

Please reply to:

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Date: 22 December 2022

Notice of meeting

Planning Committee

Date: Wednesday, 11 January 2023

Time: 7.00 pm

Place: Council Chamber, Council Offices, Knowle Green, Staines-upon-Thames TW18 1XB

To the members of the Planning Committee

Councillors:

N.J. Gething (Chairman)	A. Brar	O. Rybinski
M. Gibson (Vice-Chairman)	S. Buttar	R.W. Sider BEM
R.O. Barratt	J. Button	B.B. Spoor
C. Bateson	R. Chandler	J. Vinson
M. Beecher	K. Howkins	S.J Whitmore

Substitute Members: Councillors J.R. Boughtflower, J.T.F. Doran, S.A. Dunn, H. Harvey, I.T.E. Harvey, T. Lagden, V.J. Leighton, S.C. Mooney, L. E. Nichols, R.J. Noble and V. Siva

Councillors are reminded that the Gifts and Hospitality Declaration book will be available outside the meeting room for you to record any gifts or hospitality offered to you since the last Committee meeting.

Spelthorne Borough Council, Council Offices, Knowle Green

Staines-upon-Thames TW18 1XB

www.spelthorne.gov.uk customer.services@spelthorne.gov.uk Telephone 01784 451499

Agenda

Page nos.

1. Apologies and Substitutions

To receive any apologies for non-attendance and notification of substitutions.

2. Minutes

5 - 8

To confirm the minutes of the meeting held on 14 December 2022 as a correct record.

3. Disclosures of Interest

To receive any disclosures of interest from councillors under the Councillors' Code of Conduct, or contact with applicants/objectors under the Planning Code.

Planning Applications and other Development Control matters
To consider and determine the planning applications and other development control matters detailed in the reports listed below.

4. Planning application - 22/01410/ADV - Retail Warehouse, Stanwell Road, Ashford, TW15 3DT

9 - 22

Ward

Staines South

Proposal

Retrospective application for the display of 1 no. 7.5m high illuminated totem sign.

Recommendation

Approve the application subject to conditions as set out at paragraph 7 of this report.

5. Major Planning Applications

23 - 28

To note the details of future major planning applications.

6. Planning Appeals Report

29 - 52

To note details of the Planning appeals submitted and decisions received between 08 September 2022 to 16 December 2022.

7. Glossary of Terms and Abbreviations

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**Minutes of the Planning Committee
14 December 2022**

Present:

Councillor N.J. Gething (Chairman)
Councillor M. Gibson (Vice-Chairman)

Councillors:

R.O. Barratt	A. Brar	K. Howkins
C. Bateson	S. Buttar	B.B. Spoor
M. Beecher	J. Button	S.J Whitmore

Apologies: Apologies were received from Councillor R. Chandler, Councillor O. Rybinski and Councillor R.W. Sider BEM

In Attendance:

Councillors who are not members of the Committee, but attended the meeting and spoke on an application in or affecting their ward, are set out below in relation to the relevant application.

59/22 Minutes

The minutes of the meeting held on 19 October 2022 were approved as a correct record.

60/22 Disclosures of Interest

a) Disclosures of interest under the Members' Code of Conduct

There were none.

b) Declarations of interest under the Council's Planning Code

Councillor Howkins reported she had made an informal visit to the site.

Councillor Button reported that he had received correspondence in relation to application 22/00744/FUL and had submitted an objection to the application. On advice from officers, he would not be participating in the debate or vote.

**61/22 Planning application 22/00744/FUL - Land At Northumberland
Close Bedfont Road, Stanwell**

Description:

Erection of two industrial and storage buildings (flexible Use Class B2/B8) and associated site infrastructure, including landscaping, parking, and a new access from Bedfont Road.

Additional Information:

There was none.

Public Speaking:

In accordance with the Council's procedure for speaking at meetings, Councillor John Doran spoke as Ward Councillor against the proposed development raising the following key points:

- Supportive of all eight refusal reasons set out by Planning Officers
- Any construction on Bedfont Road would take up half the footpath, which was regularly used to access Cleveland Park, the market within the petrol station and to cross the road onto the footbridge
- The 203 bus would have difficulty getting past on this route

Debate:

During the debate the following key issues were raised:

- This is an inappropriate development on a Green Belt site
- The proposal was similar to two previous planning applications which were refused
- The reasons of refusal for the previous applications are still valid
- Residents of Cleveland Park would be engulfed in an industrial warehouse site
- The applicant's ecology report is further insufficient due to the absence of a bat survey
- The development would stick in people's line of vision
- There would be increased noise pollution with the number of lorries and trucks in the area
- There would be increased light pollution particularly in winter months
- The air quality for nearby residents would diminish
- There would be increased traffic in the area
- The site was not well designed and was too ambitious
- From a road safety point of view this development would lead to increased accidents

Decision: The application was **refused** in accordance with the officer's recommendation.

62/22 Major Planning Applications

The Planning Development Manager submitted a report outlining major applications that may be brought before the Planning Committee for determination.

Resolved that the report of the Planning Development Manager be received and noted.

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22/01410/ADV - Retail Warehouse, Stanwell Road, Ashford. TW15 3DT

Scale: 1:1,250

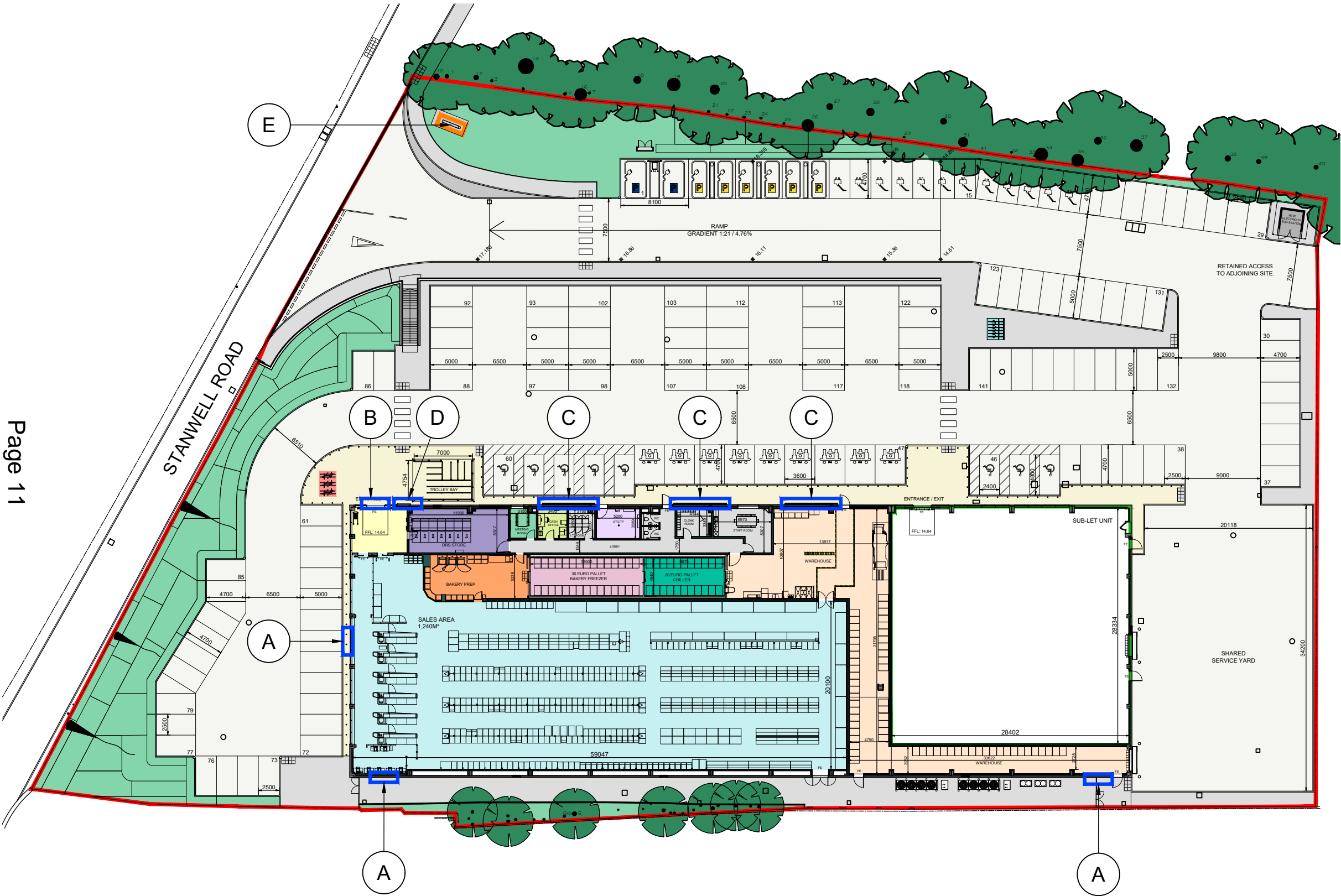
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Rev	Date	Reference	Drawn / Chk'd	
P04	2022/10/05	SIGNAGE LOCATION 'E' UPDATED.	AA	AA

SCHEDULE OF ACCOMMODATION - KEY

- Site Boundary 1.076ha (2.658 acres)
- Approved Sign Locations Refer to approved drawings 4415-1000, 1001 and 1002 for details (20/00764/ADV).
- Proposed Sign Location Refer to drawing 4415-1002 P03 for details.



Client

Lidl Great Britain Ltd

Project

Lidl
Stanwell Road, Ashford

Title

Signage Location Plan

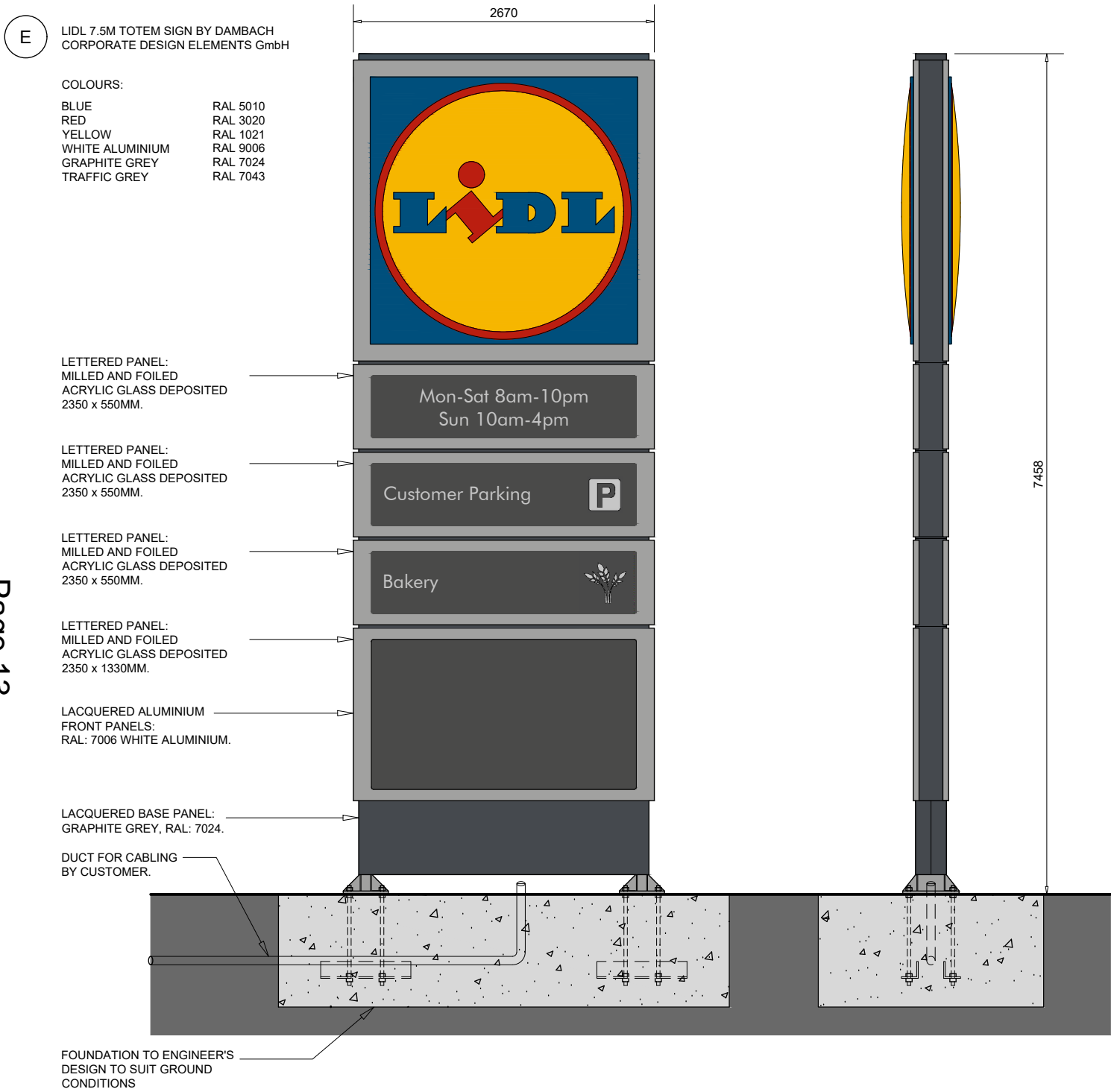
Drawing Ref. Revision

4415-1003 P04

Scale - unless otherwise stated Status Issued For
1:500 @ A3 S0 Preliminary



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FRONT ELEVATION

SIDE ELEVATION

PLAN

ALUMINIUM PANELS LAQUERED IN RAL 9006, WHITE ALUMINIUM.
BASE LAQUERED IN RAL 7024, GRAPHITE GREY.
LIDL LOGO AS LIGHTING BOX WITH A THERMOFORMED, CURVED
AND EXTENSIVELY PRINTED ACRYLIC LOGO SHELL.
LETTERED PANELS ARE SQUARED MILLED WITH FOILED ACRYLIC
GLASS DEPOSITED.
GALVANISED STEEL FRAME CONSTRUCTION.
FOUNDATIONS AND ANCHORINGS TO ENGINEER'S DETAILS.
ILLUMINATION WITH SAPS-LEDS.



SCALE 1:50 @ A3

NO DIMENSIONS TO BE SCALED FROM THIS DRAWING

Rev	Date	Reference	Drawn / Chk'd
P03	2022/06/08	SIGNAGE PANEL SIZES REVISED.	AA AA

Client
Lidl Great Britain Ltd

Project
Lidl
Stanwell Road, Ashford

Title
Signage Details 03

Drawing Ref.		Revision	
4415-1002		P03	
Scale - unless otherwise stated		Status	Issued For
1:50	@ A3	S0	Preliminary



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Planning Committee

11th January 2023



Application No.	22/01410/ADV
Site Address	Retail Warehouse, Stanwell Road, Ashford, TW15 3DT
Applicant	Lidl Great Britain
Proposal	Retrospective application for the display of 1 no. 7.5m high illuminated totem sign
Case Officer	Matthew Clapham
Ward	Staines South
Called-in	<p>This application has been called in by Councillor Gething for the following reasons:</p> <ul style="list-style-type: none"> • Light Pollution • Visual amenity

Application Dates	Valid: 11.10.2022	Expiry: 06.12.2022	Target: Extension of time agreed 13.01.2023.
Executive Summary	<p>This application relates to the recently opened Lidl retail store on the former Hitchcock and King unit on Stanwell Road, Ashford. There are no relevant planning constraints.</p> <p>This site has previously been subject to a planning application (20/00780/FUL) for the creation of two Class E commercial units and associated works (to include a Lidl store). An advertisement consent application was also approved for a number of signs under 20/00764/ADV. This application is a retrospective proposal for the siting of a 7.5m high internally illuminated totem sign to the north of the access road. The sign was previously approved on the opposite side of the retail accessway.</p> <p>It is considered that the proposal, which seeks to re-locate an existing approved sign, would not adversely impact upon the character and appearance of the area or result in any adverse impacts or material harm upon the residential amenity of adjoining properties in terms of visual amenity of light disturbance. In terms of highway safety, Surrey County Highways Authority raises no objection to the proposal.</p> <p>The proposal is therefore considered to be acceptable.</p>		
Recommended Decision	Approve the application subject to conditions as set out at paragraph 7 of this report.		

MAIN REPORT

1. Development Plan

- 1.1 The following policies in the Council's Core Strategy and Policies DPD 2009 are considered relevant to this proposal:
- Policy EN1 (Design of new development)
- 1.2 On 19 May 2022, Council agreed that the draft Local Plan be published for public consultation under Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended). The public consultation for the Pre-Submission Publication version of the Local Plan ended on 21st September and the local plan was submitted to the Planning Inspectorate on 25th November 2022.
- 1.3 The following policy of the draft Spelthorne Local Plan 2022-2037 is of relevance:
- Policy PS2 (Designing Places and spaces)
- 1.4 At this stage, the policies carry limited weight in the decision-making process of this current planning application.
- 1.5 National Planning Policy Framework (NPPF) 2021.

2. Relevant Planning History

- 2.1 The site has the following planning history:

20/00764/ADV	Display of 4 no. internally illuminated fascia signs; 3 no. externally illuminated billboard display frames; 1 no. internally illuminated poster display unit and 1 no. 7.5m high internally illuminated Totem sign.	Granted 14.10.2020
20/00780/FUL	Sub-division of existing retail warehouse, and change of use to create two Class E commercial units, with reconfiguration of the site car park, elevational changes, installation of plant equipment, and other ancillary works.	Granted 12.11.2021

3. Description of Current Proposal

- 3.1 This application relates to the site of a retail warehouse on the eastern side of Stanwell Road, which is currently occupied by the Lidl Superstore. To the rear of the site is the former occupier of the Lidl building, Hitchcock & King, a builders merchant. The Totem sign has already been erected and is located

to the north of the access to the site. To the west are residential properties which front onto Station Crescent and whose rear windows and garden areas back onto Stanwell Road. To the south is the railway line and Ashford Station, with residential flats and commercial properties beyond. There are no relevant planning constraints.

- 3.2 This application is a retrospective application for the retention of a 7.5m high and 2.67m wide internally illuminated Totem sign. It was originally approved to be sited on the southern side of the access but has been installed on the northern side.

4. **Consultations**

The following table shows those bodies consulted and their response.

Consultee	Comment
Environment Health (lighting)	No Objection subject to a condition
County Highway Authority	No objections.

5. **Public Consultation**

- 5.1 The Council has received three letters of objection raising the following concerns:

- Visually intrusive
- Light pollution to windows
- Unnecessary to be illuminated
- Sign in incorrect place than that previously approved
- Stress and anxiety to occupiers and light from signage hurts eyes
- Unnecessary advertisement – store has corporate branding
- Larger than other stores elsewhere
- Environmentally unfriendly – waste of energy

- 5.2 In addition, one letter of support has been received.

6. **Planning Issues**

- Public safety
- Amenity

7.0 **Planning Considerations**

Public Safety

- 7.1 The principal issue on public safety are highway matters relating to vehicles and pedestrians. The sign is located on the northern corner of the access road. The County Highway Authority (CHA) was consulted and requested further details regarding visibility splays. Additional details and plans have been submitted and the County Highway Authority has confirmed the following:

‘The CHA had initial concerns over the proposed totem sign due to its relocation from its originally-consented location, under the planning application ref no. 20/00764/ADV and specifically the potential for reduction of horizontal visibility for vehicles exiting from the Lidl / Hitchcock & King access onto Stanwell Road. The Applicant has since submitted a visibility site plan and photos and justified that there is sufficient horizontal visibility from the junction, and so the CHA is therefore satisfied with the proposed totem sign.’

- 7.2 The sign does not interfere with the layout of the proposed pavement that is due to be constructed alongside the eastern side of Stanwell Road, adjoining Scott Freeman Gardens. As such, following the comments of the CHA, the proposed sign is considered acceptable on public safety grounds.

Amenity of neighbouring properties

- 7.3 With regard to the impact on the amenity of neighbouring properties, Policy EN1 states that proposals for new development should demonstrate that they will achieve a satisfactory relationship to adjoining properties avoiding significant harmful impact in terms of loss of privacy, daylight or sunlight, or overbearing effect due to bulk and proximity of outlook.
- 7.4 Paragraph 136 of the National Planning Policy Framework states that *‘The quality and character of places can suffer when advertisements are poorly sited and designed. A separate consent process within the planning system controls the display of advertisements, which should be operated in a way which is simple, efficient and effective. Advertisements should be subject to control only in the interests of amenity and public safety, taking account of cumulative impacts’.*
- 7.5 Policy EN1 of the Core Strategy and Policies Development Plan Document states that the Council will require a high standard in the design and layout of new development. Proposals for new development should demonstrate that they will create buildings and places that are attractive with their own distinct identity; they should respect and make a positive contribution to the street scene and the character of the area in which they are situated, paying due regard to the scale, height, proportions, building lines, layout, materials and other characteristics of adjoining buildings.
- 7.6 The sign has been located to the north of the access road close to the adjoining Scott Freeman Gardens open space. The sign is identical in size and illumination to that approved under 20/00764/ADV. The nearest residential properties are located to the west, in Station Crescent. While these properties front onto Station Crescent, they do have a rear outlook and rear amenity areas that back onto Stanwell Road and the location of the sign. The rear of the curtilage of these properties are approximately 11m away at their closest point, with the dwellings themselves being some 40m away. The sign can be seen from the rear windows and gardens areas of these properties and in particular, during the winter months as some trees shed their leaves. Two trees were removed along the side boundary between Scott Freeman Gardens and the retail warehouse site in close proximity to the sign, although this was granted approval in the planning permission for the retail units in order to allow for a revised access and new pavement. As such, the sign would be conspicuous within the street scene and to neighbouring properties. Consequently, there is some harm to the visual amenity of the locality.

- 7.7 However, in assessing this proposal, it should be taken into account that a sign has been granted approval already, albeit in a location further towards the south, approximately 34m away, but also in a location where it was also visible within the street scene and from the rear of properties in Station Crescent, which is not dissimilar from this siting of the sign under this application.
- 7.8 In granting the existing approved signage, the report considered that:
‘The signage is visible from some of the nearest residential dwellings on the other side of the railway and partially from those properties in Station Crescent. There is existing signage on a site serving the commercial uses trading on the site.
The Totem sign is taller than would generally be expected, however, due to the railway embankment, the separation distances to the nearest residential dwellings and the substantial mature tree lines to the north and west, which soften and mitigate its impacts, it is not considered that the totem sign would be detrimental to the character and appearance of the area nor the visual amenity when viewed from the public domain.’
- This conclusion is considered to be a material consideration in assessing this proposal.
- 7.9 In terms of illumination, the Institute of Lighting Professionals has produced a document relating to the Illumination of Advertisements ‘The Professional Lighting Guide – PL05 – The Brightness of Illuminated Adverts’. This sets out various maximum limits for lighting as guidance. It has categorised various areas in terms of maximum levels of illumination, and notwithstanding protected (UNESCO sites) and natural areas (National Parks etc.) varying between Rural, Suburban and Urban. The definition for suburban is *‘small town centres or suburban locations’*. This definition is considered reasonable for this location outside of the retail unit, in close proximity to Ashford Town Centre and the Railway Station and located on a classified road with street lighting. This guidance states that for advertisements below 10sqm, the maximum level of illumination should be 600cd/sqm (Candelas per square metre – Candelas per square metre is a recognised measure of brightness. It measures the amount of light emitted in a given direction for a given unit area of the sign surface).
- 7.10 The applicant has confirmed that the advertisement would be illuminated to a level of 350 cd/sqm. This has been reduced from the previously proposed 455 cd/sqm. In addition, the illumination of the advertisement is connected to the opening hours of the retail unit which is currently 8am to 10pm Monday to Saturday and 10am to 4pm on Sunday. In view of these controls in the hours of illumination and respecting the guidance contained in the Professional Lighting Guide and also given that a totem sign already has approval elsewhere on the site, this level of illumination is reasonable and would not give rise to any significant adverse harm to the amenity of adjoining properties.
- Conclusion
- 7.11 Overall, it is considered that the proposed display of an internally luminated totem sign which has restrictions regarding the level of illumination, would not have any adverse impacts or material harm to either public safety of the

amenities of the neighbouring properties or passers-by. Therefore, the proposed siting of the totem sign in this location is considered acceptable.

Equality Act 2010

7.12 This planning application has been considered in light of the Equality Act 2010 and associated Public Sector Equality Duty, where the Council is required to have due regard to:

- (a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
- (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
- (c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

Human Rights Act 1998

7.13 This planning application has been considered against the provisions of the Human Rights Act 1998.

7.14 Article 1 of the First Protocol – Protection of property in that every natural and legal person has the right to peaceful enjoyment of his or her possessions (including land).

7.15 In respect of Article 1, it is accepted that by granting approval for this proposal this will affect the landowner's property rights however, taking into consideration development plan policies, and the requirements of the Town and Country Planning Act 1990 it is not justified to refuse this application and a fair balance will be stricken between public interest and the individual's right to their land.

7.16 Under Article 6 the applicants (and those third parties who have made representations) have the right to a fair hearing and to this end full consideration will be given to their comments.

7.17 Article 8 – Right to respect for a private and family life. This right is important and should be respected but is not guaranteed. The rights have to be balanced against all other material consideration and this will be a planning judgment. In respect of this particular right it was considered that it can't outweigh importance of having coherent control over town and country planning.

7.18 In taking account of the Council policy as set out in the Spelthorne Local Plan and the NPPF and all material planning considerations, officers have concluded on balance that the rights conferred upon the applicant/ residents/ other interested party by Article 6, 8 and Article 1 of the First Protocol may be interfered with, since such interference is in accordance with the law and is justified in the public interest. Any restriction of these rights posed by the approval of the application is legitimate since it is proportionate to the wider benefits of such a decision, is based upon the merits of the proposal, and falls within the margin of discretion afforded to the Council under the Town & Country Planning Acts.

8. Recommendation

GRANT planning permission subject to the following conditions:

1. No advertisement is to be displayed without the permission of the owner of the site on which they are displayed (this includes the highway authority, if the sign is to be placed on highway land)
2. No advertisement is to be displayed which would obscure, or hinder the interpretation of, official road, rail, waterway or aircraft signs, or otherwise make hazardous the use of these types of transport
3. Any advertisement must be maintained in a condition that does not impair the visual amenity of the site
4. Any advertisement hoarding or structure is to be kept in a condition which does not endanger the public; and
5. If an advertisement is required to be removed, the site must be left in a condition that does not endanger the public or impair visual amenity.

Reasons: All as required by Schedule 2 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

6. The illuminated lighting fixtures on the sign shall not exceed a surface brightness of 350 candelas/m² between 8am and 10pm Monday to Saturday and between 10am and 4pm on Sundays. The illumination shall be switched off outside of these hours.

Reason: In the interests of amenity and protection of nearby residents from potential light nuisance.

7. The development hereby permitted shall be carried out in accordance with the following approved plans: 4415-1002 Revision P03 (Signage Details 03); 4415-1003 Revision P02 (Site Location Plan) and 4415-1003 Revision P04 (Signage Location Plan) received 11.10.2022.

Reason: For the avoidance of doubt and to ensure the development is completed as approved.

Informatives

1. Any external lighting system installed at the development shall comply with the Institute of Lighting Professionals (ILE) Guidance for the Reduction of Obtrusive Light (January 2020).

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Major Applications

This report is for information only

The list below comprises current major applications which may be brought before Planning Committee for determination. These applications have either been submitted some time ago but are still not yet ready for consideration or are recently received applications that are not ready to be considered by the Planning Committee. The background papers for all the applications are contained on the Council's website (Part 1 Planning Register).

All planning applications by Spelthorne Borough Council and Knowle Green Estates will be brought before the Planning Committee for determination, regardless of the Planning Officer's recommendation. Other planning applications may be determined under officers' delegated powers.

App no	Site	Proposal	Applicant	Case Officer(s)
20/00344/FUL	Thameside House South Street Staines-upon-Thames TW18 4PR	Demolition of existing office block and erection of 140 residential units in two buildings, with flexible commercial and retail space, associated landscaping, parking, and ancillary facilities.	Spelthorne Borough Council	Russ Mounty
21/00947/FUL	Cadline House, Drake Avenue	Demolition of existing building and construction of new build 2.5 storey residential building comprising of 14 flats and 15 under-croft car spaces.	Cadline Ltd	Matthew Clapham

22/01129/FUL	42 Cedar House, Spelthorne Grove, Sunbury-on-Thames TW16 7DD	Removal of pram sheds and replacement with enlarged bin store to meet waste requirements for 36 bins	A2Dominion Group	Matthew Churchill
22/01584/RVC	Works Langley Road Staines-upon-Thames TW18 2EJ	Variation of condition 2 (plan numbers) of planning application reference 21/00912/FUL for the demolition of existing works building and erection of 22 dwellings (14 dwelling houses and 8 apartments) including access, parking, landscaping and replacement substation to substitute amended plans involving the reconfiguration of ground floor layout to allow additional accommodation within Plot 20, reconfigure parking layout, relocating the visitor parking space, relocation of cycle store and rationalisation of the internal refuse store.	Shanley Homes	Kelly Walker
22/01591/RVC	Shepperton Marina Felix Lane Shepperton TW17 8NS	The variation of planning permission 07/00002/FUL for the use of the west lake for 205 boat moorings, removal of part land split, and erection of marina workshop building and clubhouse building, and the condition imposed through planning	Shepperton Marina Limited	Matthew Churchill

		application 07/00002/AMD2, to allow for alterations to layout and walkways of the 205 moorings, including to the eastern moorings, moorings around the existing retained island, and moorings at the west bank of the lake.		
22/01615/OUT	Bugle Nurseries Upper Halliford Road Shepperton TW17 8SN	Outline application with approval sought for scale, access and siting, with details of appearance and landscaping reserved, for the demolition of existing buildings and structures, removal of waste transfer facility and the redevelopment of the site for up to 80 residential units and the provision of open space and a play area, plus associated works for landscaping, parking areas, pedestrian, cycle and vehicular routes.	Angle Property (RLP Shepperton) LLP	Paul Tomson/ Kelly Walker
22/01637/OUT	Heathrow Fencing Gleneagles Farm Gleneagles Close Stanwell Staines-upon-Thames TW19 7PB	Outline consent (with all matters reserved for future consideration except access for the demolition of all existing buildings [including telephone mast] to enable the redevelopment of the site to erect up to 21 dwellings (Use Class C3), ranging from 2 to 3 storeys, including open space, garden areas, a play area, up to 28 car	Ms Chloe Beach	Kelly Walker

		parking spaces including disabled parking, cycle parking, with vehicular access from Gleneagles Close.		
22/01638/OUT	Rear Of 37 - 51 Hithermoor Road Stanwell Moor Staines-upon-Thames TW19 6AH	Demolition of existing glasshouses, polytunnels and existing structures and the erection of a new single storey office building and panel making sheds. Provision of new hardstanding to accommodate external storage racks, staff and visitor parking, and access route. Provision of hard and soft landscaping to include the creation of a nature park	Ms Chloe Beach	Matthew Churchill
22/01666/FUL	Land At Ashford Road Ashford Road Shepperton TW15 1TZ	Demolition of the existing buildings/ structures and redevelopment of the site with the erection of two buildings subdivided into seven units for speculative B2 general industrial, B8 storage and distribution, and E(g)(iii) light industrial purposes with ancillary offices, together with associated car parking, servicing and landscape planting.	Urbox (Ashford) Ltd	Matthew Churchill
22/00891/RVC	Builders Merchant Moor Lane Staines-upon-Thames TW18 4YN	Variation of condition 2 (plans condition) of planning application 18/01000/FUL to allow tandem garages to be reduced to single	C/O Boyer (Agent)	Susanna Angell

		space and creation of increased habitable space at ground floor within plots 28-32 and 34-36, Ground floor extension to plots 28-32 and 34-36, Ridge height increase of 300mm to plots 28-33, and 34-36, alteration to parking layout and other alterations to floor layout, amendment to condition 7 (vehicle access) and condition 12 (refuse strategy) to reflect the altered site layout.		
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If you wish to discuss any of these applications, please contact the case officer(s) in the first instance.

Esmé Spinks
Planning Development Manager
20/12/2022

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Planning Appeals Report – V2.0 DRAFT

Appeals Started between 08 September 2022 – 16 December 2022

Case Ref & Address	Date Started	Procedure	Appeal Ref & Nature
22/00467/HOU 54 Thames Meadow Shepperton TW17 8LT	18.10.2022	Fast Track Appeal	APP/Z3635/D/22/3303222 New roof to create accommodation in the roof space, incorporating balconies to front and rear and alterations to external appearance of building.
22/00451/FUL 82 Village Way Ashford TW15 2JU	11.10.2022	Written Representation	APP/Z3635/W/22/3303412 Erection of a detached bungalow to rear of the site with associated amenity space and parking.

Case Ref & Address	Date Started	Procedure	Appeal Ref & Nature
22/00540/FUL Reedsfield Court Reedsfield Road Ashford	12.10.2022	Written Representation	APP/Z3635/W/22/3303976 Formation of new roof to create 2 no. flats, new external staircase, associated parking, amenity and cycle/ waste storage.
22/00285/FUL 45 Metcalf Road Ashford TW15 1HB	25.11.2022	Written Representation	APP/Z3635/W/22/3304397 Erection of an attached two storey dwelling house (following demolition of existing detached garage) together with associated parking and amenity space. The creation of a new vehicular access onto Metcalf Road.
22/00796/HOU 22 Windmill Terrace Walton Bridge Road Shepperton	14.09.2022	Fast Track Appeal	APP/Z3635/D/22/3304576 Erection of a two storey front and side extension and a part single part two storey rear extension
22/00369/HOU 16 Sandhills Meadow Shepperton TW17 9HY	19.10.2022	Fast Track Appeal	APP/Z3635/D/22/3304749 Loft conversion including raising of the ridge height and a balcony. Side porch extension
22/01010/HOU 2 Ripston Road Ashford TW15 1PQ	25.11.2022	Fast Track Appeal	APP/Z3635/D/22/3309327 Erection of part two storey part single storey rear extension

Case Ref & Address	Date Started	Procedure	Appeal Ref & Nature
22/00905/HOU 80 Thames Side Staines-upon-Thames TW18 2HF	25.11.2022	Fast Track Appeal	APP/Z3635/D/22/3308024 New roof extension over existing single storey side extension and extension to an existing rear facing dormer to create further accommodation in roof space.

Appeal Decisions Made between 08 September 2022 – 16 December 2022

Case Ref & Address	Date Started	Procedure	Appeal Ref & Nature	Decision	Decision Date	Inspector's Comments
18/00116/ENF Plot 10 Las Palmas Estate Las Palmas Estate Road	10.05.2021	Written Representation	APP/Z3635/C/21/3270987 Appeal against serving of an enforcement notice for the unauthorised operational development of gates, fencing and posts.	Appeal Dismissed	08.11.2022	<p>The Planning Inspector agreed that the gates, fencing and posts represent inappropriate development in the Green Belt and that they met the definition of building work rather than an engineering operation which the appellant argued it was and therefore appropriate in the Green Belt provided it preserved the openness of it as per para 150 of the NPPF regarding engineering operations in the Green Belt. The Inspector stated that very special circumstances do not exist to justify the development.</p> <p>The Inspector also considered the 'Openness' of the Green Belt and the impact the gates, fencing and posts had on the openness. The Inspector concluded that by reason of their height, solid and urbanising appearance, these items together have a significant enclosing effect. In this way, they reduce the openness of the Green Belt.</p> <p>The appellant sought a temporary planning permission for 3-5 years to allow saplings to grow and to prevent fly tipping. The Inspector stated that granting of only a</p>

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						temporary permission would not remedy the breach and would not be acceptable in planning terms. Measures taken by the appellant to reduce the visual impact of the development by means of green painting and planting of saplings also do not remedy the breach and fail to overcome the harm resulting from the breach. In conclusion the appeal was dismissed for ground (a) and (f) and the Enforcement Notice upheld requiring the removal of the gates, fencing and posts and all resultant materials.
21/00223/CPD 28 Ash Road Shepperton TW17 0DN	28.06.2021	Written Representation	APP/Z3635/X/21/3275492 Certificate of Lawfulness development for proposed erection of a single storey detached outbuilding at the rear.	Appeal Dismissed	07.11.2022	The Planning Inspector acknowledged that the proposed outbuilding complied with the dimensional constraints in Schedule 2, Part 1, Class E of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended (GPDO). However, he was not convinced that the excessive space proposed led that the outbuilding is reasonably required to accommodate the proposed use. It has not been demonstrated that the outbuilding was required for a purpose incidental to the enjoyment of the dwellinghouse. Consequently, the Planning Inspector found the Council's refusal to grant a certificate of lawful use or development in respect of the erection of a single storey detached

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						outbuilding were well-founded and as such the appeal was dismissed.
20/01438/OUT 5 Marlborough Road Ashford TW15 3PZ	21.01.2022	Written Representation	APP/Z3635/W/21/3282635 Outline Planning Permission with appearance and landscaping reserved for the erection of a 3 storey block comprising 4 flats with associated parking and amenity space, following demolition of the existing dwelling.	Appeal Dismissed	09.11.2022	<p>A joint decision was issued by the Inspectorate for both appeals.</p> <p>The Inspector noted Appeal A was an outline application and that the elevation plans were only indicative. They also noted that the site has planning permission for the demolition of the previous dwelling and the construction of a pair of semi-detached dwellings, and works had started on site.</p> <p>The Inspector identified that the main issues were the impact upon the character and appearance of the area, the living conditions of the occupiers of a neighbouring property, and highway safety and parking. With Appeal B, there was a further issue relating to internal floor space.</p> <p>The Inspector noted that the site is located in a residential area comprising two storey properties and bungalows on largely consistent building lines. The Inspector also noted a variation in roof forms, adding visual</p>

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						<p>interest to the character and appearance of the area.</p> <p>In the case of appeal A the inspector considered that the second floor would be unduly prominent and would appear in stark contrast to its surroundings. As such, appeal A was considered to be contrary to policy EN1.</p> <p>In the case of appeal B, whilst the scheme proposed an area of flat roof, as this would be set back from the street behind a traditional roof, it would have limited visibility and would not appear unduly prominent or incongruous. It was also noted that parking exceeded 50% of the frontage contrary to the SPD, but given the variation in parking across the street, this was not considered to cause visual harm. Appeal B was therefore considered to comply with policy EN1 in design terms.</p> <p>In terms of living conditions, it was noted that a neighboring property contained a ground floor window in the rear elevation. The Inspector considered Appeal A would likely breach the Council's 45° vertical and horizontal guides, when</p>

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						<p>measured from this window and would result in that room being darker and more gloomy. The Inspector was also not satisfied that Appeal B would have an acceptable impact upon this window. Both appeals were found to be contrary to policy EN1 on amenity terms. However, in regards to balconies, as the elevation plans in appeal A were indicative, the Inspector did not raise concerns over this aspect.</p> <p>The Inspector found the highway impacts of both appeals to be acceptable in accordance with the objectives of policy CC3.</p> <p>The Inspector also considered that Appeal B would provide an unacceptable level of internal floor space for its future occupiers.</p> <p>The Inspector noted that both appeals would make a net contribution of 3 additional units when the Council cannot demonstrate a 5 year housing supply. However, the overall harm of the scheme was not considered to be outweighed by this benefit and both appeals were dismissed.</p>

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20/01579/FUL 5 Marlborough Road Ashford TW15 3PZ	21.01.2022	Written Representation	APP/Z3635/W/21/3282639 The erection of a 3 storey building comprising 4 self-contained flats (comprising 2 x 1 bedroom _ 2 x 2 bedroom units with associated parking and amenity space, following the demolition of the existing dwelling.	Appeal Dismissed	09.11.2022	See comments above in 20/01438/OUT.
20/01506/FUL Sunbury Cross Ex Services Association Club Crossways Sunbury On Thames	08.02.2022	Written Representation	APP/Z3635/W/21/3285212 The demolition of existing Sunbury Ex-Servicemen's Association Club and re-development of the site including the erection of three residential buildings of 4-storey, 6-storey and 9-storey comprising 69 flats with associated car-parking, cycle storage, landscaping and other associated works. As shown on drawing nos.!: S19/7407/01 and S19/7407/2 received 10/12/2020;	Appeal Dismissed	18.11.2022	The Planning Inspector raised concerns on the proposed layout for being over-dominant by car-parking and hard surfaces with very limited space for soft landscaping and tree planting. Given the level of built-up areas and limited space between the three buildings, the Planning Inspector felt that is constrained by the size of the site. These areas could easily become overshadowed and felt hemmed in, creating unattractive areas to spend time. As a result, the proposal was considered to create a sterile environment that would harm the character and appearance of the area. The Planning Inspector also found unsatisfactory the living conditions of the future occupiers in terms of enclosed area with poor outlook to some of the flats (being immediately adjacent to the boundary).

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			<p>CROS-LON-0; /1; /2; /3; /4; /5; /6; /7; /8; 9 received 04/01/2021;</p> <p>20-0901 Rev. A and 20-0906 received 04/01/2021;</p> <p>CRO-PRa-1C; /2C; /3C; /4C; /5C; /6C; /7C; /8C; /9C; /10C; /11C; /12C; /13C; /14C; /15C received 19/03/2021;</p> <p>CRO-PRb-1C; /2C; /3C; /4C; /5C; /6C; /7C; /8C; /9C; /10C; /11C received 19/03/2021;</p> <p>CRO-PRc-1C; /2C; /3C; /4C; /5C received 19/03/2021</p>			Furthermore, the Planning Inspector are also unsatisfied that the proposed level of parking spaces together with the proposed mechanisms to counter demand would be adequate in this instance.
<p>20/00237/FUL</p> <p>Osmanstead Condor Road Laleham</p>	03.03.2022		<p>APP/Z3635/W/21/3285042</p> <p>Erection of six detached dwellings, 2 fronting Thames Side and 4 fronting Condor Road, with associated access, parking areas and amenity following demolition of existing house and outbuildings.</p>	Appeal Dismissed	03.11.2022	TBC

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21/01785/HOU 10 Rosewood Drive Shepperton TW17 0HT	21.03.2022	Fast Track Appeal	APP/Z3635/D/22/3294416 Erection of a part single part two storey front extension, a two storey side extension, a single storey rear extension and changes to materials on front elevation	Appeal Dismissed	07.10.2022	<p>The inspector considered that the two-storey flank wall of the appeal site would be in much closer proximity to the shallow rear garden of no. 8 Rosewood Drive, closing a gap and thereby reducing the outlook and greatly increasing the enclosure of both no.8 Rosewood Drive and no9. Fairview Drive. As the appeal site is situated to the south of both no.8 Rosewood Drive and no. 9 Fairview Drive, the inspector considered that the proposed extensions would have a greater potential for overshadowing and an unacceptable overbearing effect on those neighbouring properties.</p> <p>The inspector concluded that whilst the existing arrangement intervenes in the 45-degree line, the appeal scheme would bring two-storey built form closer to those dwellings and it would therefore exacerbate the existing situation which would conflict with the development plan and the SPD.</p>
21/01392/RVC 5 Marlborough Road Ashford TW15 3PZ	24.03.2022	Written Representation	APP/Z3635/W/21/3287804 Variation of Condition 2 (Approved Plans) imposed upon planning permission 21/00804/FUL to allow for changes to the elevations,	Appeal Allowed	25.11.2022	<p>*There was a joined dismissed decision issued by the Planning Inspector for the other two appeals within the site.</p> <p>The Planning Inspector acknowledged that the site benefit from recently approved S73 scheme. He also noted that this appeal scheme would amend the roof form to</p>

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			including the proposed roof, and floor layout.			<p>provide an enlarged front gable encompassing two additional windows at the roof level, and full gable ends to the main roof. The Planning Inspector noted that the increase bulk of the roof would add some prominence, but he considered the scale of the roof level openings would be modest and would appear subordinate within the roof slopes. Front gable features were evident within the street scene and as such disagreed with the proposal being incongruous and out of character within this setting.</p> <p>Whilst the Planning Inspector agreed that the appeal scheme would breach the 45 horizontal guide from nearest the boundary window, he noted that the breach would not be significant. Taken together the approved scheme and level of breach, the Planning Inspector was in an opinion that the overall living conditions of the nearby occupants would not be materially different to the original approved scheme. Consequently, the appeal was allowed.</p>
21/00614/OUT 36 - 38 Minsterley Avenue	07.04.2022	Written Representation	APP/Z3635/W/21/3288513 Outline planning permission with appearance and landscaping reserved for the erection of 5 detached dwellings, comprising 4 x 4	Appeal Dismissed	25.10.2022	The Inspector identified that the main issue was the effect of the proposed development on the character and appearance of the area.

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Shepperton TW17 8QT			bedroom dwellings and 1 x 5 bedroom dwelling, with associated parking and amenity space following the demolition of 36 Minsterley Avenue.			<p>The Inspector noted that the site is located in a low-density residential area, typically comprising two-storey detached dwellings, with the occasional semi-detached pairs. The Inspector further commented that plots were generally spacious with varying set-backs to from the roadway contributing to the surrounding openness.</p> <p>The Inspector commented that despite achieving minimum garden sizes, the proposed dwellings would be characterised by narrow plot and dwelling widths and would not reflect plot and dwelling widths in the locality. They further considered that the dwellings would appear cramped and that the development would fail to reflect the broadly consistent dwelling frontage lines immediately adjacent to the site.</p> <p>The Inspector further commented that the development read as being discordant and unsympathetic with the surrounding Avenue and would cause significant and unacceptable harm to the character of the area, contrary to the objectives of policy EN1 and the Council's SPD on design.</p>

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						It was acknowledged that the contribution of 4 additional dwellings to the Councils 5 year housing supply would create some benefits, as the Council cannot demonstrate a 5-year housing supply. However, the benefits of this were not considered to significantly and demonstrably outweigh the harm As such the appeal was dismissed.
21/01959/HOU 51 Penton Avenue Staines-upon-Thames TW18 2NA	08.04.2022	Fast Track Appeal	APP/Z3635/D/22/3295296 Proposed loft conversion that would include hip to gable extensions, the installation of a rear facing dormer with Juliet Balcony and 3 no rooflights within the front roof slope.	Appeal Allowed	30.09.2022	The Planning Inspector noted that gabled roofs were a feature of the area, although most of the bungalows in the immediate vicinity have retained their modest hipped roof form. Hip to gable extensions at the appeal site were the subject of a previous Certificate of Lawfulness for Proposed Use or Development (CLOPUD) (Council ref. 13/00414/CPD) and as such, the Planning Inspector considered that this forms a fallback position in respect of the appeal scheme.
21/01872/HOU 10 Avon Road Sunbury-on-Thames TW16 7TB	11.04.2022	Fast Track Appeal	APP/Z3635/D/22/3295167 Erection of a first floor side/rear extension and part single storey rear extension.	Appeal Dismissed	04.10.2022	The Inspector identified that the main issues were the impact upon the character of the area and the living conditions of the occupiers of no.8 Avon Road.

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						<p>The Inspector noted that most dwellings in the vicinity of the site were modest two storey dwellings or bungalows.</p> <p>The Inspector did not consider that there would be a terracing effect upon no.8 and raised no concerns over the asymmetrical roof.</p> <p>However, the Inspector further considered that the two storey depth would present a massive unarticulated flank, which would be prominent, out of scale and proportion with the host dwelling, also appearing incongruous and intrusive in the street scene. As such the proposal was considered to conflict with policy EN1.</p> <p>The Inspector also noted that a first floor window would abut the boundary with no.8 Avon Road, and would allow direct overlooking into the rear garden of this property. The window would also open over the boundary. A condition requiring obscure glazing would have resulted in a poor standard of outlook and would not appropriately address the issue. The proposal was therefore also found to conflict</p>

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						with policy EN1 on amenity grounds and the appeal was dismissed.
21/01117/FUL 74 Stanley Road Ashford TW15 2LQ	06.07.2022	Written Representation	APP/Z3635/W/22/3297303 Creation of new attached dwelling with associated parking and amenity space.	Appeal Dismissed	07.10.2022	The Inspector considered the proposed dwelling would be noticeably narrower and shorter than the other two in the terrace and the somewhat cramped nature of the scheme would be exemplified by the front garden of the new dwelling being largely taken up by parking; and having the parking space serving No. 74 located on the far side of the site, away from the house. He therefore concluded that the overall effect would be a somewhat contrived development that would be at odds with the establish street scene and pattern of development and would be harmful to the character and appearance of the area.
21/01205/PCO Elizabeth House 56 - 60 London Road Staines-upon-Thames	25.04.2022	Written Representation	APP/Z3635/W/21/3288533 Prior approval notification for 2 additional storeys above the existing office building, comprising 12 residential units as shown on drawings numbered 1100, 1200B, 1201B, 1202A 1203, 1221A, 1222A, 1223A, 1224A, 1225, 1300A and 1320A received	Appeal Dismissed	04.10.2022	TBC

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			on 22 July 2021 and amended plan number 1220B received on 7 September 2021.			
21/00610/FUL Land At Vineries Nurseries Site Spout Lane Stanwell Moor	25.04.2022	Written Representation	APP/Z3635/W/21/3287743 Retention of existing hardstanding (retrospective)	Appeal Dismissed	18.11.2022	The Inspector considered that the laying of the existing hardstanding on the site would be harmful to the openness of the Green Belt and would therefore constitute 'inappropriate development' in the Green Belt. He noted the existing planning situation (lawful Class B8 storage use) on the site and gave significant weight to this. He also noted that the hardstanding would bring operational benefits to the site such as the reduction of mud being tracked on the highway, items stored on site being cleaner and a tidier appearance. However, he did not regard the considerations in favour of the development did not clearly outweigh the harm to the Green Belt. Consequently, 'very special circumstances' to justify the development in the Green Belt did not exist
21/01487/FUL 19 Sidney Road Staines-upon-Thames TW18 4LP	26.04.2022	Written Representation	APP/Z3635/W/22/3290169 Erection of a new 2 bedroom-3 persons single dwelling house at the rear of 19 Sidney Road (Proposed No.21 New Street) with associated	Appeal Dismissed	10.11.2022	The inspector considered that the proximity of the proposed dwelling to No. 19 New Street and its position in relation to the carriageway would be at odds with the existing pattern of development, result in an uncharacteristic and cramped form of development. The proposal would harm the living conditions of the occupants of No.19

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			parking, cycle store, waste storage and amenity space.			New Street and fail to provide satisfactory living conditions to future occupants with regards to privacy. It would also harm the living conditions of the occupants of the appeal property and Nos 17 and 21 Sidney Road with regards to outlook. The proposal would conflict with highway/public safety. Overall, the inspector considered that the harm caused to character and living conditions of existing and proposed occupants would outweigh the modest contribution of one dwelling.
21/01828/HOU 96B Windmill Road Sunbury-on-Thames TW16 7HB	26.04.2022	Fast Track Appeal	APP/Z3635/D/22/3297258 Creation of hip to gable roof extension, conversion of loft to habitable room and erection of rear facing dormer window	Appeal Dismissed	04.10.2022	The Inspector considered that the appeal scheme would appear as a poorly designed piecemeal addition, which would be incongruous in the street scenes and out of character with the individualistic yet cohesive character of the area.
21/01962/HOU 20 Florence Gardens Staines-upon-Thames TW18 1HG	23.05.2022	Fast Track Appeal	APP/Z3635/D/22/3297987 Construction of a double storey side extension, single storey side and rear extension and loft conversion comprising of side dormer and Velux skylights.	Appeal Dismissed	30.09.2022	The Inspector identified that the main issue is the effect of the proposal on the character and appearance of the host building and surrounding area. The Inspector acknowledged that there was an extant planning permission at the stie. They also noted that guidance in the Council's SPD on the Design of Residential

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						<p>Extensions and New Residential Development on well-designed dormers.</p> <p>The Inspector noted that the dormer would not be set in 1 metre from the roof edge and would not be set down from the ridge as required by the SPD guidance. The Inspector also considered that the dormer would have a dominant effect and would be disproportionately large in scale. They also considered it to be unduly prominent and incongruous in the street scene.</p> <p>The Inspector acknowledged other dormers in the area, although they were not considered to be as prominent or dominant as the appeal scheme. The Inspector also gave weight to the dormer granted in the extant planning permission at the site. However, they considered that proposal would conflict with policy EN1 and the appeal was dismissed.</p>
21/01290/FUL 97 Feltham Road Ashford TW15 1BS	11.05.2022	Written Representation	APP/Z3635/W/22/3291285 Roof alterations to create a new one bedroom flat including two side dormer windows, a rear rooflight and a front gable extension.	Appeal Dismissed	07.10.2022	In combination, the front gable extension and side dormers would substantially alter the roof profile and design which in the Inspectors view would harm the building's character and appearance. Furthermore, the front gable extension would be out of character with the subservient dormers and

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						bay roofs elsewhere along the street and, along with the side dormers, conflict with the aims and guidance in the Council's Supplementary Planning Document on the Design of Residential Extensions and New Residential Development (2011) (SPD) and Policy EN1 of the CS&P DPD.
21/01933/HOU 28 Ensign Way Stanwell Staines-upon-Thames	18.07.2022	Fast Track Appeal	APP/Z3635/D/22/3299564 The erection of a single storey side extension and a detached outbuilding to the front (following demolition of existing detached garage with existing storage structure). Reposition and amended high boundary treatment fronting the highway on the northern side comprising 1.85 metres high timber fence with concrete posts (partially retrospective).	Appeal Dismissed	21.09.2022	The Planning Inspector noted that a square piece of land on the corner at the junction provides side gardens for the appeal side and neighbouring property and the same for opposite of the road. Immediately adjacent to the high fences is landscaped buffers which assist in maintaining open frontages to add for the character. The buffer strip also extends behind the pavement in front of the neighbour's garden on Viscount Road but ends at the appeal site where the fence subject of this appeal runs up to the pavement edge. The planning inspector considered this to create a hard boundary at odds with, and harmful to, the open character. Consequently, the development therefore conflicts with Policy EN1 of the Core Strategy and Policies Development Plan Document 2009 and the NPPF.
22/00069/HOU	03.08.2022	Written Representation	APP/Z3635/W/22/3298205 Erection of an extension to rear along with the creation	Appeal Dismissed	25.11.2022	TBC

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72 Thames Street Sunbury-on-Thames TW16 6AF			of a new floor and rooms within the roof.			
21/01706/FUL Glenmore Green Street Sunbury-on-Thames	06.06.2022	Written Representation	APP/Z3635/W/22/3291625 Conversion of House of multiple occupation (HMO) to 9 residential flats involving extension and alteration to front and rear with associated parking, refuse storage and amenity space as shown on drawings numbered 19_1183/002 C, 008 A, and 015 C received on 24 Nov 2021 and 009 C, 010 B, 014 D, 105 B, 110 B and Proposed Site Plan and Proposed First Floor Plan received on 01 Nov 2021.	Appeal Dismissed	29.11.2022	TBC
22/00492/RVC Glenmore Green Street Sunbury-on-Thames	15.08.2022	Written Representation	APP/Z3635/W/22/3301717 Variation of plan number condition of PA ref 20/00052/FUL for the extension and alterations of the building to form 8 flats, to allow for the floorspace at second floor level to be	Appeal Dismissed	29.11.2022	TBC

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			used as extra bedrooms and bathrooms for the approved first floor flats, thereby creating 3 duplex flats. As shown on drawings numbered 19.1183/009 proposed site plan, 009A proposed GF plan, 111 A proposed FF plan and 112A proposed 2nd F plan received on 04/04/2022			
22/00310/HOU 3 Reedsfield Road Ashford TW15 2HE	19.07.2022	Fast Track Appeal	APP/Z3635/D/22/3301977 Erection of a single storey rear extension, two storey side extension and conversion of existing garage into a habitable room (revised scheme to planning application: 21/01614/HOU)	Appeal Allowed	22.09.2022	<p>The Inspector identified that the main issue was the effect upon the character and appearance of the area.</p> <p>The Inspector commented that there was a mix of detached, semi-detached and terraced houses of different designs and sizes in the street. They also considered that side accesses provided gaps between houses which varied in width but were important to the character and appearance of the street scene.</p> <p>The Inspector noted that the scheme included converting the garage into a habitable room and adding a 2 storey side extension which would sit over the top of the garage and extend behind it. They noted it</p>

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						<p>would be set in 0.5 metres from the neighbours extension.</p> <p>The Inspector acknowledged that the gap above the existing garage creates a visual break between the two houses. However, they were satisfied that the 0.5 metre gap between the extension and the neighbouring property, combined with the difference in height between the two houses, and in particular the lower side extension to the neighbouring property, would provide a visual gap sufficient to avoid the houses appearing to form part of a terrace or a continuous frontage.</p> <p>The Inspector further considered the two storey rear wing and second floor elements to be subordinate to the main house. They therefore considered the proposal to accord with policy EN1 and the appeal was allowed subject to conditions.</p>
22/00436/HOU 74 Park Road Ashford TW15 1EU	04.07.2022	Fast Track Appeal	APP/Z3635/D/22/3301762 Proposed two storey side extension, single storey rear extension, loft conversion and rear dormer.	Appeal Allowed	07.11.2022	TBC

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22/00369/HOU 16 Sandhills Meadow Shepperton TW17 9HY	19.10.2022	Fast Track Appeal	APP/Z3635/D/22/3304749 Loft conversion including raising of the ridge height and a balcony. Side porch extension	Appeal Withdrawn	29.11.2022	This appeal was withdrawn on the applicant's request.
21/01848/HOU 163 Staines Road Laleham Staines-upon-Thames	23.09.2022	N/A	N/A Construction of a vehicle access with a crossover	Appeal Lapsed	29.11.2022	This appeal was lapsed as the required supporting documentation from the applicant was received after the deadline