

Planning Appeals

List of Appeals Submitted Between 18 February and 9 April 2019

Planning Application / Enforcement Number	Inspectorate Ref.	Address	Description	Appeal Start Date
18/00147/ENF	APP/Z363 5/C/19/32 20221	41 Nursery Road, Sunbury-on-Thames, TW16 6LH	Construction of a carport and extension of existing front wall.	19/02/19
18/01168/PDH	APP/Z363 5/D/18/32 15554	Sans Souci 35 Hamhaugh Island Shepperton TW17 9LP	Prior approval notification for a single storey rear extension measuring 8 metres in depth beyond the rear wall of the original dwelling house with a maximum height of 4 metres and a height to the eaves of 3 metres.	19/02/19
17/00262/ENF	APP/Z363 5/C/18/32 12752	The Orchard Church Island Staines-upon-Thames	Erection of a building on land without planning permission.	20/02/19
18/00102/ENF	APP/Z363 5/C/18/32 15550	1A Priory Stables, Shepperton	Construction of two brick walls with piers, at the access way, with the installation of metal entrance gates and close boarded fencing to southern boundary, on Green Belt land.	20/02/19
8/00432/T56	APP/Z363 5/W/18/32 14801	Grass Verge Opposite The Parade at Junction of Vicarage Road Sunbury On Thames	Installation of a 17.5m Shrouded High Jupiter Street Pole (Grey); 1 x 0.3 Microwave Dish; 3 x equipment cabinets (Green) and ancillary equipment	21/02/19

18/00435/FUL	APP/Z363 5/W/19/32 21761	Old Pumping Station Wheatsheaf Lane Staines-upon- Thames	Erection of 1 No. detached 3 No. bedroom dwelling with associated parking and amenity space, following demolition of existing pump house	27/03/19
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Appeal Decisions Received Between 18 February 2019 and 9 April 2019

Site	Land To The Rear Of Grandera House 61 - 73 Staines Road West Sunbury On Thames TW16 7FE
Planning Application No.:	18/00472/FUL
Proposed Development:	Erection of a two and three storey development to provide 3 no. two bedroom maisonettes and 2 no. one bedroom maisonettes with associated parking.
Reasons for Refusal	<p>In terms of its scale, height, massing, and materials the proposed development is considered to be visually obtrusive and out of keeping with the character of the area and fails to make a positive contribution to the locality. The proposal is therefore contrary to adopted policy EN1 of Spelthorne Borough Council's Core Strategy and Policies Development Plan Document (February 2009) and the Supplementary Planning Document on the Design of Residential Extensions and New Residential Development 2011.</p> <p>The proposed development is considered to represent a cramped and contrived form of development which would result in an overdevelopment of the site, would provide a poor standard of amenity for future occupiers with poor outlook and daylight and sunlight, contrary to Policy EN1 of the Core Strategy and Policies Development Plan Document 2009 and Design of Residential Extensions and New Residential Development Supplementary Planning Document 2011.</p> <p>Due to its height, design and location the proposal would have an unacceptable overbearing impact and cause significant loss of outlook and privacy to surrounding residential properties, contrary to Policy EN1 of the Core Strategy and Policies Development Plan Document 2009 and Design of Residential Extensions and New Residential Development Supplementary Planning Document 2011.</p>
Appeal Reference:	APP/Z3635/W/18/3214726

Appeal Decision Date:	22/02/2019
Inspector's Decision	The appeal is dismissed
Inspector's Comments:	<p>The Inspector considered that the main issues were the effect of the proposal on the character and appearance of the locality, living conditions for future occupiers, and living conditions of neighbours. The Inspector disagreed with the appellant who had argued that the development would form a suitable transition between the main road properties and the suburbia to the rear of the site and instead considered that it would be 'inappropriate and alien in almost every regard' and continued to state that the development 'would be jarring on the eye and make no positive contribution to the character of the area'.</p> <p>The Inspector considered that the access to the proposed block would be a 'thoroughly dispiriting experience' and that the restricted outlook from the proposed flats 'would offer little positive relief' although he considered that the roof gardens would have some benefits. The Inspector also considered that the proximity and substantial mass of the development would be overbearing and cause loss of outlook. He was also concerned that there would be unacceptable overlooking from the proposed development onto Grandera House.</p> <p>The Inspector concluded that the appeal proposal would have unacceptable adverse effects on the character and appearance of the locality as well as on living conditions for future occupiers and neighbours.</p>

Site	29 Hawkewood Road Sunbury On Thames TW16 6HL
Planning Application No.:	18/01494/HOU
Proposed Development:	Conversion of bungalow to two storey dwelling with front and side extensions following demolition of existing side and rear conservatories.
Reason for Refusal	The proposed development, in terms of its size, design and location, is considered not to respect the character of the surrounding area and would appear visually obtrusive in the street scene contrary to Policy EN1(a) of the Core Strategy and Policies DPD 2009 and the

	Supplementary Planning Document on the Design of Residential Extensions and New Residential Development 2011.
Appeal Reference:	APP/Z3635/D/19/3220182
Appeal Decision Date:	22/03/2019
Inspector's Decision	The appeal is allowed
Inspector's Comments:	The Inspector considered that the main issue in this case is its effect on the character and appearance of the area. He commented that the new upper floor and hipped roof over this front element would result in the building appearing more prominent in the street scene. However, he felt that its "overall form would be an improvement on the existing flat roof and the building as a whole would be more in keeping with the general scale and bulk of the other properties in the street." Whilst the inspector acknowledged that the design was "somewhat bland", this would not be sufficient, on its own to refuse the proposal.

Future Hearing / Inquiry Dates

Council Ref.	Type of Appeal	Site	Proposal	Case Officers	Date
18/01101 /FUL	Inquiry	17 - 51 London Road Staines-upon-Thames TW18 4EX	Erection of six buildings to provide 474 residential homes (Class C3) and flexible commercial space at ground and first floors (Class A1, A2, A3, B1, D1 or D2) car parking, pedestrian and vehicular access, landscaping and associated works.	Russ Mounty/ Matthew Churchill	15/10/19 7 day Inquiry