

PLANNING APPEALS

LIST OF APPEALS SUBMITTED BETWEEN 15 JULY AND 11 AUGUST 2016

<u>Planning Application/Enforcement Notice</u>	<u>Inspectorate Ref.</u>	<u>Address</u>	<u>Description</u>	<u>Appeal Start Date</u>
16/00001/ENF	APP/Z3635/C/16/3151913	Land at Sheepwalk , Shepperton , Surrey and Land West of Sheep Walk, Shepperton	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.	14/07/2016
16/00121/ENF	APP/Z3635/C/16/3151919	Land at Sheepwalk , Shepperton, Surrey and Land West of Sheep Walk, Shepperton	Unauthorised development on the land, in particular a metal framework, metal fence panels and gate constructed on previously erected and enforced against metal posts.	14/07/2016
16/00001/HOU	APP/Z3635/D/16/3153977	15 Stanwell Gardens Stanwell	Hip to gable roof alteration with a rear dormer and installation	27/07/2016

			of rooflights in front elevation, as well as erection of a part single, part two storey rear and side extension.	
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APPEAL DECISIONS RECEIVED BETWEEN 15 JULY AND 11 AUGUST 2016

Site	Beulah, Penny Lane, Shepperton
Enforcement Reference	15/00128/ENF
Appeal Reference	APP/Z3635/C/15/3136614
Appeal Decision Date:	15 July 2016
Inspector's Decision	Dismissed the appeal and varied the enforcement notice.
Breach of Planning Control	Change of use of the barn style garages from garage purposes into two residential units.
Reason for Serving the Enforcement Notice	The use results in inappropriate development within the Green Belt for which no very special circumstances exist. The unauthorised development within the flood plain (1:20) places the occupants at an unacceptable flood risk. The enclosing of previously open areas on the ground floor of the structure would result in a reduction in flood storage capacity and impede the flow of flood water. As such it is contrary to policies LO1 of the Spelthorne Core Strategy and Policies Development plan Document (2009) and Saved Local Plan Policy GB1 (2001), and Section 9 of the Government's National Planning Policy Framework 2012.
Inspector's Comments	The appellant appealed on two grounds; ground (f), the steps required by the enforcement notice exceed what is necessary and ground (g), that the period for the compliance with the notice is too short. With regard to ground (f), the Enforcement Notice required the kitchen and bathroom facilities to be removed and for the barn to be returned to garage purposes. The Inspector considered that this was excessive and amended the enforcement notice as follows: "To cease the use of the barn style garages for residential purposes and thereafter not to use the barn style garages for any purposes other than those permitted by planning permission 11/00922/HOU" (i.e. garages

	incidental to the dwelling house}. On ground (g) the Inspector considered that the six moth time period for compliance was reasonable.
Site	525 Staines Road West, Ashford
Appeal Reference	APP/Z3635/C/15/3147069
Appeal decision Date:	10 August 2016
Proposal	Outline planning permission for the erection of a 2 no. semi-detached dwellings (to consider access, layout and scale)
Inspector's Decision	Appeal Dismissed.
Inspector's comments	<p>The Inspector considered that the proposal would result in a considerable amount of built development which would reduce the openness of the appeal site and that there would be a loss of the spaciousness that characterises the area. The location and layout of the proposal was considered to be at odds with the otherwise consistent pattern of frontage development.</p> <p>The Inspector also considered that the proposed 3m high acoustic fence would result in an overbearing impact and lead to loss of light to no's 527 and 523 Staines Road West. Furthermore, it was considered that the proposed dwellings would result in loss of outlook in respect of no 523. However, it was considered that noise and disturbance could be mitigated by an appropriately designed acoustic fence which would provide satisfactory acoustic protection and would also prevent light disturbance.</p> <p>The Inspector also stated that the size of the proposed amenity space would fall short of the standard required by the Council's SPD and therefore considered that the dwelling would not provide satisfactory living conditions for future occupants.</p>

FUTURE HEARING / INQUIRY DATES

Council Ref.	Type of Appeal	Site	Proposal	Case Officer	Date
16/00025 /FUL	Hearing	Land to the rear of 1-27 Allen Road, Sunbury On Thames	Erection of 4 no. 3/2 bedroom houses in the form of two pairs of semi-detached houses with associated gardens, parking and landscaping.	KW/LT	TBA