

PLANNING APPEALS

LIST OF APPEALS SUBMITTED BETWEEN 4 NOVEMBER AND 1 DECEMBER 2016

<u>Planning Application/Enforcement Notice</u>	<u>Inspectorate Ref.</u>	<u>Address</u>	<u>Description</u>	<u>Appeal Start Date</u>
16/01529/HOU	APP/Z3635/W/ 16/3162952	77 Thames Side Staines-upon-Thames	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.	29/11/2016

APPEAL DECISIONS RECEIVED BETWEEN LIST OF APPEALS SUBMITTED BETWEEN 4 NOVEMBER AND 1 DECEMBER 2016

Site	294 London Road, Staines-upon-Thames
Planning app. no.:	16/00470/HOU
Proposed development:	Erection of a single storey rear extension following demolition of existing single storey rear element.
Reason for refusal	It has not been demonstrated to the satisfaction of the Local Planning Authority that the proposed development would have an acceptable impact, in relation to a Large Cypress Tree situated within the curtilage of no.292 London Road. Further information is required to conclusively establish that there would not be a detrimental impact upon this tree. The proposal is therefore contrary to Policy EN8 of the Core Strategy and Policies DPD, 2009.

Appeal Reference	APP/Z3635/D/16/3156010
Appeal Decision Date:	24/11/2016
Inspector's Decision	Allowed
Inspector's Comments:	The Inspector considered that "the main issues are the effect of the proposed development on the landscape and nature conservation value of the site and surrounding area, with particular regard to the tree in the back garden of 292 London Road". The Inspector commented that "given the shed and the terrace already in the back garden of No 294, I am not convinced that the proposed extension would jeopardise its health." He went onto say that "even if the tree were to be adversely affected by the development, it would not result in a significant, harmful impact on the landscape" or to nature conservation and is "disproportionately close" to the existing houses.

Site	13 Montford Road, Sunbury On Thames
Planning app. no.:	16/01194/HOU
Proposed development:	Erection of two storey front extension following demolition of existing porch.
Reason for refusal	The proposed front extension would by virtue of its location, scale and design projecting forward of the host dwelling and the prevailing building line would be obtrusive and out of character with the neighbouring properties, and so constitute an incongruous feature in the street scene that would have an unacceptable harmful impact on the character of the area. The proposal is therefore considered contrary to Policy EN1 of the Spelthorne Development Plan Core Strategy and Policies Development Plan Document and the Councils Supplementary Planning Document 2009 for the Design of Residential Extensions and New Residential Development 2011.
Appeal Reference	APP/Z3635/D/16/3160234

Appeal Decision Date:	30/11/2016
Inspector's Decision	Dismissed
Inspector's Comments:	The Inspector considered that the main issue was the "effect of the proposal on the character and appearance of the host property and the surrounding area". She considered that the size of the extension "would obscure a large proportion of the front elevation" and the mass "would appear unduly prominent" and would detract from the host dwelling. She therefore dismissed the appeal.

FUTURE HEARING / INQUIRY DATES

Council Ref.	Type of Appeal	Site	Proposal	Case Officer	Date
16/00135 /FUL	Hearing	The Paddocks rear of 237 - 245 Hithermoor Road, Stanwell Moor	Siting of static mobile home for one family.	KW/LT	TBA