



Please reply to:

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Date: 30 October 2025

Notice of meeting

Planning Committee

Date: Wednesday, 12 November 2025

Time: 7.00 pm

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

To the members of the Planning Committee

Councillors:

M. Gibson (Chair)

D.L. Geraci (Vice-Chair)

C. Bateson

S.N. Beatty

M. Beecher

M. Buck

T. Burrell

R. Chandler

D.C. Clarke

K. Howkins

M.J. Lee

L. E. Nichols

K.E. Rutherford

P.N. Woodward

Substitute Members: Councillors J. Button, S.M. Doran, S.A. Dunn, K.M. Grant, N. Islam and S.C. Mooney

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

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Agenda

Page nos.

1. **Apologies and Substitutions**

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

2. **Minutes**

To Follow

To confirm the minutes of the meeting held on 15 October 2025 as a correct record.

Minutes to follow.

3. **Disclosures of Interest Under the Member's Code of Conduct**

To receive any disclosures of interest from councillors under the Members' Code of Conduct.

4. **Declarations of interest under the Council's Planning Code**

To receive any declarations of interest from councillors under the Planning Code including contact with applicants/objectors.

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.

5. **Planning application 25/01064/FUL - 67 High Street, Staines-upon-Thames TW18 4PU**

5 - 22

Ward

Staines

Proposal

Change of use of ground floor from vacant bank to a proposed bingo hall

Recommendation

Grant planning permission subject to conditions, as set out at Paragraph 8 of the report

6. **Planning application 25/01088/HOU - 35 Park Road, Ashford TW15 1EX**

23 - 42

Ward

Ashford Common

Proposal

Garage conversion to habitable room, part single part two storey side and rear extension, loft conversion with rear dormer and hip to gable roof extension

Recommendation

Approve the application subject to conditions as set out in the Recommendation section (paragraphs 8.1, 8.2 and 8.3)

- | | | |
|-----------|--|----------------|
| 7. | Planning Appeals Report | 43 - 52 |
| | To note details of the Planning appeals submitted and decisions received between 1 October 2025 and 29 October 2025. | |
| 8. | Major Planning Applications | 53 - 56 |
| | To note the details of future major planning applications. | |
| 9. | Glossary of Terms and Abbreviations | 57 - 62 |

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25/01064/FUL: 67 High Street, Staines-upon-Thames. TW18 4PU

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Planning Committee

12 November 2025



Application No.	25/01064/FUL
Site Address	67 High Street, Staines-upon-Thames, TW18 4PU
Applicant	Sunni-Ed Limited
Proposal	Change of use of ground floor from vacant bank to a proposed bingo hall
Case Officer	Matthew Churchill
Ward	Staines
Called-in	The application has been called in by Councillor Williams as the proposals would not be in a retail use in Staines Town Centre

Application Dates	Valid:03.09.2025	Expiry:29.10.2025	Target: Extension of time Agreed (14 November 2025)
Executive Summary	<p>The application site is a vacant bank, located in a three-storey end of terrace building that is Locally Listed. It was previously occupied by Nat West Bank. The site is located within Staines Town Centre and is within the designated Staines Employment Area and primary shopping area. The site is also located within the Staines Historic Core Town Area of High Archaeological Potential.</p> <p>The application proposes a change of use of the building from a bank (Class E) into a Bingo Hall (Sui Generis). The plans show that the Bingo Hall would contain 61 seats arranged around table areas and surrounding the edge of the hall that would enable individuals to participate in games of bingo. The applicant's submission documents indicate that the Bingo Hall would operate for 24 hours a day. The applicant has also confirmed that the Bingo Hall would not serve alcohol.</p> <p>The use of the site as a bank formerly fell within the A2 Use Class (Financial and Professional Services), which has now been absorbed into Use Class E (Commercial, Business and Service) as a result of amendments to the Town and Country Planning (Use Classes) Order in 2020. It is possible to convert the use of a building between one use within Class E and another without the requirement of planning permission. Moreover, it is also possible to convert Class E uses through the prior approval process.</p> <p>Therefore, whilst it is acknowledged that Policy TC2 encourages the retention of retail uses in Staines Town Centre, it is not considered that</p>		

	<p>the principle of a non-retail use at this site would be unacceptable, and as the building is currently not in a retail use.</p> <p>The Council's Environmental Health Department has been consulted in terms of the noise impacts of the proposal and has raised no objections. The scheme would not result in any external alterations to the building, and the Council's Heritage Advisor has also raised no objections. Moreover, the scheme is not considered to have an adverse impact upon light, privacy or residential amenity.</p> <p>The application does not propose any parking spaces, although is situated within a town centre location that is accessible by non-car based modes of travel.</p> <p>The Local Planning Authority (LPA) has received a number of letters of representation raising concerns over anti-social behaviour. However, the LPA does not have evidence to support that the scheme would lead to a rise in anti-social behaviour and Surrey Police have not objected to the proposals.</p> <p>When assessed against the relevant local and national planning policies and guidance it is considered that the proposal would be acceptable.</p>
Recommended Decision	Grant planning permission subject to conditions, as set out at Paragraph 8 of the 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 SP1 (Location of New Development)
 - Policy EM1 (Employment Development)
 - Policy TC1 (Staines Town Centre)
 - Policy CC3 (Parking Provision)
- 1.2 The policies contained within the National Planning Policy Framework (NPPF) (December 2024) are also relevant.
- 1.3 On 19 May 2022, the Council agreed that the draft Spelthorne Local Plan 2022 – 2037 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 2022 and the local plan was submitted to the Planning Inspectorate on 25th November 2022.
- 1.4 An Examination into the emerging Local Plan commenced on 23 May 2023. However, it was paused to allow time for the new council to understand and review the policies and implications of the emerging Local Plan and to address the issues that were identified in the first week of the Examination, in particular flood risk and its potential implications in relation to the site allocation and delivery strategy of the plan.
- 1.5 On 12 December 2024, the Planning Inspectorate confirmed that the Local Plan examination would resume on the 27 January 2025. This has now taken place and the Examination closed on 18 February 2025. Adoption of the Local Plan by Council could be by December 2025 subject to the plan being found sound by the Inspector and public consultation undertaken on the Main Modifications (<https://spelthornelocalplan.info/evidence-base/>).
- 1.6 The following policies of the Pre-Submission Spelthorne Local Plan 2022 – 2037 are of relevance:
- ST1: Presumption in Favour of Sustainable Development
 - ST2: Planning for the Borough
 - SP1: Staines-upon-Thames
 - H1 Homes for All
 - EC1: Meeting Employment Needs
- 1.7 The [National Planning Policy Framework](#) (NPPF) policy states at para 49 that: Local planning authorities may give weight to relevant policies in emerging plans according to:
- a) the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);

b) the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and

c) the degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).

- 1.8 Section 38(6) the Planning and Compulsory Purchase Act 2004 (https://www.legislation.gov.uk/ukpga/2004/5/pdfs/ukpga_20040005_en.pdf) requires applications to be determined in accordance with the development plan (unless material considerations indicate otherwise) and not in accordance with an emerging plan, although emerging policies may be a material consideration.
- 1.9 At this stage, the policies in the Pre-Submission Spelthorne Local Plan carry limited weight in the decision-making process. The adopted policies in the 2009 Core Strategy and Policies DPD carry substantial weight in the determination of this planning application.

2 Relevant Planning History

- 2.1 The site has the following planning history:

19/01307/FUL	Removal of existing 1 no. ATM machine and reinstatement of stonework	Granted 11.11.2019
20/00460/FUL	Removal of 1no. redundant ATM and reinstatement of window and stonework	Granted 15.06.2020
20/00453/FUL	Removal of 1no. redundant ATM and reinstatement of window and stonework	Granted 15.06.2020
21/01255/ADV	Installation of 1no. internal 55" window digital screen, external facing	Granted 21.09.2021
24/00430/FUL	Removal of ATM's and Night Safe Bezel, existing signage and reinstate materials where required	Granted 16.05.2024

3 Description of Current Proposal

- 3.1 The application site is occupied by a three-storey end of terrace building that is situated on the southern side of the High Street in Staines-upon-Thames. The site is located within the Staines Historic Core and Site of Roman Town Area of High Archaeological Potential, the Staines designated Employment Area, and the Staines Primary Shopping Area. The property is also a Locally Listed

Building, with the Council's Local List describing it as a purpose-built bank premises constructed circa 1920/30's and displaying prestigious ground floor fenestration typical of such buildings.

- 3.2 The plans show a change of use to the ground floor of the building, although there would be no external alterations. The applicant's Planning Statement indicates that the first and second floors are to remain vacant for the time being.
- 3.3 The application proposes the change of use of the existing ground floor of the building from a bank (Class E) to a bingo hall (Sui Generis). The plans show that there would be a series of 12 tables, along with seats with screens situated on the outside of the room that the applicant has confirmed would allow participation in the games of bingo. In total, the plans show that there would be 61 seats. The submission documents state that there would be 8 employees. The applicant has also confirmed that no alcohol would be served at the premises.

4 Consultations

- 4.1 The following table shows those bodies consulted and their response.

Statutory Consultees

Consultee	Comment
County Highway Authority	Recommends Conditions and Informatives.
County Archaeology Officer	No Archaeological Concerns.

Non-Statutory Consultees

Consultee	Comment
Environmental Health (Contamination)	No comments.
Environmental Health (Noise)	No objections.
Heritage Advisor	No adverse conservation or heritage comments.
Spelthorne Neighbourhood Services	Notes that there is no reference to waste collection, although as they are a business waste can be collected daily. It is also noted that no vehicles will be able to access the site from the front.
Surrey Police	No objections.

5 Public Consultation

- 5.1 The Council sent out five neighbour notification letters and has received 104 letters of representation, which object to the proposals on the following grounds:

- There is already a further gambling establishment in the High Street.
- Concerns that gambling is addictive and has negative consequences (Officer Note: This is not a planning matter).
- More shops are needed in the town rather than a bingo hall.
- Concerns that a bingo use could lead to a full gambling license.
- There may be anti-social behaviour.
- Historic buildings should be used to enhance Staines and the proposal would harm heritage.
- There should be more community focused uses in the town centre, and the proposal will contribute to decline of the area.
- The town is currently occupied by uses that do not add long-term value to the local economy.
- The town needs spaces for the younger generation.
- The proposal is not in keeping with the character of the High Street.
- The proposal would contribute little to the daytime vibrancy and footfall.
- A bingo hall would not meet national and local planning policies to enhance to vitality of High Streets.
- The proposal conflicts with the Council's policies, including SP1 and EC2.
- The scheme would not regenerate the High Street.
- The proposal will discourage those who do not gamble from the town centre.
- Concerns over the impact upon noise levels on the High Street.
- The building would better suit a retail use or food provider and residential uses.
- This use will deter other uses in the Town Centre.
- Concerns over the impact upon the image of the town.
- Anti-social behaviour may affect house prices (Officer Note this is not a planning matter).
- The town no longer looks like a quiet market town.
- The proposal would not promote community and social benefits.
- The scheme would cause noise and disturbance.
- Should the application be approved, opening hours should be limited.
- A document has also been received stating it summarises the letters of representation, which also makes reference to the borough wide Public Space Protection Order, crime rates, other applications by the applicant, as well as a suggested community position. The document also recommends several actions for the Council, including an Article 4 Direction (Officer Note: the current proposal requires planning permission).

6 Planning Issues

- Principle of Development
- Character and appearance
- Locally Listed Building
- Residential amenity
- Noise and Disturbance
- Anti-social behaviour

7 Planning Considerations

Principle of Development

- 7.1 The site is located within Staines Town Centre, the Staines Designated Employment Area, and within a designated Primary Shopping Area.
- 7.2 At paragraph 7, the [NPPF](#) states that the purpose of the planning system is to contribute to the achievement of sustainable development. The NPPF further states that there are three dimensions to sustainable development; an economic role, a social role and an environmental role (paragraph 8).
- 7.3 At Section 7 on '*Ensuring the vitality of town centres*', the NPPF states that planning decisions should support the role that town centres play at the heart of local communities, by taking a positive approach to their growth, management and adaptation. At 'Annex 2' the NPPF also defines a bingo hall as a "*Main Town Centre Use*".
- 7.4 At paragraph 86, the NPPF states that planning decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.
- 7.5 Policy TC1 of the [Core Strategy and Policies Development Plan Document](#) (CS&P DPD), states that the Council will maintain the role of Staines as the principal town centre serving north Surrey by encouraging developments that contribute to the vitality and viability of the centre and are of a scale appropriate to its role.
- 7.6 Policy TC2 of the CS&P DPD states that within the primary shopping area of Staines Town Centre, uses other than retail within Class A1, will not be permitted where this would lead to a net loss of retail floorspace.
- 7.7 The proposal would result in the conversion the ground floor of a former bank into a bingo hall. It is acknowledged that Policy TC2 encourages the retention of retail uses within the Town Centre. In this instance the current unit is not in a retail use (a bank fell within the A2 Use Class before being absorbed into Class E), and as such the current number of non-retail uses would not be altered, and there would not be a loss of any existing retail uses. Therefore, whilst planning permission is required to convert a bank (Class E) into a bingo hall (Sui Generis), the application does not propose the loss of a retail use.
- 7.8 Moreover, since the Council's Core Strategy was published in February 2009, the Government in September 2020 amended the Town and Country Planning (Uses Classes) Order 1987, revoking Class A and introducing a new Class E Use Class, which absorbed parts of several other former Use Classes including A1 (shops), A2 Financial Services, A3 (Cafes or restaurants), B1 (Offices) and D2 (Gymnasiums). Planning permission is not required to change the use of a building from one use in Class E to another.
- 7.9 The applicant's submission documents state that if granted a licence (which falls outside of the planning regime), there will be door supervisors present during open hours to ensure that there will be no person under 18 entering the premises. It is acknowledged that this would exclude children, teenagers and family groups from using the building. The applicant further suggests that the

proposal will benefit the town centre, by increasing footfall, although they have provided no evidence to support this.

- 7.10 It is possible that users of the bingo hall may visit other units in the town centre and increase footfall in this manner. This may also be the case for users of the site should it continue its use as a bank. However, the applicant states that the former bank did not open on Saturdays and Sundays and given that the proposed bingo hall would be open for an increased number of hours it appears reasonable to conclude that it would make a contribution to the vitality of the town centre.
- 7.11 It is noted that the existing windows would be retained in the front elevation, which have previously been occupied by signage and ATM machines. The former bank did not have a large shopping frontage, with limited visibility into the building. As the frontage would remain unchanged, the proposal is considered to have an acceptable impact upon vibrancy in this regard.
- 7.12 Policy EM1 of the CS&P DPD states that the Council will maintain employment development by retaining and supporting in principle proposals for employment development in existing designated employment areas including Staines Town Centre.
- 7.13 The application would maintain employment space in this designated Employment Area and the proposals are considered to be in accordance with the objectives of Policy EM1.
- 7.14 It is acknowledged that the proposal would not be in a retail use, and policy TC2 encourages the retention retail uses in the town centre. The unit would also not be accessible for those who are under 18 and family groups. However, the NPPF lists bingo halls as a '*main town centre use*'. The unit is not currently in a retail use (formerly A1), and so the proposal would not result in a reduction in a number of retail uses in the town centre. The principle of a sui generis use as a bingo hall is therefore considered to be acceptable in this location.

Character and Appearance

- 7.15 At paragraph 131, the [NPPF](#) states that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. At paragraph 135, the NPPF states that planning decisions should ensure that developments function well and add to the overall quality of the area, are visually attractive as a result of good architecture, layout and appropriate and effective landscaping, and are sympathetic to the local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities).

- 7.16 The [National Design Guide](#) indicates that well-designed places should enhance the surroundings, should be attractive and distinctive, achieve a coherent pattern of development, should be accessible and easy to move around, should enhance and optimise nature, should be safe, social and inclusive, should contain mixed and integrated uses, should be functional, sustainable, efficient and resilient and should be made to last.
- 7.17 The application site is occupied by a three-storey end-of-terrace building that is situated on the southern side of the High Street. The surrounding buildings typically contain 2-3 storeys, with commercial uses on the ground floor, and some containing residential uses above. The application does not propose any external alterations to the building and would maintain a commercial use on the ground floor. As the application does not propose external alterations, it is not considered that the proposal would have an adverse impact upon the character and appearance of the area. It should be noted that any future signage may be subject to advertisement consent requirements.

Locally Listed Building

- 7.18 At paragraph 207, the NPPF states that Local Planning Authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.
- 7.19 At paragraph 210, the NPPF further states that in determining applications, local planning authorities should take account of amongst other things, the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation and the positive contribution that conservation of heritage assets can make to sustainable communities including their economic viability.
- 7.20 Policy EN5 of the CS&P DPD states that the Council will seek to preserve its architectural and historic heritage by encouraging the retention of buildings of local architectural or historic interest and seeking to ensure that their character and setting is preserved in development proposals.
- 7.21 The Council's Heritage Advisor has been consulted and commented:

"67 High Street has a very fine facade, unaltered since it was purpose built as a Bank with the typical air of stability and security. Now that Nat West have vacated (and made good the ATM opening) the facade remains intact. The two high level street facing windows would not facilitate conversion to a normal shop frontage. So a viable re-use of the ground floor could be a problem for retail premises. Since this current application involves no changes to the front elevation I would support this proposal in that it would bring vitality to the High Street at night when most other uses are closed. Should consent be granted any signs will have to be minimal and discrete,

I have no adverse design or conservation comments".

- 7.22 In light of the above it is considered that the proposal would have an acceptable impact upon this Locally Listed Building and its setting in accordance with the objectives of policy EN5 and the NPPF.
- 7.23 It is noted that there are further Listed Buildings within the High Street of Staines. However, as the proposed works would be internal and there would be no external alterations to the building, it is not considered that the proposal would have an adverse impact upon the setting of any Listed Buildings within the High Street.

Noise

- 7.24 Policy EN11 of the CS&P DPD states that the Council will seek to minimise the impact of noise by requiring appropriate noise attenuation measures where this can overcome unacceptable impacts on residential noise sensitive development proposed in areas with high noise levels.
- 7.25 At paragraph 187, the NPPF states that planning decisions should contribute to and enhance to the natural and local environment by preventing new and existing development from contributing to, unacceptable levels of noise pollution.
- 7.26 The Council's Environmental Health Department has been consulted in relation to noise. It was commented that a bingo hall is not associated with anti-social behaviour or excessive noise because there are limited sources of noise that are likely to generate levels that would be unacceptable. It is acknowledged that there are residential properties nearby. However, the Environmental Health Department do not consider the proximity to be problematic. They note that the only source of noise is from patrons. However, the location is in a thoroughfare with regular pedestrian activity, and it is not considered that patron noise would be any different to existing pedestrian activity on the High Street. They also state that no noise complaints have been received from the Admiral Casino at 109 High Street, which has 24-hour use. When assessed against the Planning Practice Guidance (PPG), the Environmental Health Department consider that noise would be a 'no observed adverse effect' level and have raised no objections on noise grounds.
- 7.27 Given the above, it is considered that proposal would have an acceptable noise impact and would be in accordance with the objectives of policy EN11 and the NPPF.

Residential Amenity

- 7.28 At paragraph 135, the NPPF states that planning decisions should ensure that developments create places that are safe, inclusive and accessible, and which promote health and wellbeing, with a high standard of amenity for future and existing users.

- 7.29 As the application proposes the conversion of an existing building and does not propose external alterations, the scheme would not have an adverse impact upon the light and privacy of adjoining properties including those situated above no.59 the High Street located to the west of the site and opposite the site a Brixham Court. The proposal is also not considered to have an overbearing impact.

Parking & Highways

- 7.30 Policy CC2 of the CS&P DPD states that the Council will seek to secure more sustainable travel patterns by only permitting traffic generating development where it is or can be made compatible with transport infrastructure in the area, taking into account access and egress to the public highway and highway safety. Policy CC3 states that the Council will require appropriate provision for off-street parking provision in accordance with its maximum parking standards.
- 7.31 At paragraph 116, the NPPF states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact upon highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios.
- 7.32 The [Councils Parking Standards SPG](#) states that a bingo club should be provided with a maximum of 1 parking space per 5 seats. In this instance the plans show that there would be 61 seats that would generate a maximum of approximately 12 off-street parking spaces.
- 7.33 The application does not propose any off-street parking spaces and would therefore be 12 parking spaces below the Council's maximum standards. However, the site is situated within a town centre location and is located approximately 710 metres from Staines Railway Station, 422 metres from Staines Bus Station. It is therefore considered that the site is accessible by non-car based modes of travel and therefore provision below the Council's maximum standards is considered to be acceptable in this instance.
- 7.34 The LPA has also consulted the County Highway Authority (CHA), which initially requested further details in relation to bike storage. Upon receipt of the additional details the CHA raised no objections subject to a condition.
- 7.35 The proposal is therefore considered to be in accordance with the objectives of policy CC2, CC3 and the NPPF in highway terms.

Anti-Social Behaviour

- 7.36 It is noted that a number of letters of representation received in objection to the proposals raise concerns over perceived anti-social behaviour.

- 7.37 Whilst the fear of crime can be a material consideration if there is some reasonable, cogent evidential basis linking the proposed use or occupiers with criminal activity, the LPA holds no evidence that the proposal would specifically cause or contribute towards crime and disorder in the area.
- 7.38 The LPA has also consulted Surrey Police, which have raised no concerns over the scheme.
- 7.39 A number of the letters of representation also raise the problem of gambling and the associated effects upon vulnerable people and family and friends. However, this is a societal problem and more relevant to the licensing regime and potentially as part of policies and strategies to implement at a national level. It is not a planning matter.
- 7.40 Based upon the evidence before the LPA, it is not considered that there is evidence that there would be an increase in anti-social behaviour or a fear of crime. As mentioned above, the principle of a bingo hall in this location is acceptable.

Biodiversity

- 7.41 The application is exempt from Biodiversity Net Gain (BNG) requirements as the proposals would not impact a priority habitat and would impact less than 25m² of on-site habitat, or 5 metres of line habitats such as hedgerows.

Equalities Act 2010

- 7.42 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 for:
- 7.43 The elimination of discrimination, harassment and victimisation; The advancement of equality of opportunity between persons who share a relevant protected characteristic and person who do not share it; The fostering of good relations between persons who share a relevant protected characteristic and person who do not share it; which applies to people from the protected equality groups.

Human Rights Act

- 7.44 This planning application has been considered against the provisions of the Human Rights Act 1998.
- 7.45 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.

- 7.46 Article 8 and Protocol 1 of the First Article confer a right to respect private and family life and a right to the protection of property, i.e. peaceful enjoyment of one's possessions which could include a person's home, and other land and business assets.
- 7.47 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/ objectors/ residents/ other interested party by Article 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.

Financial Considerations

- 7.48 Under In S155 of the Housing and Planning Act 2016, Local Planning Authorities are now required to ensure that potential financial benefits of certain development proposals are made public when a Local Planning Authority is considering whether or not to grant planning permission for planning applications which are being determined by the Council's Planning Committee. A financial benefit must be recorded regardless of whether it is material to the Local Planning Authority's decision on a planning application, but planning officers are required to indicate their opinion as to whether the benefit is material to the application or not. In consideration of S155 of the Housing and Planning Act 2016, the proposal may generate business rates.

Planning Balance

- 7.49 The application proposes the change of use of an existing bank into a bingo hall. A bank (formerly Use Class A2) did not fall within the retail use class (formerly Use Class A1) prior to being absorbed into Class E following amendments to the Use Classes Order in 2020. The proposal would therefore not result in a reduction in the number of retail uses in the Town Centre. Furthermore, the NPPF lists a Bingo Hall as a main Town Centre Use. The applicant states that the scheme would provide employment for eight individuals. Additionally, no objections have been received from the Council's Environmental Health Department in regards to noise, and no objections have been received from Surrey Police. Whilst it is acknowledged that a number of letters of representation have been received, it is considered that the proposal complies with the relevant planning policies and guidelines and the officer's recommendation is for approval.

8 Recommendation

- 8.1 The options available to Planning Committee for decision making are:
- To approve the application as set out in this report. This option is recommended. The report analyses the reasons why the application is considered acceptable in planning terms.

- To approve the application subject to additional/amended conditions and informatives. This option is not recommended, the conditions and informatives are set out below. The Planning Committee should be minded of paragraph 57 of the NPPF which states that *:-. planning conditions should be kept to a minimum and only imposed where they are necessary, relevant to planning and the development to be permitted, enforceable, precise and reasonable in all other respects ([National Planning Policy Framework](#))*.
- To refuse the application. This option is not recommended. The report assesses why officers consider the application to be acceptable and there are no material planning reasons to refuse the proposal.

8.2 The application is recommended for approval subject to the conditions and informatives below:

8.3 **GRANT PLANNING PERMISSION** subject to the following Conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason:-. This condition is required by Section 91 of the Town and Country Planning Act, 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

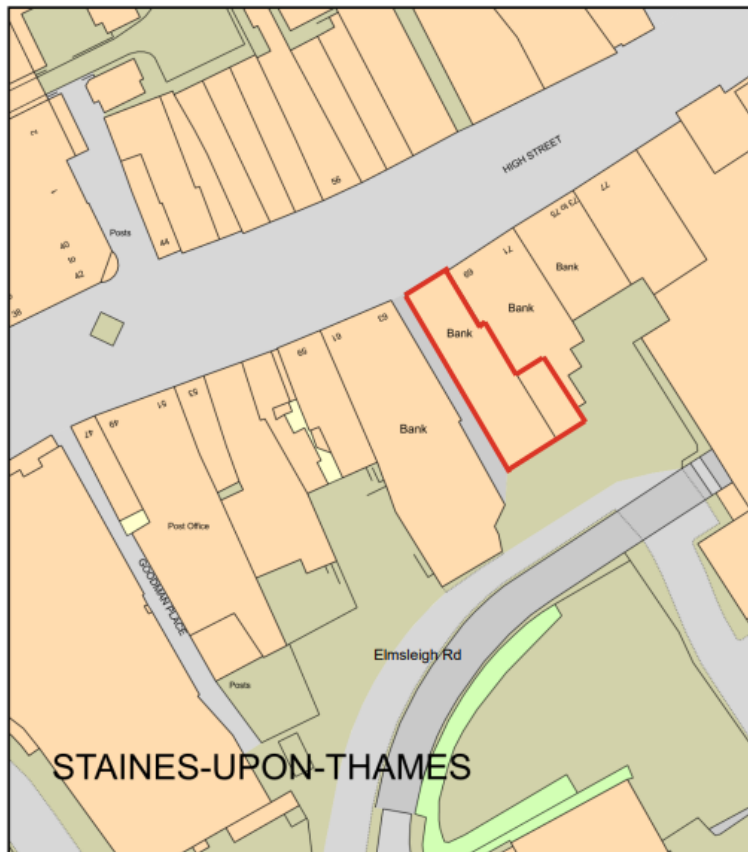
2. The development hereby permitted shall be carried out in accordance with the following approved plans and drawings: 67HSt/BH/FUL/25/03 Rev B, 67HSt/BH/FUL/25/04 Rev B (Received 08.10.2025) 67HSt/BH/FUL/25/02 Rev - -, 67 High Street, Staines (site location plan) (Received 29.08.2025)

Reason:-. For the avoidance of doubt and in the interest of proper planning

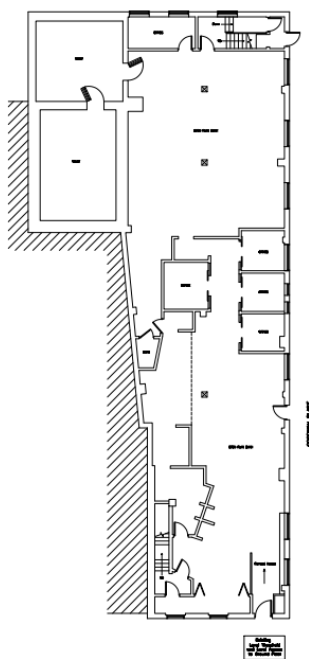
3. The development hereby approved shall not be first occupied unless and until the following cycle facilities have been provided within the development site: High quality, secure, lit and covered cycle parking for a minimum of 9 cycles to be in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. Thereafter the said approved facilities shall be provided, retained and maintained to the satisfaction of the Local Planning Authority

Reason:-. In order to meet the objectives of the NPPF (2024), to satisfy the Spelthorne Local Plan and to satisfy policies CC2 and CC3 of Spelthorne Borough Council's Core Strategy and Policies Development Plan Document February 2009.

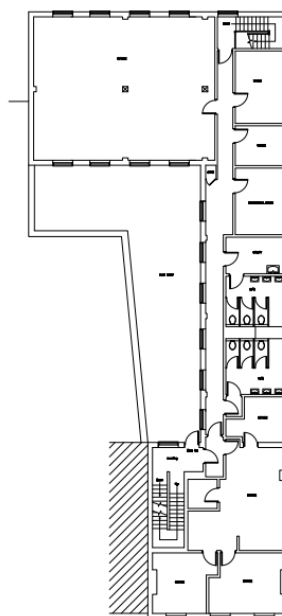
Site Location Plan



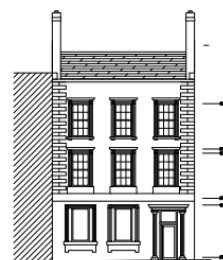
Existing Floor & Elevations Plan



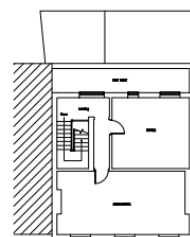
EXISTING GROUND FLOOR PLAN (1:100)



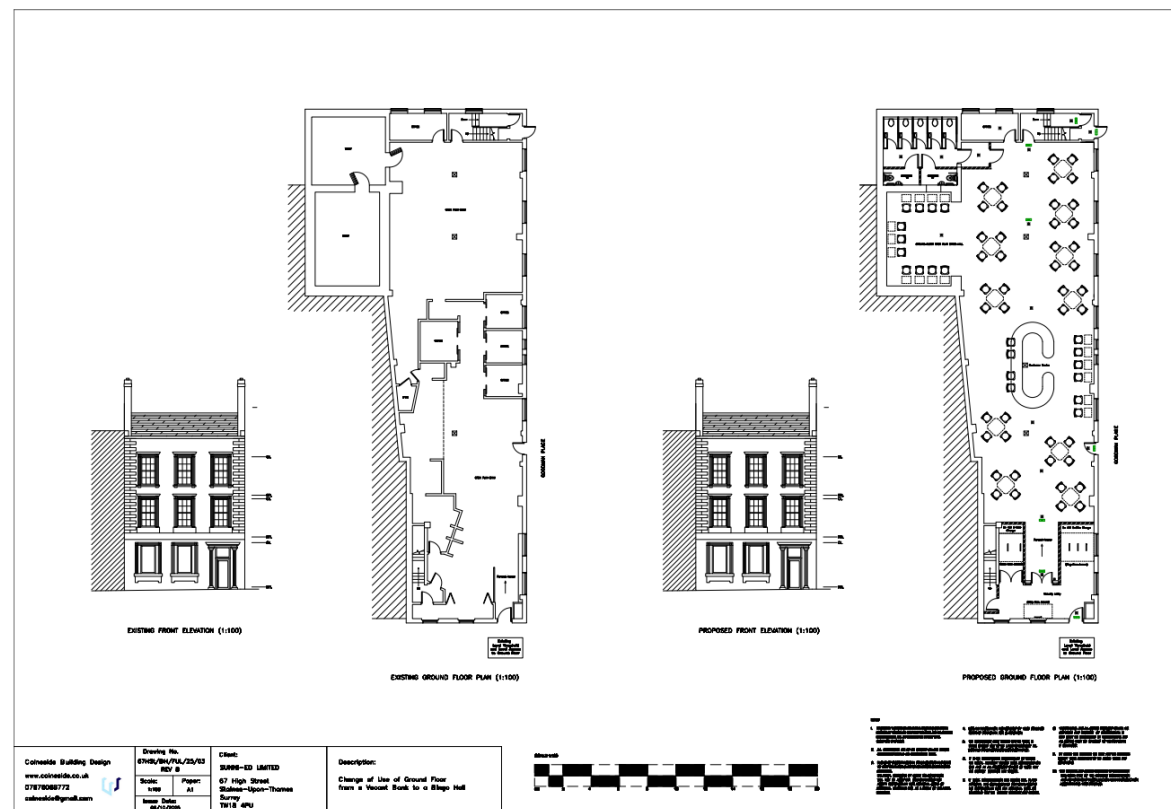
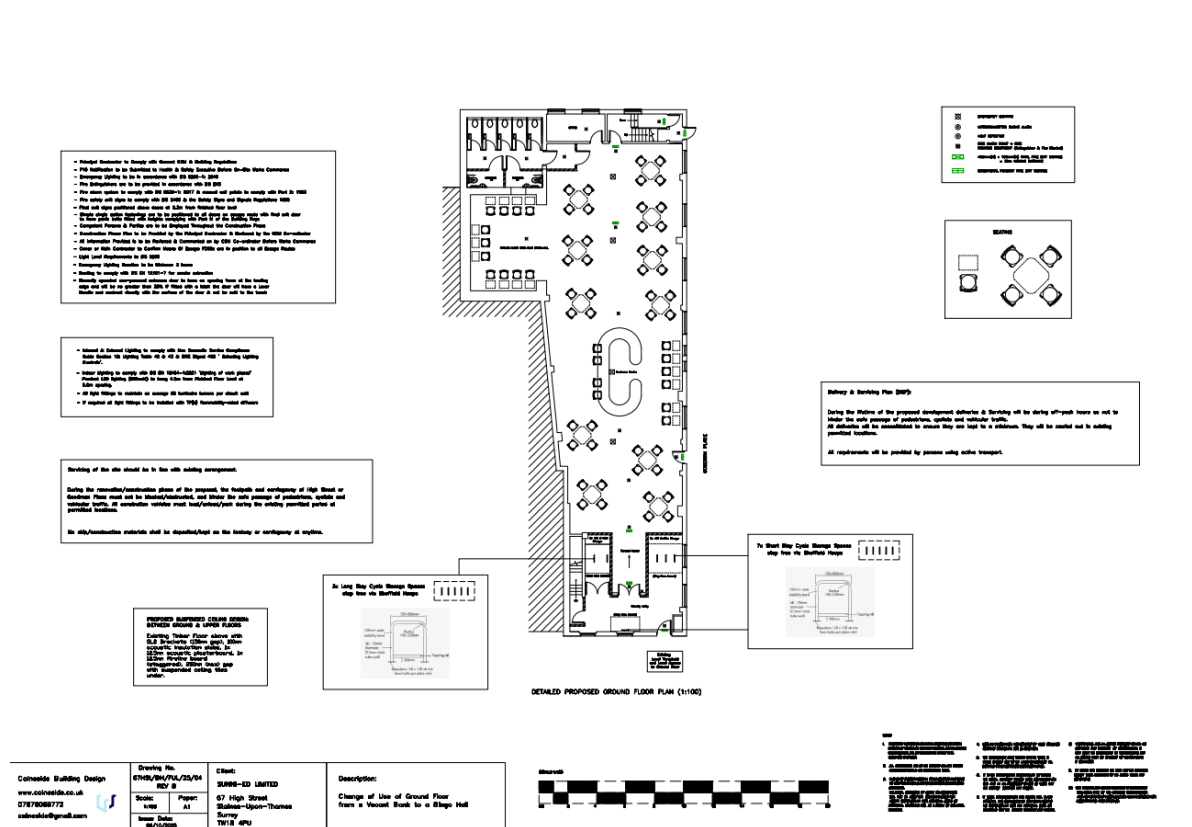
EXISTING FIRST FLOOR PLAN (1:100)



EXISTING FRONT ELEVATION (1:100)

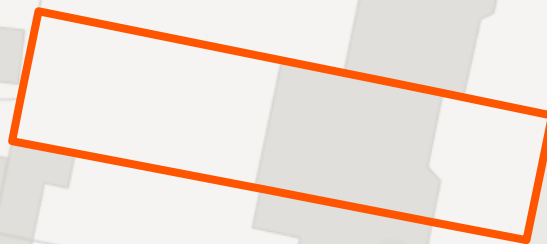


EXISTING SECOND FLOOR PLAN (1:100)





Childrens Nursery



25/01088/HOU : 35 Park Road, Ashford. TW15 1EX

Scale: 1:500

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Planning Committee

12 November 2025



Application No.	25/01088/HOU		
Site Address	35 Park Road, Ashford, TW15 1EX		
Applicant	Mr Daniel Moore		
Proposal	Garage conversion to habitable room, part single part two storey side and rear extension, loft conversion with rear dormer and hip to gable roof extension		
Case Officer	Drishti Patel		
Ward	Ashford Common		
Called-in	This application has been called in by Councillor Rutherford on the basis that the development would not be in keeping with the character of the street and parking implications.		
Application Dates	Valid: 04.09.2025	Expiry: 30.10.2025	Target: Extension of Time agreed to 14.11.2025
Executive Summary	<p>The proposal seeks planning permission for the conversion of an existing garage into a habitable room, together with a part single storey, part two-storey rear extension, and a loft conversion incorporating a hip to gable roof alteration with a rear dormer.</p> <p>The application site is located within the built-up area where the principle of residential extensions is acceptable. The proposal has been assessed against Policy EN1 of the Core Strategy and Policies DPD (2009) and the Council's Design of Residential Extensions and New Residential Development SPD (2011). The design and appearance of the development are considered to respect the character of the existing dwelling and the surrounding area. The impact on adjoining neighbours is considered acceptable.</p> <p>Adequate off-street parking remains available on-site in accordance with Policy CC3 and the Council's adopted Parking Standards (2011).</p> <p>Accordingly, the scheme complies with Policies EN1 and CC3 of the Core Strategy and Policies DPD 2009 and the proposal is therefore considered to be acceptable.</p>		
Recommended Decision	Approve the application subject to conditions as set out in the Recommendation section (paragraphs 8.1, 8.2 and 8.3).		

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:

- EN1: Design of New Development
- CC3: Parking Provision

Supplementary Planning Document:

- SPD on the Design of Residential Extensions and New Residential Development 2011

- 1.2 The National Planning Policy Framework (NPPF) December 2024 is also relevant.

- 1.3 On 19 May 2022, the Council agreed that the draft Spelthorne Local Plan 2022 – 2037 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 2022 and the local plan was submitted to the Planning Inspectorate on 25th November 2022.

- 1.4 An Examination into the emerging Local Plan commenced on 23 May 2023. However, it was paused to allow time for the new council to understand and review the policies and implications of the emerging Local Plan and to address the issues that were identified in the first week of the Examination, in particular flood risk and its potential implications in relation to the site allocation and delivery strategy of the plan.

- 1.5 On 12 December 2024, the Planning Inspectorate confirmed that the Local Plan examination would resume on the 27 January 2025. This has now taken place and the Examination closed on 18 February 2025. Adoption of the Local Plan by Council could be by December 2025 subject to the plan being found sound by the Inspector and public consultation undertaken on the Main Modifications <https://spelthornelocalplan.info/evidence-base/>

- 1.6 The following policies of the Pre-Submission Spelthorne Local Plan 2022 – 2037 are of relevance:

- PS2: Designing Places and Spaces
- ID2: Sustainable Transport for New Developments

- 1.7 The [National Planning Policy Framework](#) (NPPF) states at para 49 that:

Local planning authorities may give weight to relevant policies in emerging plans according to:

- a) the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);
- b) the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
- c) the degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).

- 1.8 Section 38(6) the Planning and Compulsory Purchase Act 2004 (https://www.legislation.gov.uk/ukpga/2004/5/pdfs/ukpga_20040005_en.pdf) requires applications to be determined in accordance with the development plan (unless material considerations indicate otherwise) and not in accordance with an emerging plan, although emerging policies may be a material consideration.
- 1.9 At this stage, the policies in the Pre-Submission Spelthorne Local Plan carry limited weight in the decision-making process. The adopted policies in the 2009 Core Strategy and Policies DPD carry substantial weight in the determination of this planning application.

2. Relevant Planning History

Ref. No.	Proposal	Decision and Date
25/00343/HOU	Conversion of garage to habitable room	Granted 08.05.2025
25/00176/HOU	Erection of a first-floor rear extension	Granted 08.05.2025
25/00344/CPD	Certificate of Lawfulness for hip to gable loft conversion with rear dormer	Granted 08.05.2025
25/00491/PDH	Prior Approval Notification for a single storey rear extension extending 6.0 metres beyond the rear wall of the original house, with a maximum height of 2.76 metres and a height of 2.76 metres to the eaves	Prior Approval Not Required 04.06.2025

3. Description of Current Proposal

- The application site and surrounding area
- 3.1 The application property, 35 Park Road, is a two-storey semi-detached dwelling located on the western side of Park Road within a predominantly residential area of Ashford. The locality is characterised by a mixture of semi-

detached and detached houses of traditional design, many of which have been extended to the side and rear.

- 3.2 The site benefits from an attached two-storey side extension with an integral garage.

Proposal

- 3.3 Garage Conversion: Conversion of the existing garage to habitable accommodation. Replacing garage door with a window.
- 3.4 Single Storey Rear Extension: A single storey rear extension extending 6.0 metres beyond the rear wall of the original house, with a maximum height of 2.76 metres and an eaves height of 2.76 metres. It is set in 2.85 metres from the northern boundary.
- 3.5 First Floor Rear Extension: A first-floor extension sitting on top of the existing flat roof ground floor protrusion, infilling the recessed section on the northern side and protruding further to create a total maximum depth of 5.35 metres and minimum depth of 3.0 metres (from the original rear elevation). The extension would be set in 3.35 metres from the southern side, creating a new staggered rear elevation. The roof would be pitched to match the host dwelling's roof angle but would be subordinate in height with a set down of 1.5 metres from the main roof ridge. It would be set back 0.4 metres from the rear elevation of the existing ground floor and 2.9 metres from the proposed ground floor element.
- 3.6 Loft Conversion: Hip to gable roof extension and installation of a rear dormer window to create additional habitable accommodation within the roof space.
- 3.7 The full set of proposed plans are provided as an Appendix.

4. Consultations

The following table shows those bodies consulted and their response.

Statutory Consultees

Consultee	Comment
County Highway Authority	No objections.

Non-Statutory Consultees

Consultee	Comment
Environmental Heath (Contamination)	Requests an informative relating to asbestos and dust.

5. Public Consultation

- 5.1 A total of 4 properties were notified of the application.
- 5.2 The Council has received 5 letters of objection to the application.

5.3 Reasons for objecting include:

- Loss of privacy and overlooking from the proposed dormer
- Overdevelopment and design out of keeping with the character of Park Road
- Increased traffic, parking pressure and highway safety concerns
- Noise and disturbance during construction and from potential intensification of use
- Structural concerns relating to shared boundaries, the party wall and chimney stack
- Alleged intention to convert the property into an HMO and resultant over-occupation.

6. Planning Issues

- Impacts upon the Character and Appearance of the Area
- Residential Amenity
- Parking and Highway Safety

7. Planning Considerations

Background

7.1 The property has been the subject of several recent planning applications relating to extensions and alterations to the existing dwelling. Planning permission was granted under reference 25/00343/HOU for the conversion of the attached garage into a habitable room, and under reference 25/00176/HOU for the erection of a first-floor rear extension, both approved in May 2025. Separately, under reference 25/00491/PDH, Prior Approval was confirmed as not required for a single-storey rear extension projecting six metres from the original rear wall, and a Certificate of Lawfulness was granted under reference 25/00344/CPD for a hip-to-gable roof alteration and rear dormer. These previous applications are a material planning consideration.

7.2 The current application, merges these individual approvals into a single, proposal with some changes. The overall scale and footprint of the proposed works remain broadly consistent with the previously granted designs, save for the inclusion of a modest infill section to the single-storey rear element and a smaller scale to the dormer following revised plans after talks with the Council.

Design and Appearance

7.3 Policy EN1 of the Core Strategy and Policies DPD 2009 states that 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 and land.

Hip to Gable and Dormer

- 7.4 The hip to gable roof extension would not exceed the highest part of the existing roof and would not extend beyond the plane of the roof which forms the principal elevation of the dwelling that fronts the highway. The materials used would match the existing dwelling in colour and texture, paying regard the host property. It is noted there are other examples of gabled designs in the surrounding area and so is not considered out of character.
- 7.5 With regard to the rear dormer, the SPD on the Design of Residential Extensions and New Residential Development 2011 advises that well-designed dormers should be set in a minimum of 1 metre from the roof edge, down 0.5 metres from the ridge and up 1 metre from the eaves. While the proposed dormer does not fully comply with this guidance - specifically, it is set in 0.2 metres and not the 1 metre required from the southern side, this is considered acceptable in this case as the dormer is set in 2.4 metres from the northern side of the main dwelling, which exceeds the SPD's minimum requirement. This significant set in makes the dormer not appear a dominant feature in the roof space. Furthermore, the dormer window aligns with the fenestration of the first floor below and the overall scale and positioning of the dormer respects the character of the host dwelling.

Single Storey Element

- 7.6 The single storey rear extension would extend 6.0 metres beyond the rear wall of the original house, with a maximum and eaves height of 2.75 metres. This height complies with the Council's Design of Residential Extensions and New Residential Development Supplementary Planning Document April 2011 (SPD) regarding single storey development on the boundary (3.0 metres). Although, the 6.0 metre depth exceeds the SPD, it is noted that a similar design was granted as Prior Approval.

First Floor Element

- 7.7 The proposed first floor extension would infill the recessed side on the northern side of the existing first floor and protrude further, resulting in a total maximum depth of 5.35 metres and minimum depth of 3.0 metres (from the original rear elevation). It would be set in 3.35 metres from the southern side, creating a new staggered rear elevation.
- 7.8 The roof design would be pitched, matching the host dwelling's roof angle while remaining subordinate in height with a set down of 1.5 metres from the main roof ridge. It would further appear subordinate with a setback of 0.4 metres from the rear elevation of the ground floor extension it would sit on.
- 7.9 The first-floor extension would only have a set in of 0.25 metres from the northern elevation, which does not comply with the SPD guidance that two-storey development should be set in a minimum of 1.0 metre from the side boundaries. The proposed element is situated behind an existing two storey section with the same set in and so it is not closer to the boundary compared to existing. Therefore, the potential for a terracing effect is not considered more significant than existing and a refusal could not be justified on this basis. This element would be very minimally visible from the street scene and so the impact is considered acceptable.

- 7.10 The existing dwelling would obscure the rear extensions from the street scene and therefore the impact on the character of the area is considered acceptable.

Garage Conversion

- 7.11 It is noted that the properties on this side of the road contain differing frontages with regards to design. Furthermore, the adjoining semi-detached property does not contain an integral garage. Therefore, it is not considered that the proposed conversion would appear out of character. The front elevation would incorporate a window opening, which is considered to have an acceptable impact upon size and location, and the materials are proposed to match the existing ground floor finish.

Impact on adjoining properties

- 7.12 Policy EN1(b) of the CS & P DPD states that new development should 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 or outlook.

No. 33 Park Road (adjoining property to the south):

- 7.13 The proposed first floor extension does not breach the horizontal nor the vertical 45-degree line, as No. 33 has an existing ground floor rear extension. The first-floor element is set in 3.35 metres from the southern boundary which is considered adequate separation.
- 7.14 The proposed ground floor extension protrudes past No 33's existing ground floor element by 2.4 metres which is considered to mitigate the impact and complies with the SPD depth guidelines. The proposal would therefore not result in a significant loss of light, outlook or overbearing impact on this property.
- 7.15 The proposed dormer would be set in 0.2 metres from No 33's roof side. The dormer would face directly to the rear, maintaining the same general line of sight as existing first-floor rear windows, and would not introduce any materially greater level of overlooking than that is already existing. Therefore, it is considered the dormer would not have a significant impact on privacy or an overbearing to No 33 or their garden area.

No. 37 Park Road (adjoining property to the north):

- 7.16 No. 37 to the north does not have an existing rear extension. However, their closest window on the ground floor rear elevation is set a sufficient distance so both the 45-degree horizontal and vertical lines are not breached. The relationship is therefore considered acceptable and would not result in significant harm to the amenities of this property in terms of loss of light, outlook or overbearing impact.
- 7.17 The proposed ground floor element closest to the northern boundary, would protrude past No 37's rear elevation by 3.85 metres which is considered within the SPD guidelines for semi-detached properties and further mitigated by the 1.95 metre gap between. Therefore, the relationship is considered acceptable.

- 7.18 The proposed dormer would be situated 5.1 metres from No 37's side elevation and so the distance is considered to mitigate any impact.

Nos. 36 and 38 Metcalf Road (properties to the rear):

- 7.19 From the rear elevation of the proposed first floor element there is approximately 16 metres to the rear boundary and over 35 metres to the rear elevations of Nos. 36 and 38 Metcalf Road. These would be larger for the distance from the dormer. The separation distances set out in the SPD are 10.5 metres for back to rear distance and 21 metres for back-to-back distance. Therefore, the proposal significantly exceeds the minimum requirements set out in the SPD and ensure that the proposal would not result in overlooking, loss of privacy, or overbearing impact on these properties.
- 7.20 Overall, it is considered that the proposal does not overlook, overbear, cause a loss of sunlight, daylight or outlook and therefore respects the amenities of the adjoining neighbouring properties. Therefore, the proposal is not considered to result in any adverse impacts upon the amenity of adjoining properties and complies with Policy EN1 of the CS & P DPD.

Parking

- 7.21 Policy CC3 states that the Council will require appropriate provision to make for off-street parking in development proposals in accordance with its maximum parking standards.
- 7.22 The submitted plans identify two bedrooms at first floor level, however, it is noted that the rooms annotated as "office" and "study" provide sufficient floorspace to function as single bedrooms when assessed against the nationally described space standards. The Government's *Technical Housing Standards – Nationally Described Space Standard (2015)* states that a single bedroom must have a floor area of at least 7.5 square metres and a minimum width of 2.15 metres in order to provide one bedspace. On this basis, the "office" and "study" rooms are of adequate size to be used as single bedrooms. The dwelling is therefore assessed as a four-bedroom property for the purposes of applying parking standards.
- 7.23 The Council's *Supplementary Planning Guidance on Parking Standards* (updated 2011) sets out minimum requirements for residential development. For dwellings with four or more bedrooms, the standard seeks provision of 2.5 off-street parking spaces. Whilst it is acknowledged that the proposal would result in the loss of the existing garage, sufficient space remains within the front driveway to accommodate potentially two vehicles as the hardstanding area measures 4.9m x 6.14m, with further on-street parking available in the immediate vicinity. In addition, the site lies within reasonable walking distance of public transport services, such as bus stops on Convent Road and Feltham Road.
- 7.24 It is also relevant that the Council's adopted parking standards are primarily directed toward new residential units rather than householder extensions, where there is no net increase in the number of dwellings. As such, while the standards can provide a useful guide, they are not applied with the same level of rigidity in cases involving extensions to existing homes.

- 7.25 Surrey County Council, as the Local Highway Authority (CHA), has been consulted and raised no objection to the proposal, confirming that they have no highway requirements. The CHA acknowledge residents' concerns regarding on-street parking demand but advise that the loss of a single off-street space would not materially impact the safety or capacity of the surrounding highway network. Accordingly, the proposal is considered acceptable in highway terms.
- 7.26 The proposal is therefore considered acceptable with regard to parking and highway safety and complies with Policy CC3 of the CS & P DPD.

Climate Change

- 7.27 The Climate Change Supplementary Planning Document (SPD) was adopted by the Council in April 2024. It provides more detailed guidance to applicants on how to implement adopted Policy SP7 from the Core Strategy 2009. Policy SP7 seeks to reduce climate change effects by:
- a) promoting inclusion for renewable energy, energy conservation and waste management in new and existing developments*
 - b) development reduces the need to travel and encourages alternatives to car use*
 - c) encourage non car-based travel,*
 - d) promoting the efficient use and conservation of water resources,*
 - e) promoting measures to reduce flooding and the risks from flooding,*
 - f) supporting measures to enhance and manage Staines' role as a public transport interchange.*
- 7.28 There are also three implementation policies; Policy CC1: Renewable Energy Conservation and sustainable Construction, Policy CC2: Sustainable Travel and Policy CC3: Parking provision.
- 7.29 Policy CC1 states that the Council will require residential development of one or more dwellings and other development involving new building or extensions exceeding 100 sq. m to include measures to provide at least 10% of the development's energy demand from on-site renewable energy sources unless it can be shown that it would seriously threaten the viability of the development. A condition will be imposed in order to ensure the policy requirement is met.
- 7.30 There are also other key documents supporting action on climate change; the NPPF 2024 chapter 14 "*Meeting the challenge of climate change, flooding and coastal change*", the *National Model Design Code* and *Spelthorne Borough Council's Climate Change Strategy 2022 – 2030*.
- 7.31 The scheme is considered to perform well against the Council's climate change policies and the SPD. The development is an efficient use of an existing brownfield site and is located in a sustainable location. Accordingly, the proposal is considered acceptable on sustainability grounds.
- 7.32 Accordingly, the proposal complies with the requirements of Policy CC1 of the CS & P DPD.

Other Matters

- 7.33 The Council's Pollution Control Officer (Environmental Health) has raised no objection on contaminated land grounds, requesting an informative relating asbestos and dust mitigation as a chimney is to be removed and there will be roof alterations.
- 7.34 Objectors have also raised concerns regarding the potential future use of the property as a House in Multiple Occupation (HMO). This application, however, relates solely to the proposed physical extensions and alterations to the dwelling. As such, the potential occupation of the property as an HMO is not a matter for consideration within this householder application.
- 7.35 Concerns regarding the party wall and structural safety are civil matters governed by the Party Wall Act and Building Regulations, not material planning considerations.

Financial Considerations

- 7.36 Under S155 of the Housing and Planning Act 2016, Local Planning Authorities are now required to ensure that potential financial benefits of certain development proposals are made public when a Local Planning Authority is considering whether or not to grant planning permission for planning applications which are being determined by the Council's Planning Committee. A financial benefit must be recorded regardless of whether it is material to the Local Planning Authority's decision on a planning application, but planning officers are required to indicate their opinion as to whether the benefit is material to the application or not.
- 7.37 The proposal would not generate New Homes Bonus, nor is it a CIL chargeable scheme.

Equalities Act

- 7.38 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.
- 7.39 The question in every case is whether the decision maker has in substance had due regard to the relevant statutory need, to see whether the duty has been performed.

- 7.40 The Council's obligation is to have due regard to the need to achieve these goals in making its decisions. Due regard means to have such regard as is appropriate in all the circumstance.
- 7.41 The applicant states that the proposal will achieve the required standards of accessible and inclusive design. The NPPF defines people with disabilities as individuals that have a physical or mental impairment, which has a substantial and long-term adverse effect on their ability to carry out normal day-to-day activities. This can include but is not limited to, people with ambulatory difficulties, blindness, learning difficulties, autism and mental health needs. It is considered that it would be possible for individuals with some disabilities to access the development.

Human Rights Act

- 7.42 This planning application has been considered against the provisions of the Human Rights Act 1998.
- 7.43 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.
- 7.44 Article 8 and Protocol 1 of the First Article confer a right to respect private and family life and a right to the protection of property, i.e. peaceful enjoyment of one's possessions which could include a person's home, and other land and business assets.
- 7.45 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/ objectors/ residents/ other interested party by Article 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.

Conclusion

- 7.46 The proposal is considered to achieve an acceptable standard of design and appearance in keeping with the character of surrounding area and will not cause material harm to neighbouring amenity or highway safety. Accordingly, the application is recommended for approval subject to the following conditions.

8. Recommendation

- 8.1 The options available to the Planning Committee for decision making are:
- To approve the application as set out in this report. This option is recommended. The report analyses in some detail the reasons why the application is considered to be acceptable in planning terms.

- To approve the application subject to additional /amended conditions and informatives. This option is not recommended, the conditions and informatives are set out below. The Planning Committee should be minded of paragraph 57 of the NPPF which states that :- *planning conditions should be kept to a minimum and only imposed where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects ([National Planning Policy Framework](#))*.
- To refuse the application. This option is not recommended. The report assesses why officers consider the application to be acceptable and there are [no material planning reasons](#) to refuse the proposal.

8.2 The application is recommended for approval, subject to conditions and informatives below.

8.3 **APPROVE** subject to the following conditions:-

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: - This condition is required by Section 91 of the Town and Country Planning Act, 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The extension hereby permitted shall be carried out in facing materials to match those of the existing building in colour and texture.

Reason: - To ensure a satisfactory external appearance in accordance with policies SP6 and EN1 of the Spelthorne Borough Core Strategy and Policies Development Plan Document 2009.

3. The development hereby permitted shall be carried out in accordance with the following approved plans and drawings:

EX - L003; EX - P001; EX - P002; EX - P003; EX - P004; EX - E001; EX - E002; EX - E003; EX - E004; EX - S001; and EX - S002 received 04 September 2025 and PR - L002 B; PR - P001 B; PR - P002 B; PR - P003 B; PR - P004 B; PR - E001 B; PR - E002 B; PR - E003 B; PR - E004 B; PR - S001 B; PR - S002 B received 23.10.2025

Reason: - For the avoidance of doubt and in the interest of proper planning

Informatives

- 1) The applicant should be mindful not to create excessive dust emissions during demolition works, particularly where any asbestos containing materials may be present. A Refurbishment and Demolition asbestos survey is required to determine if asbestos containing materials are

present. If removal of asbestos containing materials is required appropriate removal (without significant damage), handling and disposal by competent persons is required. The Health & Safety Executive (HSE) have produced a guide to safe removal of asbestos containing materials, which outlines good practice, how to prepare and what equipment is needed, how to remove it and how to deal with the waste once removed. There is also information on the HSE website about how to comply with the regulations, including a more generic guide to working safely with asbestos - <http://www.hse.gov.uk/asbestos/protect.htm>

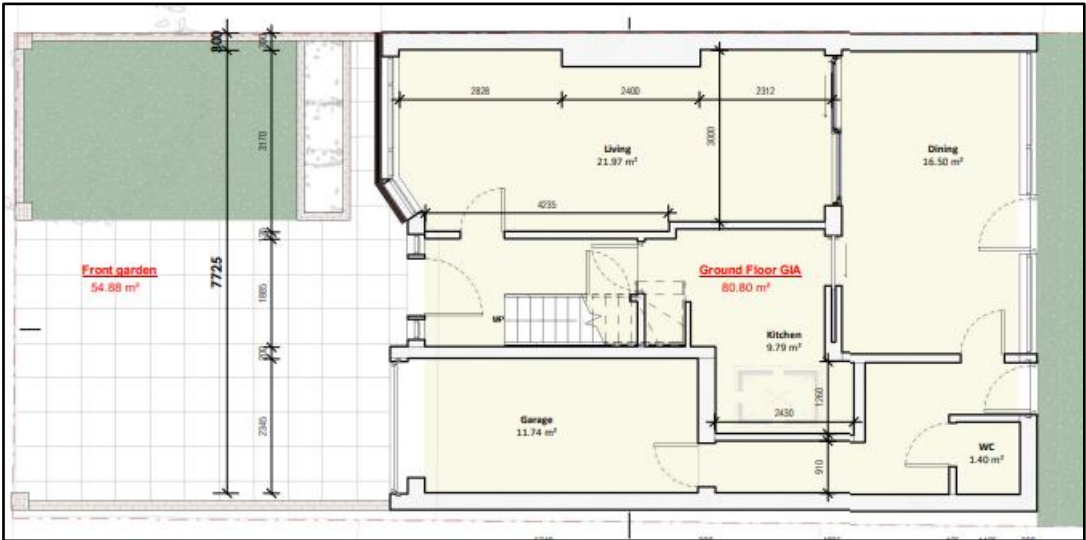
- 2) The applicant's attention is drawn to the requirements of the Party Wall Etc. Act 1996 in relation to work close to a neighbour's building/boundary.

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Site Location Plan



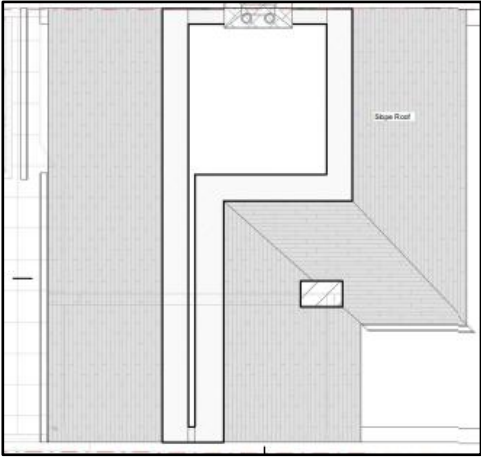
Existing Ground Floor Plan



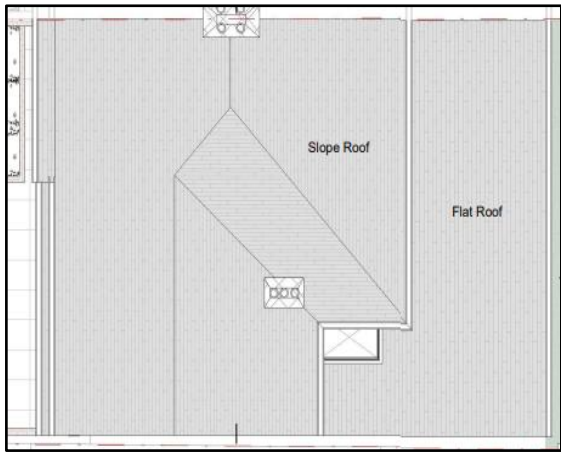
Existing First Floor



Existing Loft



Existing Roof



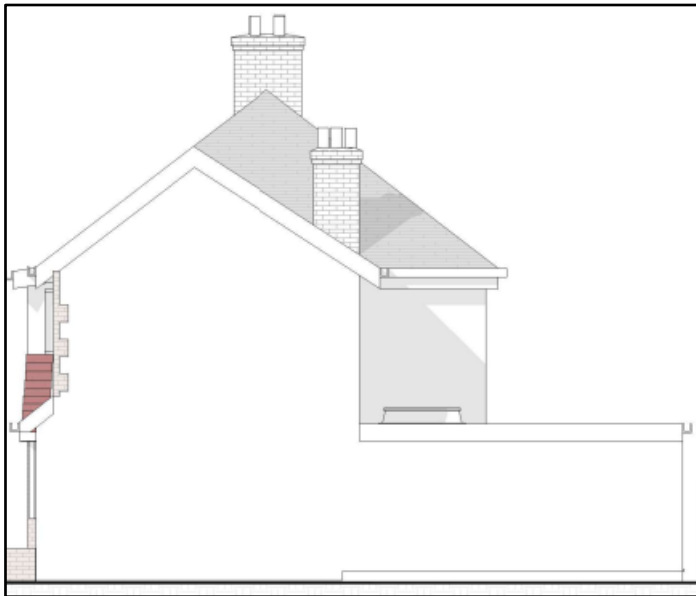
Existing Front Elevation



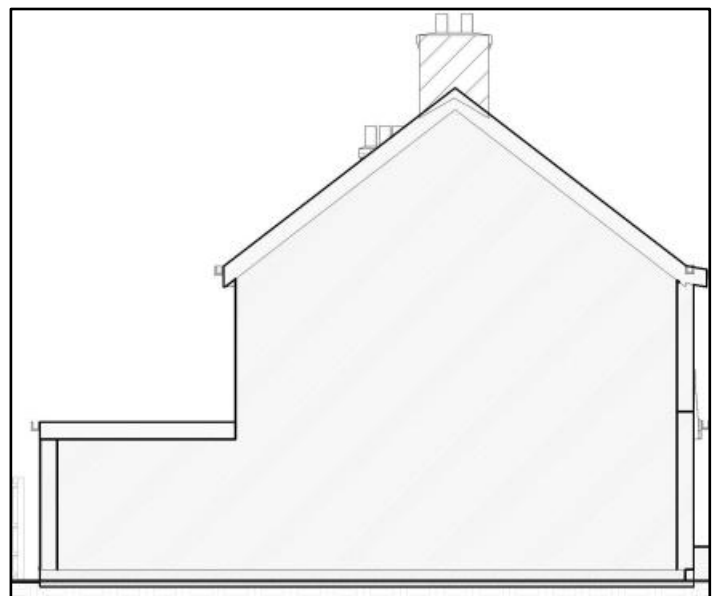
Existing Rear Elevation



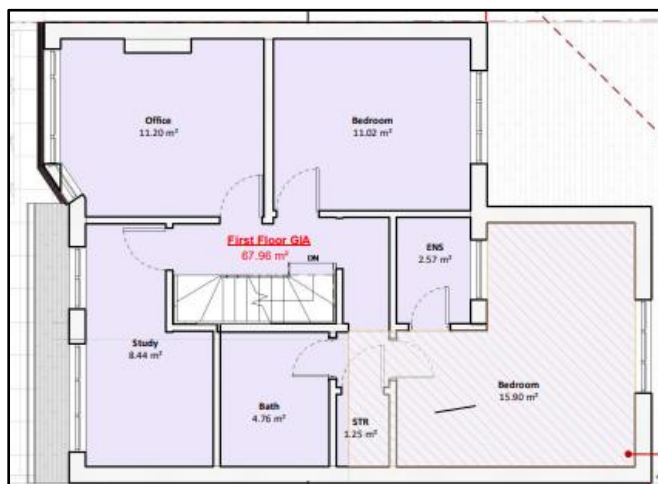
Existing North Side Elevation



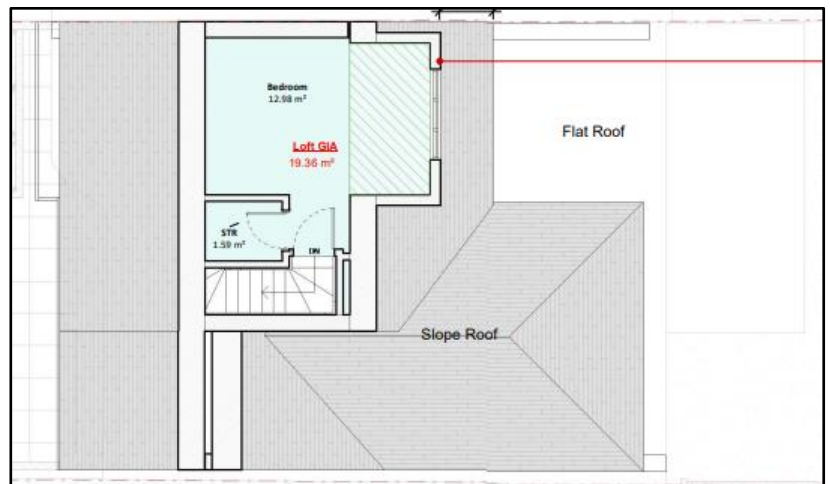
Existing South Side Elevation



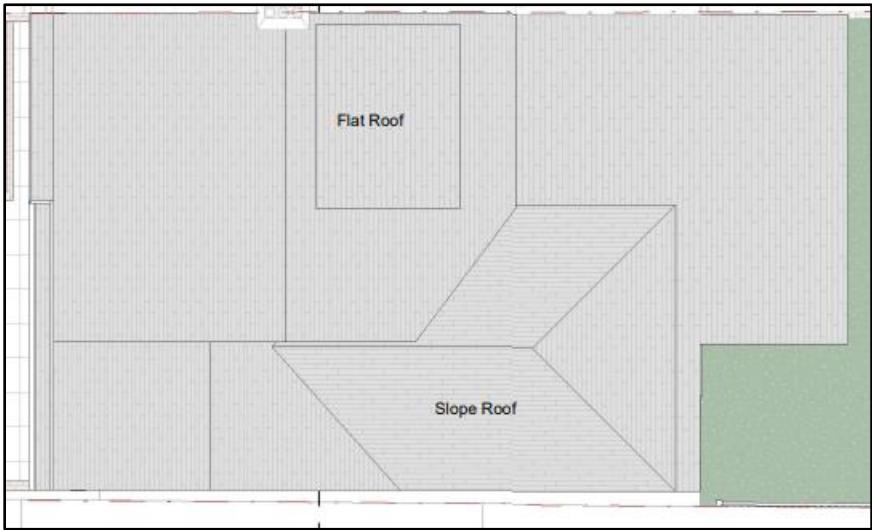
Proposed First Floor



Proposed Second Floor



Proposed Roof



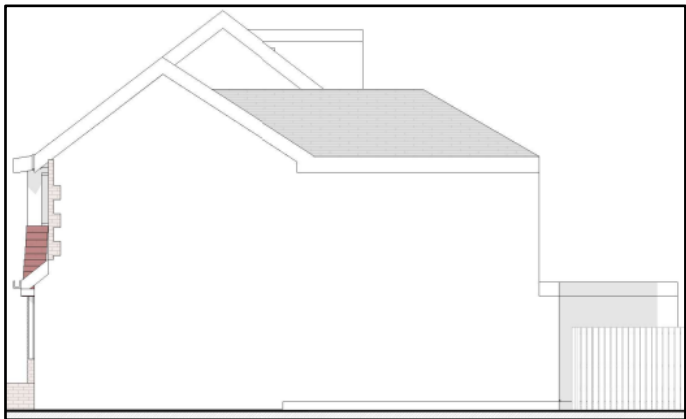
Proposed Front Elevation



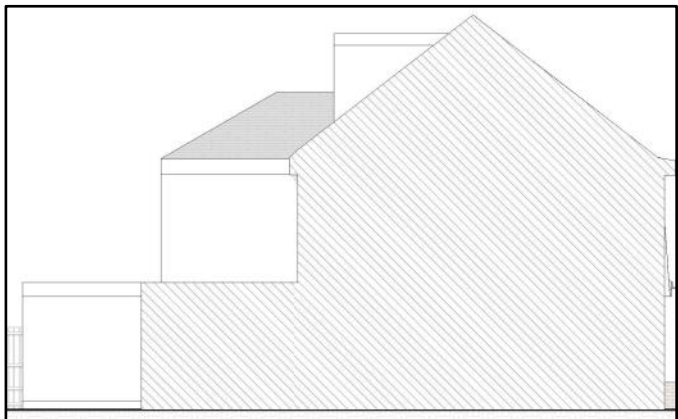
Proposed Rear Elevation



Proposed North Side Elevation



Proposed South Side Elevation



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Planning Appeals Report – V1.0 ISSUED

Appeals Started between 01 October 2025 – 29 October 2025

Case Ref & Address	Date Started	Procedure	Appeal Ref & Nature
25/00856/HOU 14 Furzewood Sunbury-on-Thames TW16 6SJ	01.10.2025	Fast Track Appeal	APP/Z3635/D/25/3373467 Proposed single storey side extensions and part single storey & part two storey rear / side double storey extension, front open porch & alterations to fenestration. As shown on drawing no's: SP/677/01; SP/677/02; SP/677/03; SP/677/04; SP/677/05; SP/677/LP1; SP/677/SP1 received 01.07.2025.
25/00529/FUL	02.10.2025	Written Representation	APP/Z3635/W/25/3373844

Case Ref & Address	Date Started	Procedure	Appeal Ref & Nature
Parking Adjacent To 11 Denman Drive Ashford TW15 2AN			Installation of 2 no. electric vehicle charging units serving 4 no. spaces, with associated plant equipment. Including limited resurfacing works.
25/00806/RVC 18 Wellington Road Ashford TW15 3RJ	10.10.2025	Written Representation	APP/Z3635/W/25/3373992 Variation to Condition 3 (Approved Plans) relating to planning permission 24/01542/FUL for roof alterations and extensions to create habitable roof space, with insertion of 1 no. front facing dormer and 1 no. rear facing dormer, erection of single storey side extension and a single storey rear extension. Changes to fenestration and extension of dropped kerb. All to facilitate the subdivision of the property into 2 no. flats. (1no. 2 bed and 1 no. 3 bed) with associated parking and amenity space. Changes to single storey side extension to reduce set in from boundary. (retrospective)
24/01112/FUL Land To North East Of Eco Park Charlton Lane Shepperton	09.10.2025	Written Representation	APP/Z3635/W/25/3374044 The construction of and operation of a Battery Energy Storage System of circa 100 megawatts electrical output with a total capacity of circa 200 megawatt hours, associated site access and partial cable route, with associated work

Case Ref & Address	Date Started	Procedure	Appeal Ref & Nature
			As shown on drawing no's: EDG113-GC-DD-02 REV1-230713; EDG113-GA-DE-07 REV1-231220; EDG113-GA-DE-02 REV3-20240508; EDG113-GA-DE-03 REV1-230712; EDG113-GC-DD-03 REV1-230713; EDG113-GA-DE-04 REV1-230712; EDG113-GA-DE-05 REV1-231024; EDG113-GA-DE-06 REV1-231220; EDG113-GA-PP-02 REV3-20240829; EDG113-GA-SL-01 REV8-20240829 received 12.09.2024 and EDG001-PL-02 REV 03 and EDG001-PL-01 REV 03 received 02.06.2025
25/00956/PDH 23 Oaks Road Stanwell Staines-upon-Thames	24.10.2025	Fast Track Appeal	APP/Z3635/D/25/3374806 Prior Approval Notification for a single storey rear extension extending 6 metres beyond the rear wall of the original house, with a maximum height of 3.2 metres and a height of 3 metres to the eaves (as shown within the plans no PL1/SM/3246-01, PL1/SM/3246-02, PL1/SM/3246-03, PL1/SM/3246-04 and PL1/SM/3246-05 Received on 28.07.2025, and PL1/SM/3246-00 Revision A Received on 05.09.2025).
25/00797/FUL 31 Junction Road Ashford TW15 1NJ	28.10.2025	Written Representation	APP/Z3635/W/25/3374847 Rear hip to gable extension, with 2 no. flank dormers, and 2 no. rooflights, to facilitate loft conversion into habitable space. Erection of a single storey rear extension. Changes to fenestration and extension of dropped kerb with new hardstanding on front driveway. All to facilitate the conversion of a C3 dwellinghouse into an 8 person HMO (Sui-Generis) with associated parking and amenities.

Appeal Decisions Made between 01 October 2025 – 29 October 2025

Case Ref & Address	Date Started	Procedure	Appeal Ref & Nature	Decision	Decision Date	Inspectors' Comments
23/01264/RVC The Paddocks Land Rear Of 237-245 Hithermoor Road Stanwell Moor	17.09.2024	Hearing	APP/Z3635/W/24/3350632 Removal of conditions 2 (temporary consent) and 3 (personal permission) of planning application ref 19/01372/FUL for the material change of use of hay-barn and feed room, including dayroom and toilet facilities, to a single dwelling house and retention of 3 loose box, stable feed store and tack room as shown on site location plan received on 15 November 2023.	Appeal Allowed	23.10.2025	<p>The site is in a high noise control zone due to its proximity to Heathrow. This application stems from an old appeal where the Inspector allowed a temporary and personal consent.</p> <p>In August 2025 new noise contour zone were published and now only the residential part of the site is still in the high noise contour zone</p> <p>The main issues are whether conditions (2) and (3) of planning permission ref. 19/01372/FUL are reasonable and necessary with particular regard to</p> <p>a) whether the site provides acceptable living conditions for its occupants in respect of aircraft noise; and</p>

Case Ref & Address	Date Started	Procedure	Appeal Ref & Nature	Decision	Decision Date	Inspectors' Comments
						<p>b) whether there are any other material considerations that might otherwise indicate that permission should be granted.</p> <p>The mapped contours are used in decision making by the Council and Inspectors. However, they are, at best, a very good baseline providing a guide to areas that are likely to be exposed to high levels of aircraft noise. And site specific assessments should be undertaken on a case by case basis</p> <p>The appellant's calculations indicate that the building's design allows internal sound levels to be significantly below relevant guidelines but the Inspector found the calculated internal levels with windows open to be unreliable. However, the inspector noted that the covered outdoor area, would likely provide further acoustic shelter to windows, minimising adverse effects when windows are open and therefore found that significant</p>

Case Ref & Address	Date Started	Procedure	Appeal Ref & Nature	Decision	Decision Date	Inspectors' Comments
						<p>adverse effects on health and quality of life would be avoided</p> <p>Also the Council cannot demonstrate a 5YHLS so the titled balance applies and the proposal would provide one house for a family that would otherwise be made homeless.</p> <p><i>'While I have found that the current proposal is in conflict with CS Policy EN11 which, given the particular sensitivities of this part of the Borough, seeks to minimise all adverse impacts from noise, for the reasons I have described, the actual harm is limited.'</i></p>
24/01400/FUL Land Outside 46 - 48 High Street Staines-upon-	23.04.2025	Written Representation	APP/Z3635/W/25/3360849 Installation of 1 no. new communications kiosk with integrated defibrillator and advertising display.	Appeal Dismissed	06.10.2025	<p>The Planning Inspector noted that the proposed kiosk given its scale and positioning would give rise to a prominent structure which would resultantly add to a cluttering effect and a further unacceptable erosion of its openness. In addition, it would detract from the appreciation of the</p>

Case Ref & Address	Date Started	Procedure	Appeal Ref & Nature	Decision	Decision Date	Inspectors' Comments
Thames TW18 4DY						qualities and thus setting of the adjacent listed building. Consequently, the appeal was dismissed.
24/01401/ADV Land Outside 46 - 48 High Street Staines-upon-Thames TW18 4DY	23.04.2025	Written Representation	APP/Z3635/H/25/3360851 Advertisement consent for the display of 1 no. internally illuminated digital free-standing advertisement within proposed new communications Kiosk.	Appeal Dismissed	06.10.2025	The Planning Inspector considered that the level of illumination and changing nature thereof would be a further detractor to the presence of the listed building. Consequently, the appeal was dismissed.
25/00380/HOU 235 Hithermoor Road Stanwell Moor Staines-upon-Thames	22.07.2025	Fast Track Appeal	APP/Z3635/D/25/3369200 Proposed first floor extension to create a two storey house from existing bungalow. As shown on drawing no's: Site Location Plan; Block Plan; 01 and 02 received 20.03.2025	Appeal Dismissed	01.10.2025	The Inspector considered that the proposal would be inappropriate development in the Green Belt as the extension would constitute disproportionate additions over and above the size of the original building. The appeal scheme would also result in substantial harm to the spatial aspect of the openness of the Green Belt. The appellant did not adequately demonstrate that the very special circumstances necessary to justify the appeal scheme exist.

Current/Future Hearings/Inquiries

Case Ref & Address	Date Started	Procedure	Appeal Ref & Nature	Decision	Decision Date	Comments
25/00208/TPO Rowland Hill Almshouses Feltham Hill Road Ashford	14.08.2025	Hearing	APP/TPO/Z3635/10587 TPO264/2020- T1 (indicated within the submitted location plan as Pine Tree)- Monterey Pine- to fell (no work proposed to the Yew Tree- T2).			Waiting for the Inspector to publish dates.
24/00203/FUL Land South East Of The Ranges (addressed As 1A Priory Stables) Chertsey Road	05.11.2024	Hearing	APP/Z3635/W/24/3348103 Change of use of the land for the stationing of 6 mobile static homes for Gypsy / Traveller occupation, with associated hard and soft landscaping, parking and roadway. As shown on plan no.'s 2023-1338v3-Mobile received 19.02.2024; amended site location plan 2023-1338v3-Location			Hearing held on 12 th February 2025, but the appeal was then adjourned. The Hearing was re-arranged for the 3 rd July 2025. The hearing was adjourned until the 13 th and 14 th November 2025.

Case Ref & Address	Date Started	Procedure	Appeal Ref & Nature	Decision	Decision Date	Comments
			received 02.04.2024; amended plan 2023-1338v3-Block received 02.04.2024.			
23/01264/RVC The Paddocks, 235A Hithermoor Road, Stanwell Moor	17.09.2024	Hearing	APP/Z3635/W/24/3350632 Removal of conditions 2 (temporary consent) and 3 (personal permission) of planning application ref 19/01372/FUL for the material change of use of hay-barn and feed room, including dayroom and toilet facilities, to a single dwelling house and retention of 3 loose box, stable feed store and tack room as shown on site location plan received on 15 November 2023.			Hearing was held on 21 October 2025 and the appeal was allowed. Please see appeal decisions in the table above for more details.

Case Ref & Address	Date Started	Procedure	Appeal Ref & Nature	Decision	Decision Date	Comments
22/00231/ENF_A Land South East Of The Ranges (addressed As 1A Priory Stables) Chertsey Road	12.02.2024	Hearing	APP/Z3635/C/23/3335127 Appeal against serving of an Enforcement Notice. The carrying out on the land of building, engineering, mining or other operations in particular the laying of an area of hardstanding and a roadway on Green Belt land. Marked in blue on the attached plan and a change of use of the use of the land to the commercial storage of vehicles.			This appeal has been linked with the planning appeal for the same site (24/00203/FUL – see above) and is to be heard at a hearing on the 03 July 2025. The hearing was adjourned until the 13 th and 14 th November 2025.

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 for some time but are still not ready for consideration or have been recently received but are not ready to be considered by the Planning Committee. The background documents 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)
23/00680/OUT	Land To the East of Desford Way Ashford	Outline Planning Permission with all matters reserved except for access for a site to accommodate Travelling Show people (Sui Generis).	Ashford Corporation Ltd	Paul Tomson / Kelly Walker
24/01452/OUT	Bugle Nurseries Upper Halliford Road Shepperton TW17 8SN	Outline application with approval sought for scale, access and layout, with details of appearance and landscaping reserved, for the demolition of existing buildings and structures 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

25/00642/RVC	Spelthorne Leisure Centre Knowle Green Staines-upon-Thames TW18 1AJ	Variation to condition 2 (revised plans) and condition 16 (car parking management plan) imposed upon planning permission 20/01486/FUL for the construction of a new leisure centre, to allow revised parking arrangements and associated works to the car park.	Lichfields on behalf of Spelthorne Council	Vanya Popova
25/01226/FUL	Highway Land Along Poyle Road, Horton Road, Stanwell Moor Road, Stanwell New Road, London Road, Staines By-Pass, Kingston Road And Other Land Between National Grid Laleham Substation, Kingston Road, Ashford And Manor Farm, Poyle Rd, Slough.	Installation of underground and ground mounted structures to support electrical connection and communication cables with temporary construction compounds, and associated infrastructure and works in association with proposed Data Centre and Battery Energy Storage System at Manor Farm, Poyle Rd, Colnbrook, Slough SL3 0BL	Juniper Energy Limited	Matthew Clapham
25/01244/RVC	Eden Grove 17-51 London Road Staines-Upon-Thames TW18 4EX	Variation to conditions 3 (Parking Phasing Plan) and condition 21 (to reduce the use of 86 car parking spaces within the adjacent multi-storey car park to 27) imposed upon planning permission 22/00766/RVC (which sought the variation of Condition 2 (approved plans) imposed upon planning permission 19/01051/FUL, and the condition imposed upon planning application 19/01051/AMD5, for the erection of two buildings and flexible commercial space at ground and first floors, with landscaping and associated works, to be delivered as an extension to the wider redevelopment of 17-51 London Road, to allow for alterations to the layout of Block F, including a reduction in flexible commercial space, and the addition of 3 residential units, resulting in a total of	Berkeley Homes (West London) Ltd	Matthew Churchill

		176 units across Block E and F, a reduction in the height of Block E and an increase in the parapet height of Block F).		
25/01245/RVC	Eden Grove 17-51 London Road Staines-Upon-Thames TW18 4EX	Variations to conditions 3 (Parking Phasing Plan) and condition 20 (to reduce the 86 car parking spaces within the adjacent multi-storey car park to 27) relating to planning application 23/00273/RVC (which sought the Variation of Condition 1 (Approved Plans), imposed upon planning permission 22/00765/RVC (which sought the variation of Condition 2 imposed upon planning permission 19/00290/FUL for residential homes and flexible commercial space at ground and first floors, car parking, pedestrian and vehicle access, landscaping and associated works and the Condition imposed in 19/00290/AMD4), to allow for alterations to the unit mix in Blocks C and D together with associated elevation and internal alterations and to the PV panels on Block C and D)	Berkeley Homes (West London) Ltd	Matthew Churchill

If you wish to discuss any of these applications, please contact the case officer(s) in the first instance.

Simon Rowbery
Interim Planning Development Manager
29/10/2025

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PLANNING GLOSSARY OF TERMS AND ABBREVIATIONS

TERM	EXPLANATION
ADC	Advert application
AMD	Amend (Non Material Amendment) – minor change to an application after planning permission has been given
AOD	Above Ordinance Datum. Height, in metres, above a fixed point. Used to assess matters of comparative heights in long distance views and flooding modelling
AQMA	Air Quality Management Area
BCN	Breach of Condition Notice. Formal enforcement action to secure compliance with a valid condition
CHA	County Highways Authority. Responsible for offering advice on highways issues relating to planning applications as well as highways maintenance and improvements
CIL	Community Infrastructure Levy – A levy on housing development to fund infrastructure in the borough
CLEUD/CLD	Certificate of Lawful Existing Use or Development. Formal procedure to ascertain whether a development which does not have planning permission is immune from enforcement action
CS&P DPD	Core Strategy and Policies Development Plan Document
COU	Change of use planning application
CPD	Certificate of Lawful Proposed Use or Development. Formal procedure to ascertain whether a development is permitted development and does not require planning permission
Conservation Area	An area of special architectural or historic interest designated due to factors such as the layout of buildings, boundaries, characteristic materials, vistas and open spaces
DAS	Design and Access Statement. This is submitted with a planning application and sets out the design principles that the applicant has adopted to make the proposal fit into its wider context
Development Plan	The combined policy documents of the Local Plan, Minerals and Waste Plans. The Minerals and Waste Plans are prepared by Surrey County Council who has responsibility for these functions

DM	Development Management – the area of planning service that processes planning applications, planning appeals and enforcement work
DMPO	Development Management Procedure Order - This Order provides for procedures connected with planning applications, consultations in relation to planning applications, the determination of planning applications and appeals
DPH	Dwellings per Hectare (density)
EA	Environment Agency. Lead government agency advising on flooding and pollution control
EIA	Environmental Impact Assessment – formal environmental assessment of specific categories of development proposals
EHO	Environmental Health Officer
ES	Environmental Statement prepared under the Environmental Impact Assessment Regulations
FRA	Flood Risk Assessment
FUL	Full planning application
GPDO	General Permitted Development Order. Document which sets out categories of permitted development (see 'PD' below)
HOU	Householder planning application
LBC	Listed Building Consent – consent to alter a listed building
LLFA	Lead Local Flood Authority
Local Plan	The current development policy document
LPA	Local Planning Authority
Material Considerations	Matters which are relevant in the determination of planning applications
MISC	Miscellaneous applications (usually a consultation by adjoining boroughs)
NPPF	National Planning Policy Framework, 2023. This is Policy issued by the Secretary of State detailing national planning policy within existing legislation
OUT	Outline planning application – obtaining the principle of development

PAP	Prior Approval application
PCN	Planning Contravention Notice. Formal notice, which requires information to be provided in connection with an enforcement investigation. It does not in itself constitute enforcement action
PD	Permitted development – works which can be undertaken without the need to submit a planning application
PDDC	Permitted Development New Dwelling in commercial or mixed use
PDDD	Permitted Development prior approval new dwelling on detached buildings
PDDN	Permitted Development prior approval demolish and construct new dwellings
PDDS	Permitted Development prior approval enlarge dwelling by additional storeys
PDDT	Permitted Development prior approval new dwelling on terraced buildings
PDH	Permitted Development Householder prior approval
PDNF	Permitted Development prior approval new dwellings on flats
PDO	Permitted Development prior approval conversion of office to residential.
PINS	Planning Inspectorate responsible for determining planning appeals on behalf of the Secretary of State
PIP	Permission in Principle application
POCA	Proceeds of Crime Act. Used by LPAs to obtain confiscation orders against those committing offences under the Town and County Planning Act 1990 following successful conviction
PPG	National Planning Practice Guidance. This is guidance issued by the Secretary of State detailing national planning practice and guidance within existing legislation. It is also known as NPPG <i>National</i> Planning Practice Guidance
Ramsar Site	A wetland of international importance
RIPA	Regulation of Investigatory Powers Act. Provides limitation on covert surveillance relating to enforcement investigation
RMA	Reserved Matters application – this follows on from an outline planning permission and deals with some or all of the outstanding details of the outline application including: appearance, means of access, landscaping, layout and scale

RVC	Removal or Variation of Condition on a planning permission
SAC	Special Area of Conservation – an SSSI additionally designated as a Special Area of Conservation under the European Community’s Habitats Directive 1992 in order to maintain or restore priority natural habitats and wild species
SCAMD	Surrey County Council amended application (minor changes following planning permission)
SCC	Surrey County Council planning application
SCI	Statement of Community Involvement. The document and policies that indicate how the community will be engaged in the preparation of the new Local Plan and in the determination of planning applications
Section 106 Agreement	A legal agreement for the provision of facilities and/or infrastructure either directly by a developer or through a financial contribution, to meet the needs arising out of a development. Can also prevent certain matters
SLAA	Strategic Land Availability Assessment
SNCI	Site of Nature Conservation Importance. A non-statutory designated area of county or regional wildlife value
SPA	Special Protection Area. An SSSI additionally designated a Special Protection Area under the European Community’s Directive on the Conservation of Wild Birds 1979. The largest influence on the Borough is the Thames Basin Heath SPA (often referred to as the TBH SPA)
SPD	Supplementary Planning Document – provides additional advice on policies in Local Development Framework (replaces SPG)
SSSI	Site of Special Scientific Interest is a formal conservation designation, usually due to the rare species of flora or fauna it contains
SuDS	Sustainable Urban Drainage Systems. Providing urban drainage systems in a more environmentally sensitive way by systems designed to reduce the quantity of run-off, slow its velocity or provide for filtering, sedimentation and biological degradation of the water
Sustainable Development	Sustainable development is the core principle underpinning planning. It is defined as “development that meets the needs of the present without compromising the ability of future generations to meet their own needs”
T56	Telecom application 56 days to determine

TA	Transport Assessment – assessment of the traffic and transportation implications of a development proposal
TCA	Trees in a conservation area – six weeks’ notice to the LPA is required for works to trees in a conservation area. This gives an opportunity for the LPA to consider whether a tree preservation order should be made to protect the trees
TPO	Tree Preservation Order – where a tree or trees are formally protected, and prior consent is needed for pruning or felling
TRICS	Computerised database and trip rate analysis used to estimate traffic flows to and from a variety of land uses, to assess transportation implications of new development in southern England
Further definitions can be found in Annex 2 of the NPPF	

Esmé Spinks 21/12/2023

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