a 12.5m telecommunications dual user replica telegraph pole and 1 no. equipment cabinet.	REF	REF	14/07/2016	17/10/2016	22/12/2016	ALLOWED
16/00783/FUL	Land Rear Of 59 Vicarage Road Sunbury On Thames	Erection of a two storey, one bedroom dwellinghouse following demolition of the existing garages	REF	REF	19/07/2016	20/01/2017	11/04/2017	DISMISSED
16/00904/FUL	Rear Of 52 Nursery Road Sunbury On Thames TW16 6LG	Proposed conversion of annex building to a two bedroomed two storey house	REF	REF	28/07/2016	26/10/2016	11/01/2017	DISMISSED
16/00579/FUL	Magnolia Ferry Lane Shepperton TW17 9LH	Retrospective application for the retention of an agricultural barn	REF	REF	01/08/2016	12/10/2016	17/01/2017	ALLOWED
16/00890/HOU	38 Vereker Drive Sunbury On Thames TW16 6HF	Erection of a two storey rear extension	REF	REF	03/08/2016	26/10/2016	13/01/2017	ALLOWED
16/00536/FUL	The Boatyard Clarks Wharf Thames Street Sunbury On Thames TW16 5QG	Retention of an open-sided boat and car parking area.	REF	REF	08/08/2016	04/01/2017	14/06/2017	ALLOWED
16/01002/FUL	24 Hannibal Road Stanwell Staines-upon-Thames TW19 7HH	Conversion of existing dwelling into 1 x three bed dwelling and 1 x two bed dwelling with associated parking and amenity space. (amended from previous refusal 15/00980/FUL)	REF	REF	16/08/2016	11/10/2016	14/12/2016	DISMISSED
16/00970/HOU	22 Broomfield Sunbury On Thames TW16 6SW	Erection of detached summer house/log cabin to rear.	REF	REF	19/08/2016	01/11/2016	02/12/2016	DISMISSED

APPLN NO	ADDRESS	PROPOSAL	RECMNDATN	DECSN	DATE DECN	DATE LODGED	DATE DECN	DECN TYPE
16/01194/HOU	13 Montford Road Sunbury On Thames TW16 6EJ	Erection of two storey front extension following demolition of existing porch.	REF	REF	13/09/2016	02/11/2016	30/11/2016	DISMISSED
16/01333/T56	Grass Verge On Northern Side Of Staines Road East Sunbury On Thames TW16 5PU	Installation of a 13.5m high T range column with 4 no. shrouded antennas along with associated ancillary works.	REF	REF	19/09/2016	04/01/2017	24/03/2017	ALLOWED
16/01264/HOU	81 Old Charlton Road Shepperton TW17 8BT	Erection of part two storey, part single storey rear extension and creation of pitched roof over existing flat roof of existing two storey extension.	REF	REF	21/09/2016	01/12/2016	13/01/2017	ALLOWED
16/01162/HOU	5 Cavendish Court Sunbury On Thames TW16 7SH	Erection of two storey side extension.	REF	REF	26/09/2016	04/01/2017	14/02/2017	DISMISSED
16/01641/LBC	Fresh Image Training 13 - 15 High Street Staines-upon-Thames TW18 4QY	Display of advertisement for gym (retrospective) on side wall	REF	REF	21/10/2016	24/07/2017	16/10/2017	DISMISSED
16/01326/FUL	8 - 12 Clarendon Road Ashford TW15 2QE	Demolition of existing buildings and erection of two no. 2 storey blocks comprising 10 flats (4 no. 1 bed and 6 no. 2 bed) together with associated parking and amenity space (amendment to PP ref 15/01106/OUT)	REF	REF	07/11/2016	01/03/2017	26/05/2017	ALLOWED
16/00730/HOU	95 Worples Avenue Staines-upon-Thames TW18 1HY	Erection of a first floor rear extension above the existing extension	NFA	NFA	16/11/2016	20/10/2016	13/01/2017	DISMISSED
16/01529/HOU	77 Thames Side Staines-upon-Thames TW18 2HF	Erection of 2-storey side and rear extensions, formation of new roof to create a 2-storey dwellinghouse, single storey riverside extension, creation of balconies, and erection of detached garage	N/A	N/A	16/11/2016	29/11/2016	21/02/2017	ALLOWED
16/01593/HOU	19 Clifford Grove Ashford TW15 2JS	Erection of an outbuilding (retrospective)	APP	REF	17/11/2016	11/01/2017	13/02/2017	ALLOWED COMMITTEE OVERTURN
16/01790/HOU	84 Groveley Road Sunbury On Thames TW16 7LB	Erection of a first floor extension to provide habitable accommodation, associated roof alterations including raising of the ridge height, re-cladding of existing outer brickwork with red brick, and alterations to ground floor windows	REF	REF	15/12/2016	08/02/2017	21/03/2017	DISMISSED
16/01803/FUL	31 Glebeland Gardens	Erection of two storey side extension to existing dwelling	REF	REF	16/12/2016	25/04/2017	27/07/2017	DISMISSED

APPLN NO	ADDRESS	PROPOSAL	RECMNDATN	DECSN	DATE DECN	DATE LODGED	DATE DECN	DECN TYPE
	Shepperton TW17 9DH	to create a one bedroom maisonette.						
16/01818/RVC	72 Charles Road Laleham Staines-upon-Thames TW18 1JX	Variation of Condition 3 of PA ref 14/01091/HOU to reword the condition regarding the use of the existing outbuilding, to allow it to be used ancillary,(including a bedroom) to the domestic enjoyment of the main house by a family member	REF	REF	21/12/2016	29/03/2017	29/06/2017	ALLOWED
16/00799/FUL	The Wendy Hut 57 Lower Hampton Road Sunbury On Thames TW16 5PR	Erection of building for recreational purposes, following demolition of 3 existing buildings.	REF	REF	03/01/2017	10/03/2017	05/06/2017	DISMISSED
16/01741/CPD	10 Gloucester Crescent Laleham Staines-upon-Thames TW18 1PS	Certificate of Lawfulness for proposed hip to gable roof alteration, rear facing dormer and 4 no. roof lights in front elevation.	REF	REF	11/01/2017	22/02/2017	11/08/2017	DISMISSED
16/01933/HOU	13 Hallows Grove Sunbury On Thames TW16 7LP	Erection of 3 dormer windows in the side elevation in connection with the conversion of the roof space into habitable accommodation.	REF	REF	16/01/2017	05/04/2017	17/05/2017	DISMISSED
16/01940/T56	Petersfield Road Junction With Fenton Avenue Staines-upon-Thames TW18 1DE	Removal of the existing 8m telegraph pole and installation of 10m alpha tower and pogona cabinet and associated development.	REF	REF	24/01/2017	30/05/2017	05/09/2017	ALLOWED
16/01953/T56	Communication Station Adjacent To 2 Worple Avenue Staines-upon-Thames	Replacement of existing 8m monopole and the installation of a 10m Alpha 26 monopole and installation of pogona cabinet and associated development.	REF	REF	25/01/2017	16/05/2017	14/07/2017	ALLOWED
16/01941/FUL	Dockett Cottage Towpath Shepperton TW17 9LL	Erection of a replacement 2 storey dwelling containing 3 bedrooms and a study together with associated alterations (existing dwelling, ancillary guesthouse and garage to be demolished)	REF	REF	30/01/2017	30/05/2017	05/09/2017	ALLOWED
16/00972/FUL	Former Brooklands College Church Road Ashford TW15 2XD	Planning application for the redevelopment of the site comprising the demolition of the existing buildings and the construction of new buildings between one and six storeys to accommodate 366 dwellings (use class C3), 619 sq. m (GIA) of flexible commercial floorspace (use classes A1, A2, A3, A4, A5, B1(a)) and 442 sq. m (GIA) of education floorspace (use class D1), provision of public open space and associated car parking, cycle parking, access and related infrastructure and associated works.	APP	REF Committee Overturn	13/02/2017	24/08/2017	Public Inquiry to start February 2018	
16/01991/ADV	Land Adjacent To Sunbury Shopping Centre	Display of a free-standing double sided digital advertisement display and associated logo boxes with a	REF	REF	23/02/2017	12/06/2017	14/07/2017	DISMISSED

APPLN NO	ADDRESS	PROPOSAL	RECMNDATN	DECSN	DATE DECN	DATE LODGED	DATE DECN	DECN TYPE
	Staines Road West Sunbury On Thames	maximum height of 17.15m						
17/00130/HOU	104 Avondale Avenue Staines-upon-Thames TW18 2NF	Erection of an outbuilding (retrospective application).	APP	REF	13/03/2017	18/05/2017	23/06/2017	ALLOWED COMMITTEE OVERTURN
17/00086/ADV	Magna House 18 - 32 London Road Staines-upon-Thames TW18 4BP	Retention of illuminated freestanding totem sign.	REF	REF	21/03/2017	24/05/2017	07/07/2017	DISMISSED
17/00020/HOU	14 Birch Grove Shepperton	Erection of a pitched roof over the existing single storey side extension to create additional habitable accommodation with in the roof.	REF	REF	31/03/2017	04/09/2017	17/10/2017	ALLOWED

Planning Enforcement Appeal Decisions for Appeals Lodged April 2015 to March 2017

APPENDIX 3

Appeal Allowed	
Appeal Dismissed	

APPEAL NO	ADDRESS	PROPOSAL	PROCEDURE	APPEAL REF	DATE LODGED	DATE DECN	DECN TYPE
17/00016/HEAR	124 Hawthorn Way Shepperton	Appeal against serving of an Enforcement Notice for the unauthorised erection of a rear extension including balcony.	Hearing	APP/Z3635/C/17/3166804	06.03.2017	06.07.2017	SPLIT - Appeal Part Allowed/Part Dismissed
17/00009/ENF	22 Thames Meadow Shepperton TW17 8LT	Appeal against serving of an Enforcement Notice for the making of a material change of use of the land and mooring to a mixed use comprising (1) the continuous mooring of a boat for the purpose of permanent residential accommodation (2) the stationing of a caravan on the land for the purpose of human habitation, and (3) storage purposes including but not limited to the storage of motor vehicles, building materials and other paraphernalia.	Written Representation	APP/Z3635/C/16/3162163	26.01.2017	23.10.2017	DISMIS - Appeal Dismissed
17/00001/ENF	The Boatyard Clarks Wharf Thames Street Sunbury On Thames TW16 5QG	Appeal against serving of an Enforcement Notice for the unauthorised development of boat/car store on the land without the benefit of planning permission.	Written Representation	APP/Z3635/C/16/3158151	04.01.2017	14.06.2017	ALLOW - Appeal Allowed
16/00021/WR	Bramble Farm, Land West Of Sheep Walk Sheep Walk Shepperton	Appeal against serving of an Enforcement Notice for Unauthorised development on the land, in particular a metal framework, metal fence panels and gate constructed on previously erected and enforced against metal posts.	Written Representations	APP/Z3635/C/16/3151919	25.07.2016	21.03.2017	DISMIS - Appeal Dismissed
16/00020/WR	Open Field At Junction Of Chertsey Road And Sheep Walk Shepperton	Appeal against serving of an Enforcement Notice for Unauthorised development on the land, in particular (a) Two large metal posts concreted into the ground close to the boundary with Sheep Walk, these were large RSJ type posts of a height, strength and distance apart to form and support a gate. (b) Surface material being scraped back for a distance of approx 200 metres to a width of approx 5 metres, resulting in a wide flat surface commensurate with a prepared route for a roadway (c) the resultant vegetation, soils and other debris were piled to the sides of the scraped area.	Written Representation	APP/Z3635/C/16/3151913	14.07.2016	21.03.2017	DISMIS - Appeal Dismissed
16/00019/ENF	The Paddocks Rear Of 237 - 245 Hithermoor	Appeal against serving of an Enforcement Notice for The unauthorised siting of a static mobile home for residential purposes.	Hearing	APP/Z3635/C/16/3151477	17.06.2016	27.09.2017	ALLOW - Appeal Allowed

APPEAL NO	ADDRESS	PROPOSAL	PROCEDURE	APPEAL REF	DATE LODGED	DATE DECN	DECN TYPE
	Road Stanwell Moor Staines-upon- Thames TW19 6AZ						
16/00014/ENF	7 Bruce Avenue Shepperton TW17 9DP	Appeal against serving of an Enforcement Notice for the unauthorised siting of a large shipping container situated at the front of the property.	Written Representation	APP/Z3635/C/16/3144265	05.05.2016	01.09.2016	DISMIS - Appeal Dismissed
15/00053/ENF	72 Charles Road Laleham Staines-upon- Thames TW18 1JX	Appeal against serving of an Enforcement Notice for Unauthorised use of an outbuilding in the rear garden of the dwellinghouse for primary living accommodation	Written Representation	APP/Z3635/C/15/3140643	18.12.2015	21.09.2016	DISMIS - Appeal Dismissed
15/00049/ENF	Satsun Park Road Shepperton TW17 9LL	Appeal against serving of an Enforcement Notice for Erection of rear and side extension following demolition of toilet and shower building and use of the building as a permanent residential dwelling.	Written Representation	APP/Z3635/C/15/3136493	19.11.2015	23.08.2016	DISMIS - Appeal Dismissed
15/00043/ENF	Beulah Riverside Shepperton	Appeal against serving of an Enforcement Notice for the change of use of the barn style garages from garage purposes into two residential units without planning permission.	Written Representation	APP/Z3635/C/15/3136614	05.11.2015	15.07.2016	SPLIT - Appeal Part Allowed/Part Dismissed
15/00039/ENF	33 School Road Ashford TW15 2BT	Appeal against serving of an enforcement notice for unauthorised use of an outbuilding in the rear garden to the west of the dwellinghouse for primary residential purposes.	Written Representation	APP/Z3635/C/15/3135684	14.10.2015	30.03.2016	DISMIS - Appeal Dismissed
15/00030/ENF	40 Oaks Road Stanwell Staines-upon- Thames TW19 7LG	Appeal against serving of an Enforcement Notice for Hip to gable roof alterations and dormer not built to approved plans	Written Representation	APP/Z3535/C/15/3133209	10.09.2015	31.03.2016	DISMIS - Appeal Dismissed
15/00029/ENF	15 Sunbury Court Island Sunbury On Thames TW16 5PP	Appeal against serving of an enforcement notice for the erection of a single storey outbuilding and the construction of associated raised decking surrounding this outbuilding. Retrospective planning permission 15/00277/HOU was refused on 11 June 2015.	Written Representation	APP/Z3635/C/15/3131286	03.09.2015	11.04.2016	DISMIS - Appeal Dismissed
15/00025/ENF	15 Sunbury Court Island Sunbury On Thames TW16 5PP	Appeal against serving of an Enforcement Notice for the raising of an outbuilding (which had approved planning permission 08/00518/FUL to be at ground level) and the construction of associated raised decking surrounding this outbuilding.	Written Representation	APP/Z3635/C/15/3131028	14.08.2015	11.04.2016	ALLOW - Appeal Allowed
15/00018/HEAR	46 Thames Meadow Shepperton TW17 8LT	Appeal against serving of an Enforcement Notice for Erection of a first floor, rear facing dormer without planning permission.	Written Representation	APP/Z3635/C/15/3017906	23.06.2015	02.02.2016	DISMIS - Appeal Dismissed
15/00015/HEAR	7 Maxwell Road Ashford	Appeal against serving of an Enforcement Notice for the erection of a detached building in the side garden to the north of the dwellinghouse without planning permission.	Hearing	APP/Z3635/C/15/3008291	16.04.2015	03.11.2015	DISMIS - Appeal Dismissed

APPEAL NO	ADDRESS	PROPOSAL	PROCEDURE	APPEAL REF	DATE LODGED	DATE DECN	DECN TYPE
	TW15 1RL						
15/00011/ENF	Haroldene Towpath Shepperton	Appeal against serving of an Enforcement Notice for the carrying out on the land of building, engineering, mining or other operations at variance to planning permission 14/00878/FUL.	Written Representation	APP/Z3635/C/15/3005234	08.04.2015	18.11.2015	DISMIS - Appeal Dismissed