



Please reply to:

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Date: 20 October 2026

Notice of meeting

Planning Committee

Date: Wednesday, 28 October 2026

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)
L. Barker
C. Bateson
S.N. Beatty

M. Buck
T. Burrell
R. Chandler
D.C. Clarke
K.M. Grant

K. Howkins
M.J. Lee
L. E. Nichols
K.E. Rutherford
P.N. Woodward

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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Planning Committee meeting

Start times of agenda items

It is impossible to predict the start and finish time of any particular item on the agenda. It may happen on occasion that the Chairman will use his discretion to re-arrange the running order of the agenda, depending on the level of public interest on an item or the amount of public speaking that may need to take place. This may mean that someone arranging to arrive later in order to only hear an item towards the middle or the end of the agenda, may miss that item altogether because it has been "brought forward" by the Chairman, or because the preceding items have been dealt with more speedily than anticipated. Therefore, if you are anxious to make certain that you hear any particular item being debated by the Planning Committee, it is recommended that you arrange to attend from the start of the meeting.

Background Papers

For the purposes of the Local Government (Access to Information) Act 1985, the following documents are to be regarded as standard background papers in relation to all items:

- Letters of representation from third parties
- Consultation replies from outside bodies
- Letters or statements from or on behalf of the applicant

AGENDA

Page nos.

1. Apologies and Substitutions

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

2. Disclosures of Interest Under the Member's Code of Conduct

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

3. 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.

4. Planning application 26/00909/FUL - Various Locations in International Way and Lincoln Way, Sunbury-on-Thames TW16 7HR

5 - 26

Ward

Laleham and Shepperton Green

Proposal

Erection and alteration of estate boundary fencing at four locations, two accessing Windmill Road and two accessing Lincoln Way. Installation of installation of three pedestrian gates.

Recommendation

The application is recommended for approval.

5. Planning application 26/00752/HOU - 53 Manor Farm Avenue, Shepperton TW17 9AG

27 - 40

Ward

Shepperton Town

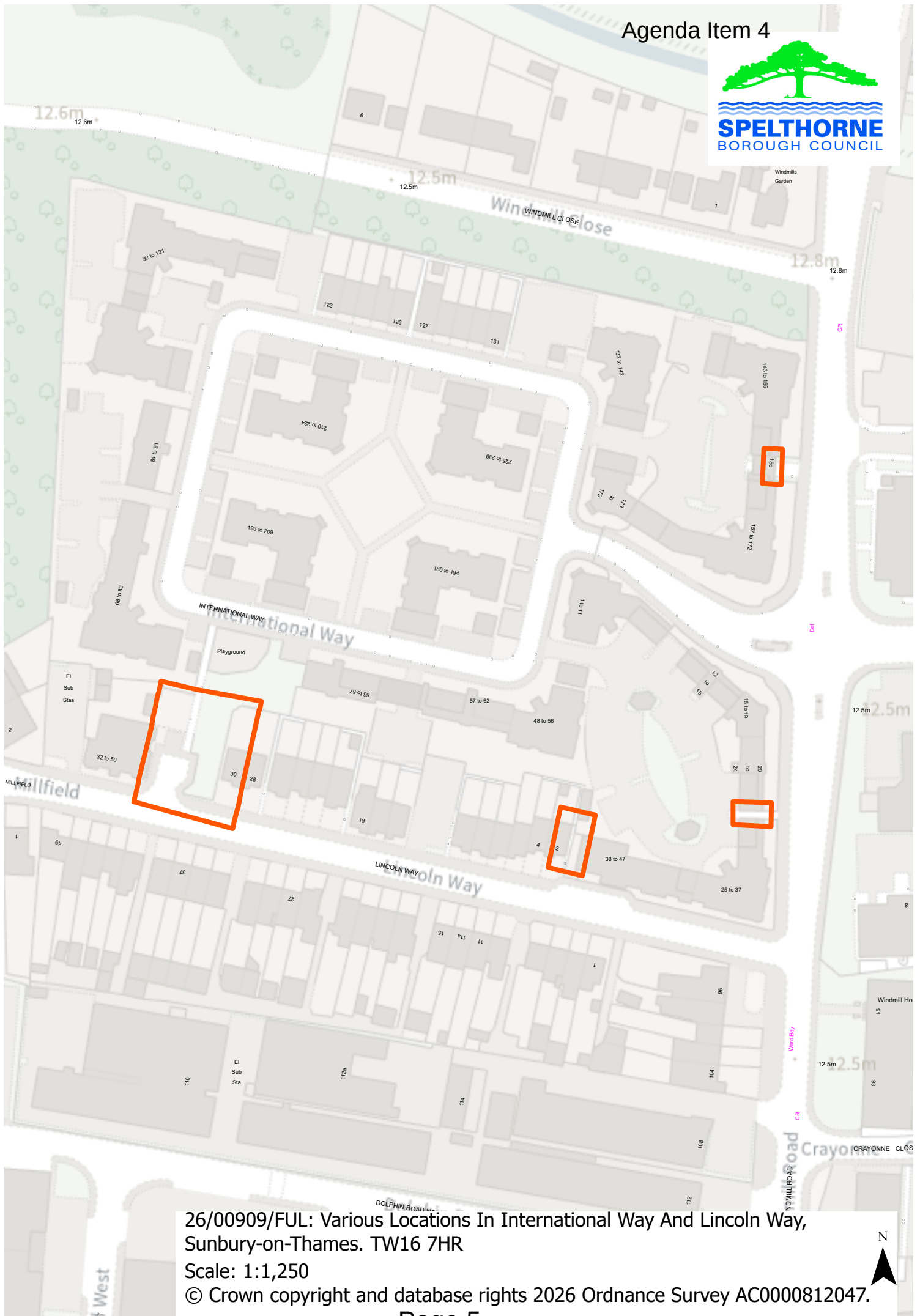
Proposal

Proposed erection of a single storey rear extension following demolition of existing extension, erection of single storey side extension. Erection of new roof with ridge height increase, 3 no. side facing dormers, 1 no. front dormer and roof lights.

Recommendation

Approve the application subject to conditions as set out in the Recommendation section of the report.

- | | | |
|-----------|---|----------------|
| 6. | Planning application 26/00800/HOU - 40 Fontmell Park, Ashford TW15 2NW | 41 - 56 |
| | Ward
Ashford East | |
| | Proposal
Erection of a part single storey / part first floor rear extension and alterations to the roof to provide habitable accommodation. | |
| | Recommendation
Approve the application subject to conditions as set out in the Recommendation section. | |
| 7. | Planning Appeals Report | 57 - 64 |
| | To note details of the Planning appeals submitted and decisions received between 1 October 2026 – 16 October 2026. | |
| 8. | Major Planning Applications | 65 - 68 |
| | To note the details of future major planning applications. | |
| 9. | Glossary of Terms and Abbreviations | 69 - 74 |

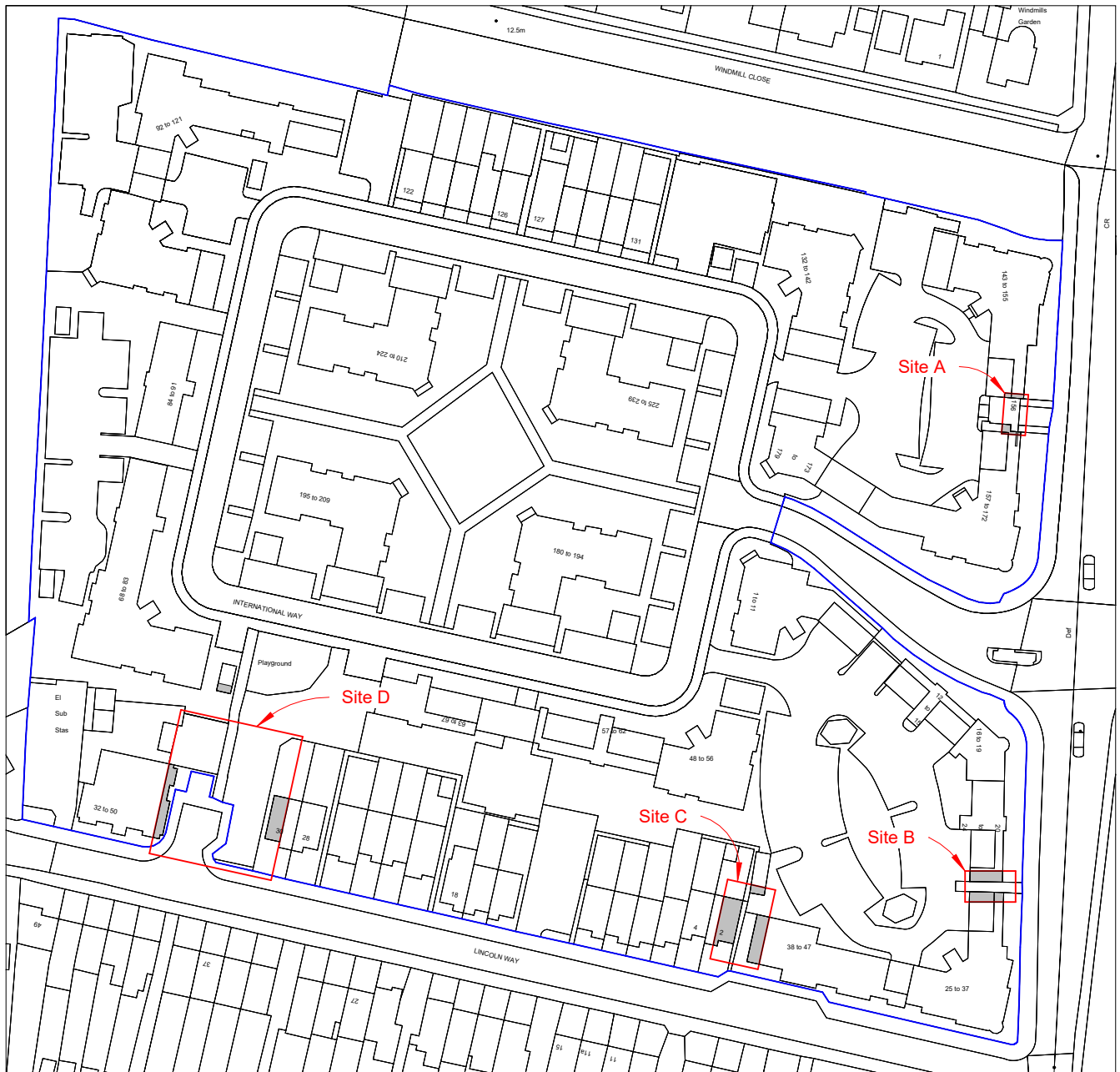
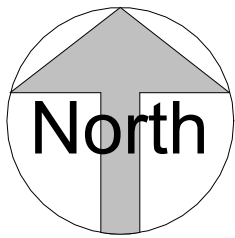


26/00909/FUL: Various Locations In International Way And Lincoln Way,
Sunbury-on-Thames. TW16 7HR

Scale: 1:1,250

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Location Plan



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International Way Sunbury TW16 7HR

Drawing number
P.M.000

No.	Description	Date
A	Client's comments (1)	26.08.26

Location Plan

Project number
2610

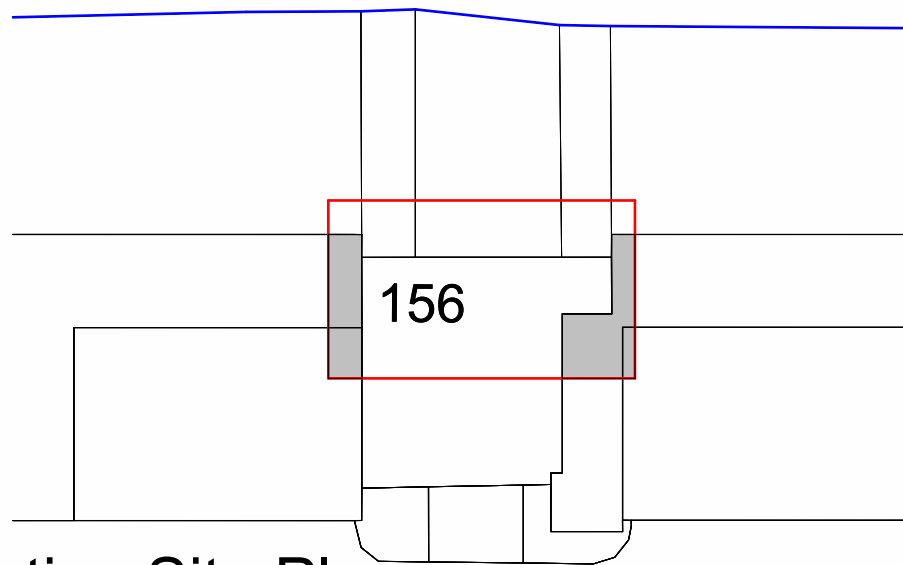
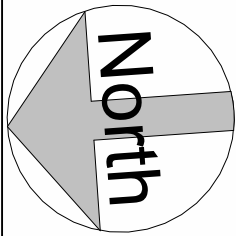
B	Planning amendment	07.09.26
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Drawn by
MV

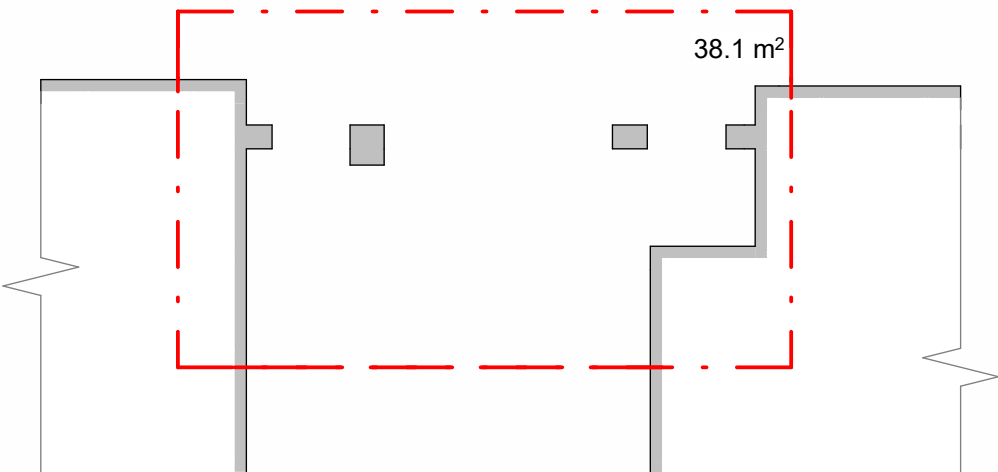
Date
31.07.2026

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1 : 1250

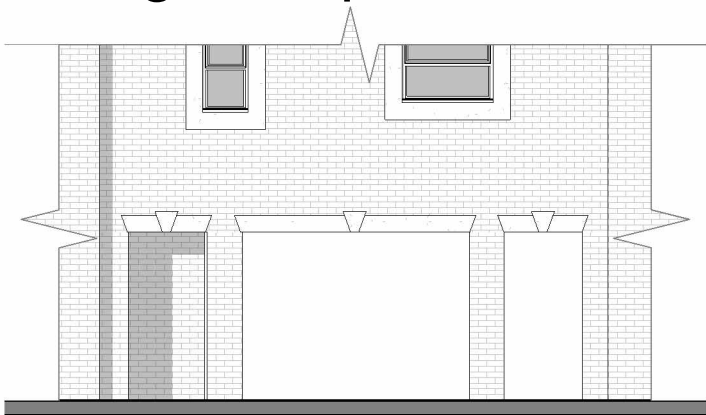
Rev
B



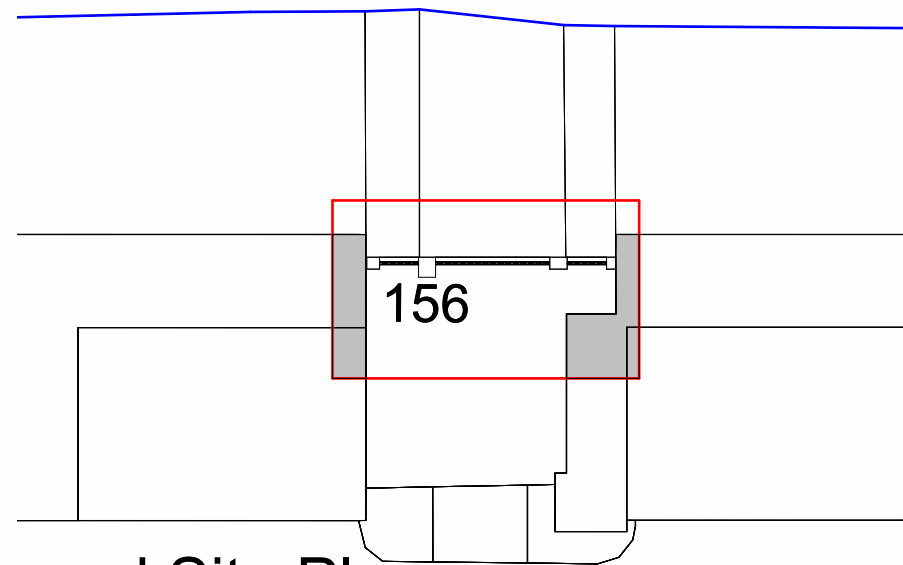
Existing Site Plan



Existing Floorplan

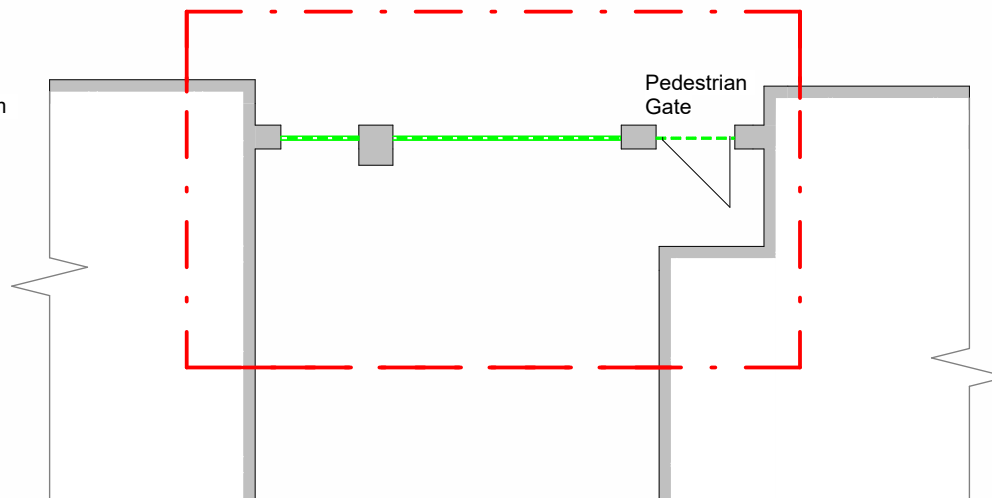


Existing Elevation

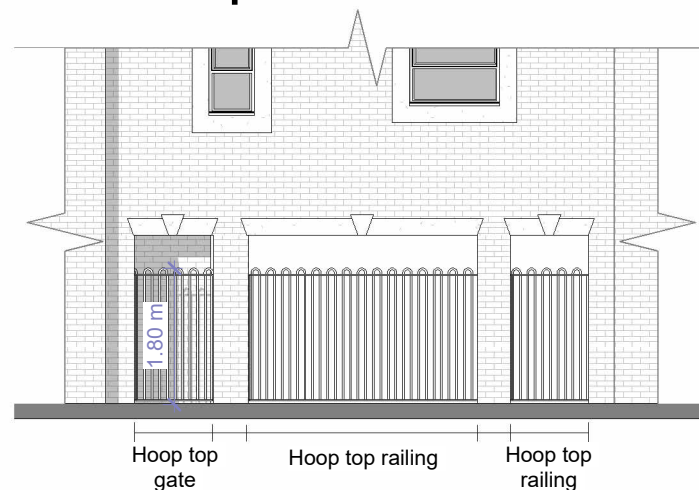


Proposed Site Plan

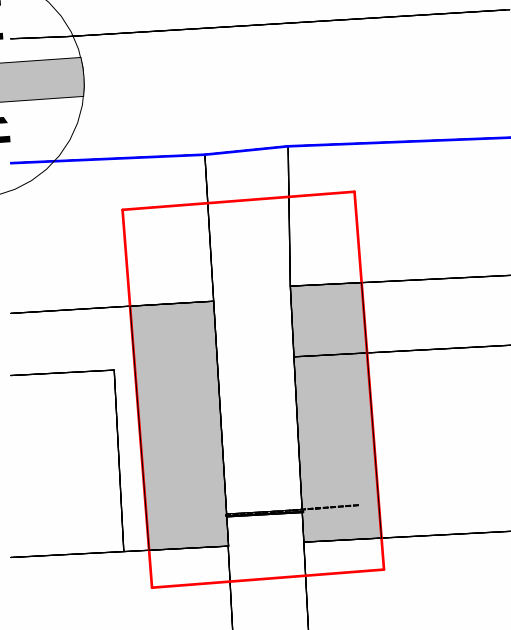
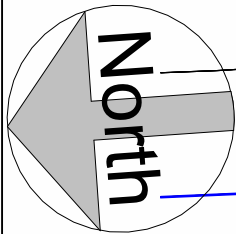
The pedestrian gate will be open from 8am to 8pm in the summer and 8am to 6pm in the winter



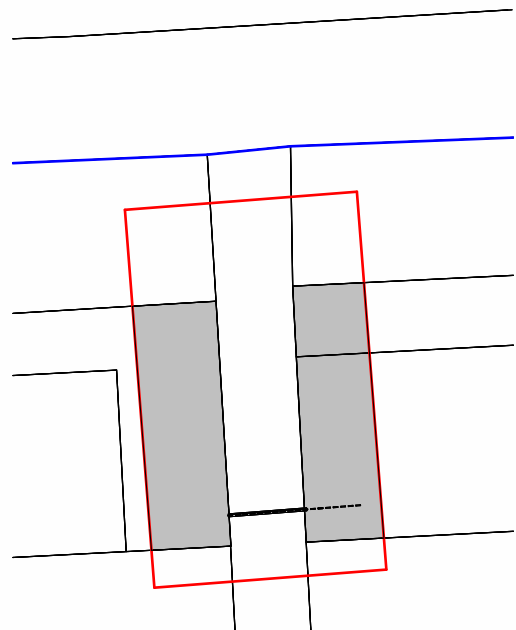
Proposed Floorplan



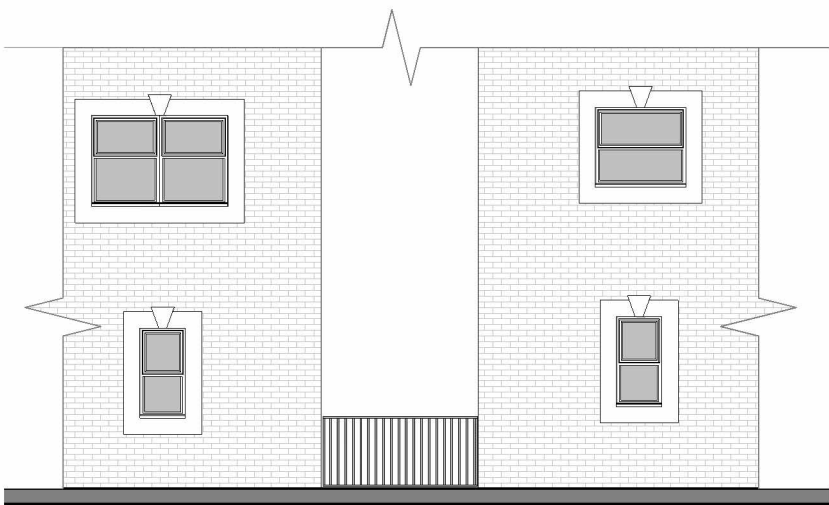
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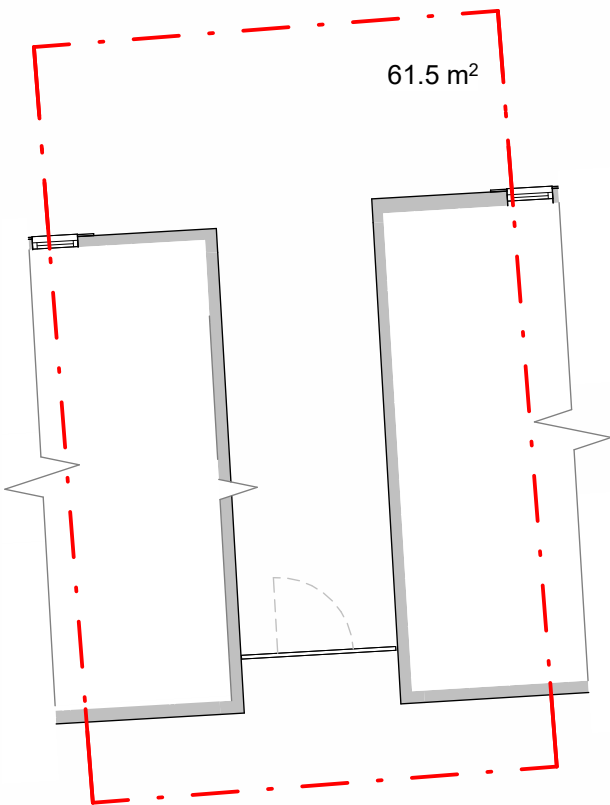
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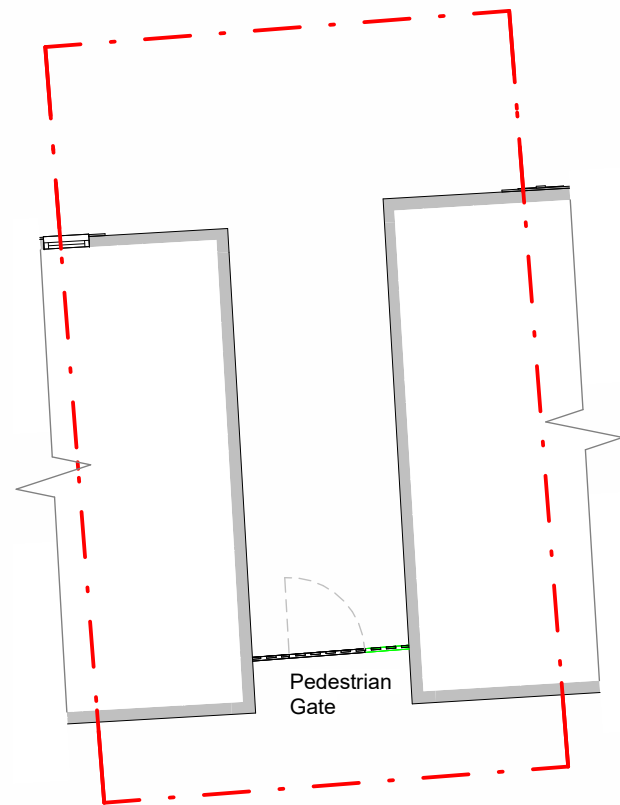
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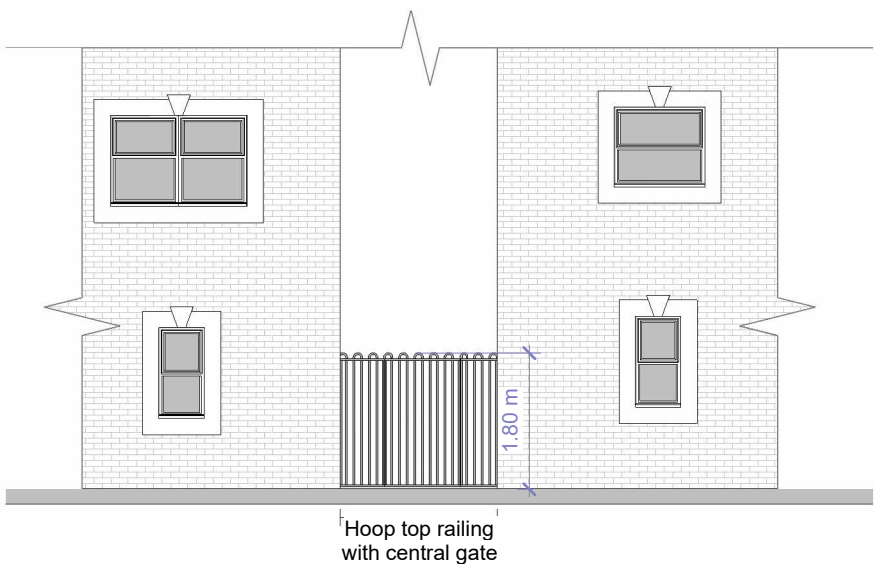
Existing Elevation



Existing Floorplan

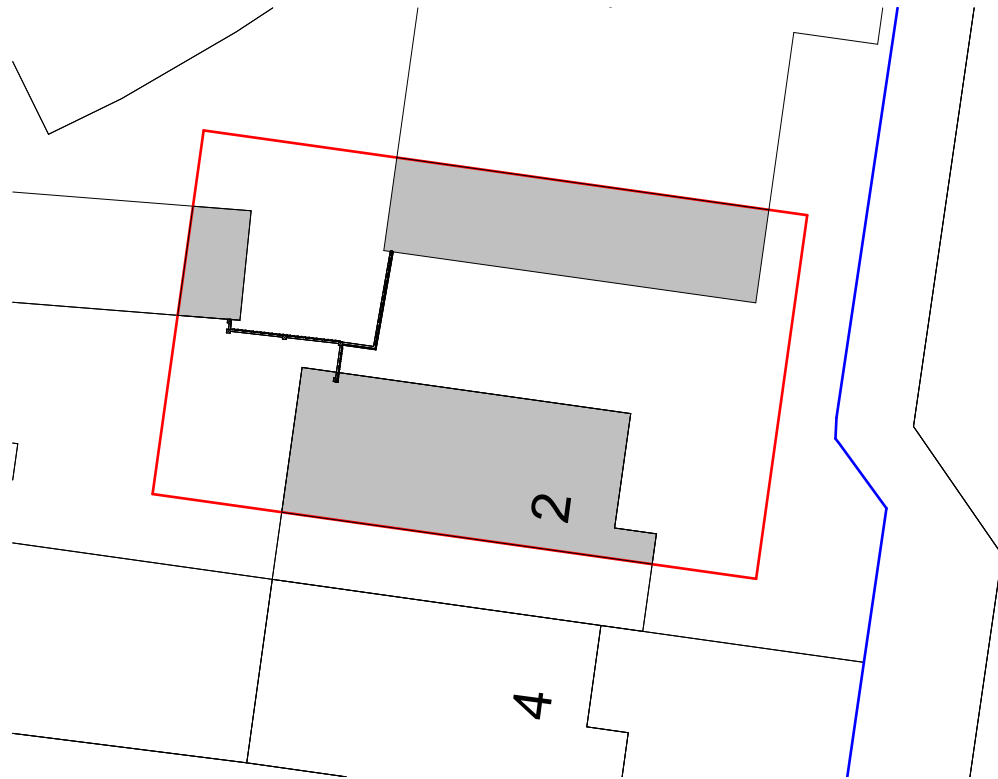
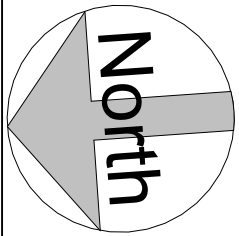


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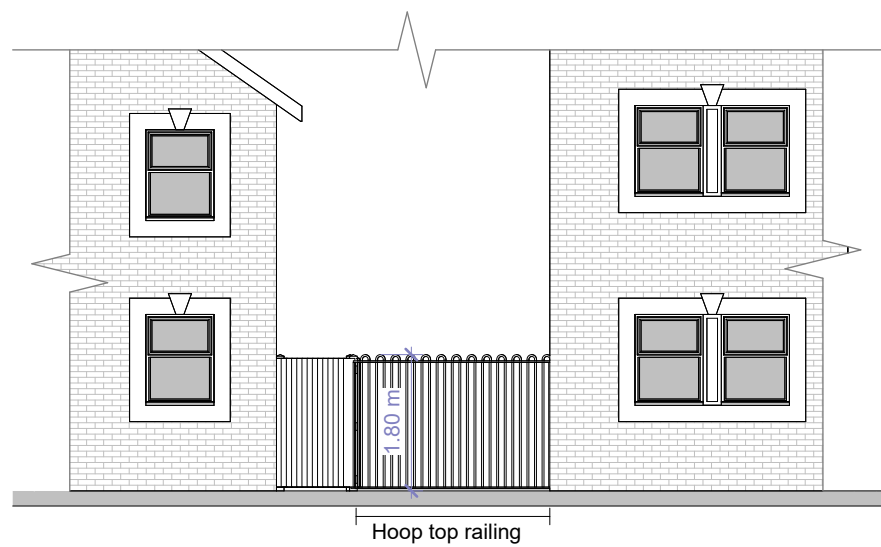


Proposed Elevation

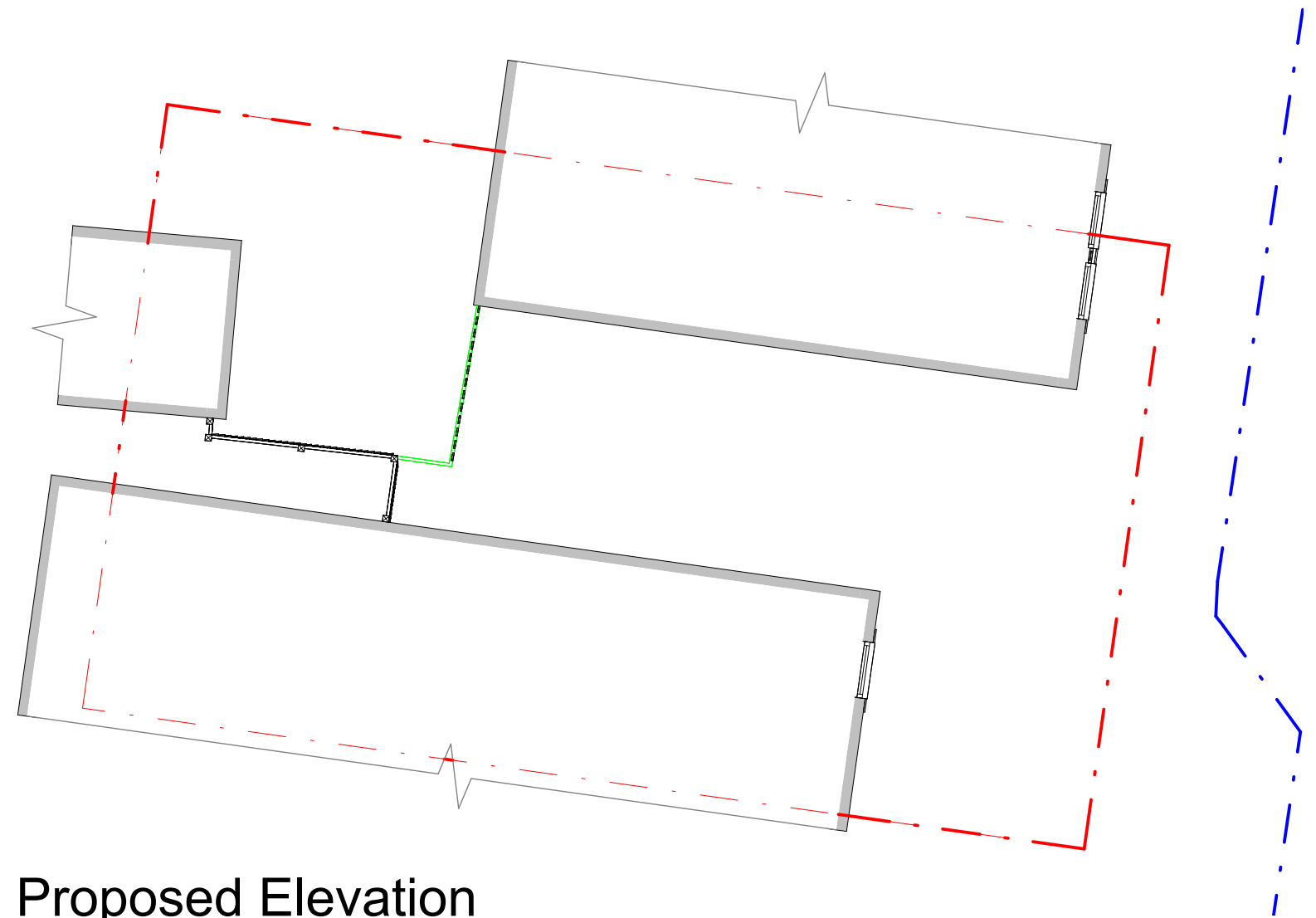
The pedestrian gate will be open from 8am to 8pm in the summer and 8am to 6pm in the winter



Proposed Site Plan

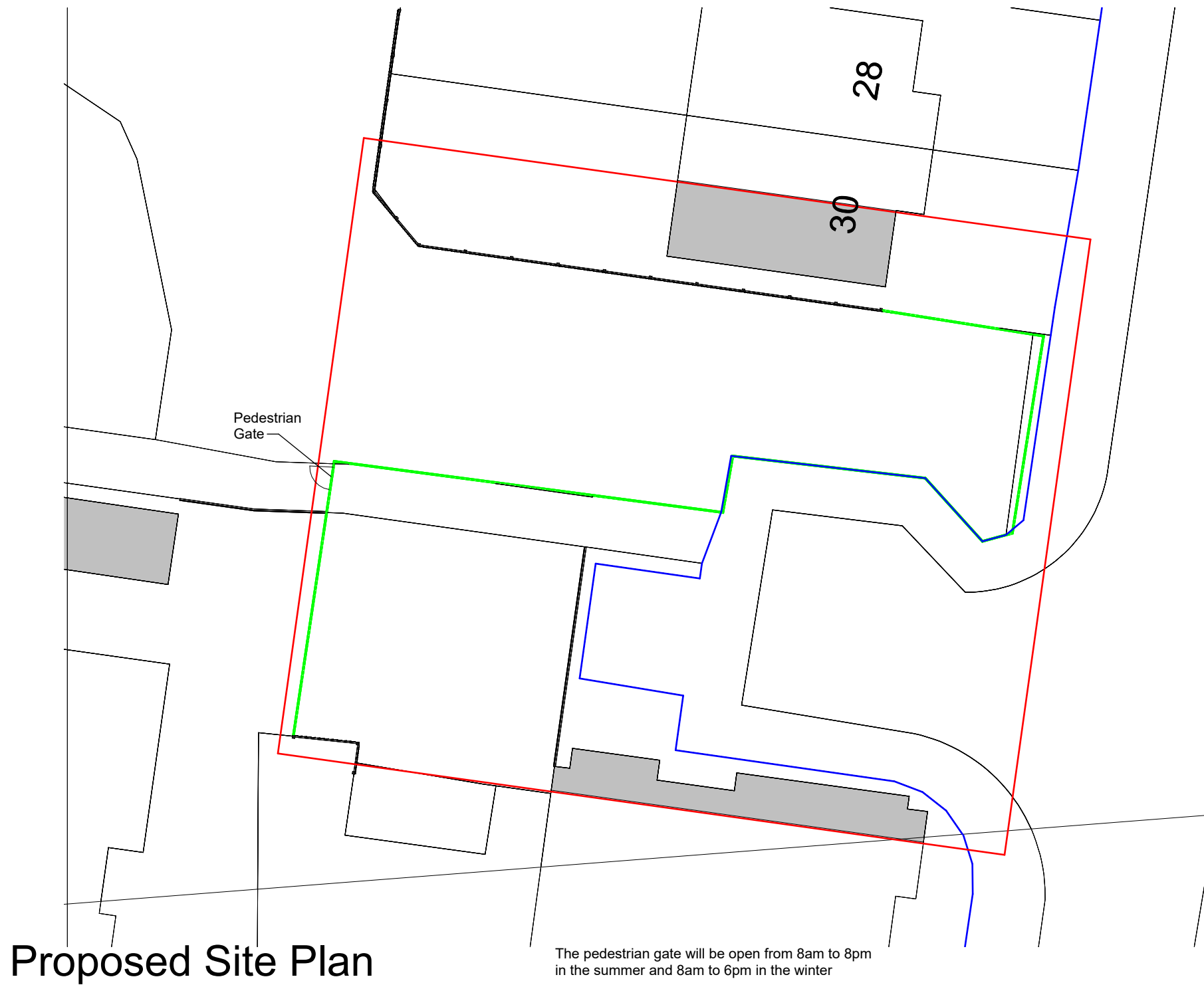
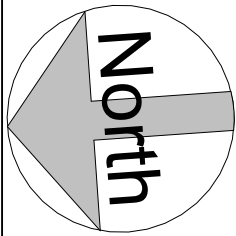


Elevation 3 (PROP)

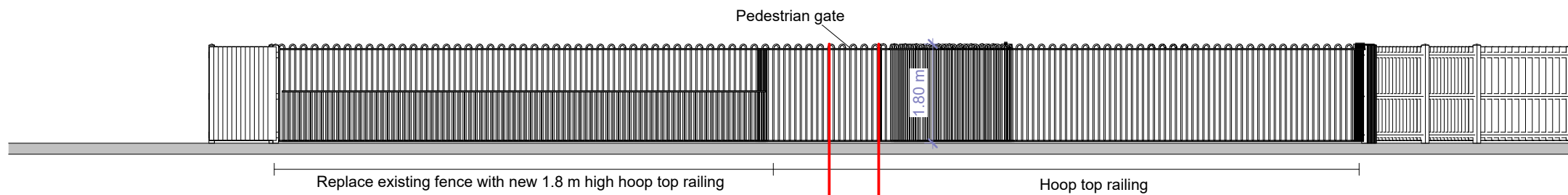


Proposed Elevation

No.	Description	Date
A	Client's comments (1)	26.08.26



Proposed Site Plan



Proposed Elevation



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International Way Sunbury TW16 7HR
Proposed Site and Elevation - Site D

Scale @ A3 As indicated	Drawing number P.M.401
Date 31.07.2026	Project number 2610
Drawn by MV	Rev D

Key:
Existing Proposed SVP Boundary line
Existing drainage Proposed drainage Overhead



GRAPHIC SCALE: 1:200

No.	Description	Date
A	Client's comments (1)	26.08.26
B	Client's comments (2)	27.08.26
C	Drawing amended	08.10.26
D	Drawing amended	09.10.26

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Planning Committee

28 October 2026



Application No.	26/00909/FUL		
Site Address	Various Locations in International Way and Lincoln Way, Sunbury-on-Thames TW16 7HR		
Applicant	International Way (Sunbury) Management Company Limited		
Proposal	Amended description: - Erection and alteration of estate boundary fencing at four locations, two accessing Windmill Road and two accessing Lincoln Way. Installation of installation of three pedestrian gates.		
Officer	Vanya Popova		
Ward	Laleham and Shepperton Green		
Call in details	This application has been called in by Councillor Howkins for the following reasons: • Out of character • Overbearing effect on the area		
Application Dates	Valid: 27.08.2026	Expiry: 02.11.2026	Target: 02.11.2026
Executive Summary	This application seeks permission for the erection and alteration of estate boundary fencing at four pedestrian access points, comprising two accesses onto Windmill Road and two accessing onto Lincoln Way. The proposed railing-style metal fencing will be similar in design appearance as the existing boundary treatments within the estate. The proposed design and appearance would be in keeping with the character of the surrounding area. Furthermore, having regard to its height, siting and relationship with neighbouring properties, the proposal would not result in any significant adverse impact on the residential amenity of adjoining occupiers. In terms of highway safety, the County Highway Authority raises no objection to the proposal. The latest submitted plans show the installation of pedestrian gates at three out of the four access points. Whilst these gates would introduce some restrictions on public access during certain hours, it is considered that the existing open space and children's play area can remain accessible to the public during the daytime.		
Recommended Decision	The application is recommended for approval.		

MAIN REPORT

1. Local Plan

1.1 The following policies in the Council's Local Plan 2024-2039/40 (March 2026) are considered relevant to this proposal: -

- ST1: Presumption in Favour of Sustainable Development
- PS2: Designing Places and Spaces
- E3: Managing Flood Risk
- E5: Open Space and Recreation
- ID2: Sustainable Transport for New Developments

1.2 The following policies contained within the National Planning Policy Framework (NPPF) (2026) are also relevant: -

- DP3: Key principles for well-designed places
- HC7: Development affecting existing recreational land and facilities
- TR4: Street design, access and parking

1.3 Also relevant are the following Supplementary Planning Document/Guidance:

- Spelthorne Design Code (The Code) adopted March 2026

2. Relevant Planning History

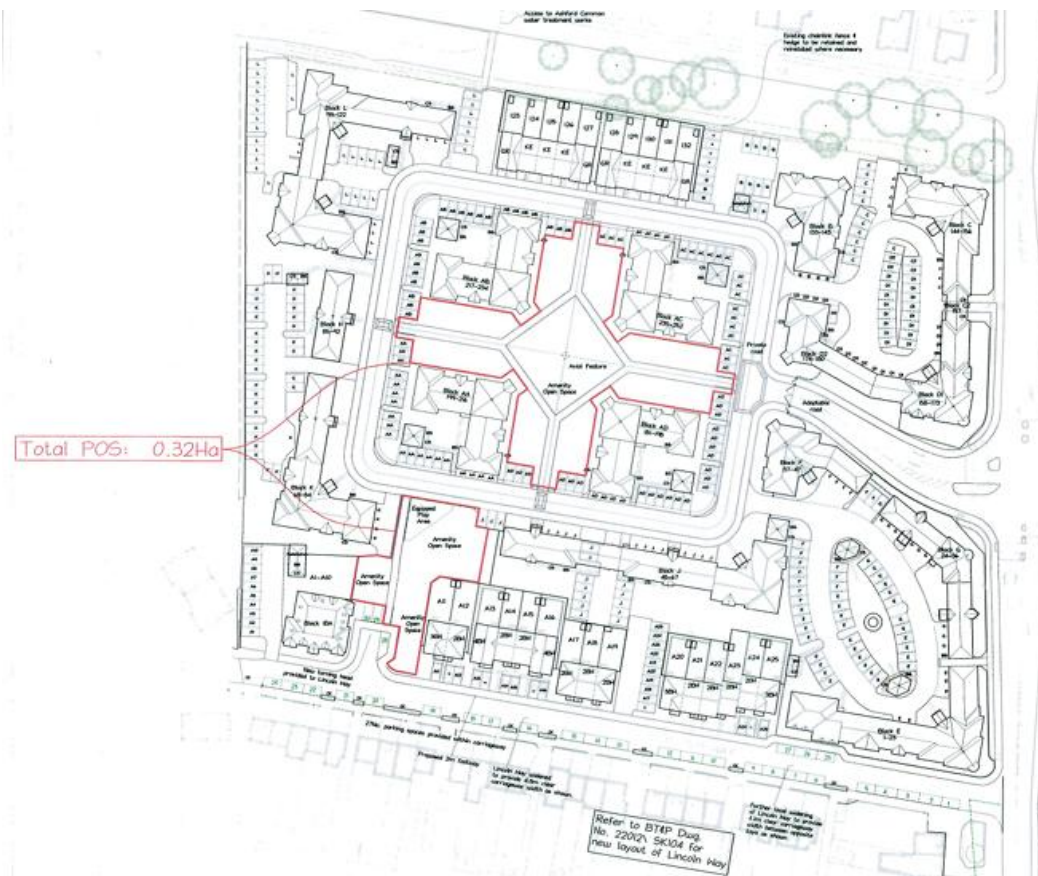
Reference	Description	Date/decision
02/00574/FUL	Redevelop site to provide 264 residential properties with assoc. parking/garages/car ports/amenity open space/substations. Construct new access to Windmill Rd. Provide parking on, & alterations to, Lincoln Way. AMENDED DESCRIPTION.	Grant Conditional 09.10.2002

3 Background

3.1 Planning history indicates that planning permission was granted in 2002 (ref. 02/00574/FUL) for redevelopment of the former commercial Windmill Trading Estate site to provide 264 residential properties with association parking/garages/car ports/amenity open space/substations. The approved plans show the provision of terraced and semi-detached two storey houses fronting Lincoln Way with a flatted development to the south-west corner of the site in two and half storeys. At the eastern end of Lincoln Way, apartment buildings of two and a half storeys are provided, rising to three storeys

towards the junction with Windmill Road. As a gateway feature, close to the main access into the estate, building heights increase up to four storeys. Inside the development, the built form comprises a mix of residential buildings, including dwellinghouses and apartment blocks ranging between two, three and four storeys in height.

- 3.2 The approved development included 264 residential units, of which 209 (10 x studio apartments, 21 x 1 bed flats, 167 x two bed flats, 1 x two bed maisonette, 4 x three bed dwellinghouses and 6 x four bedroom houses) as private housing and the remaining 55 designated as affordable housing (30 units allocated to shared equity/key workers and 25 units affordable housing for rent). The affordable units are located within the southern part of the development facing Lincoln Way. They include dwellings and apartments.
- 3.3 The main vehicular and pedestrian access to the residential estate is centrally located fronting onto Windmill Road. In addition, the development was designed with three separate pedestrian access and egress points, providing connections between the estate and the surrounding highway network. These pedestrian links were intended to promote permeability and connectivity between the development and surrounding area, facilitating convenient pedestrian movement for residents and visitors.
- 3.4 According to the approved details, there are two areas of public open space with an overall area of 0.32 hectares. The larger of the two areas is located centrally within the existing estate by four blocks of flats, whilst the smaller area is situated on the southern side of the site and is identified as an area of open space containing a children's playground. Given the limited availability of existing public open space in the vicinity to serve nearby residents, a legal agreement was completed to ensure the 0.32-hectare area of open space, including the children's play area, remains accessible to the general public in perpetuity (see below the areas of Public Open Space).
- 3.5 In addition, Condition 20 of planning permission ref. 02/00574/FUL removed permitted development rights across the estate for range of works, along with erection of gates, fences, walls, or other means of enclosure.

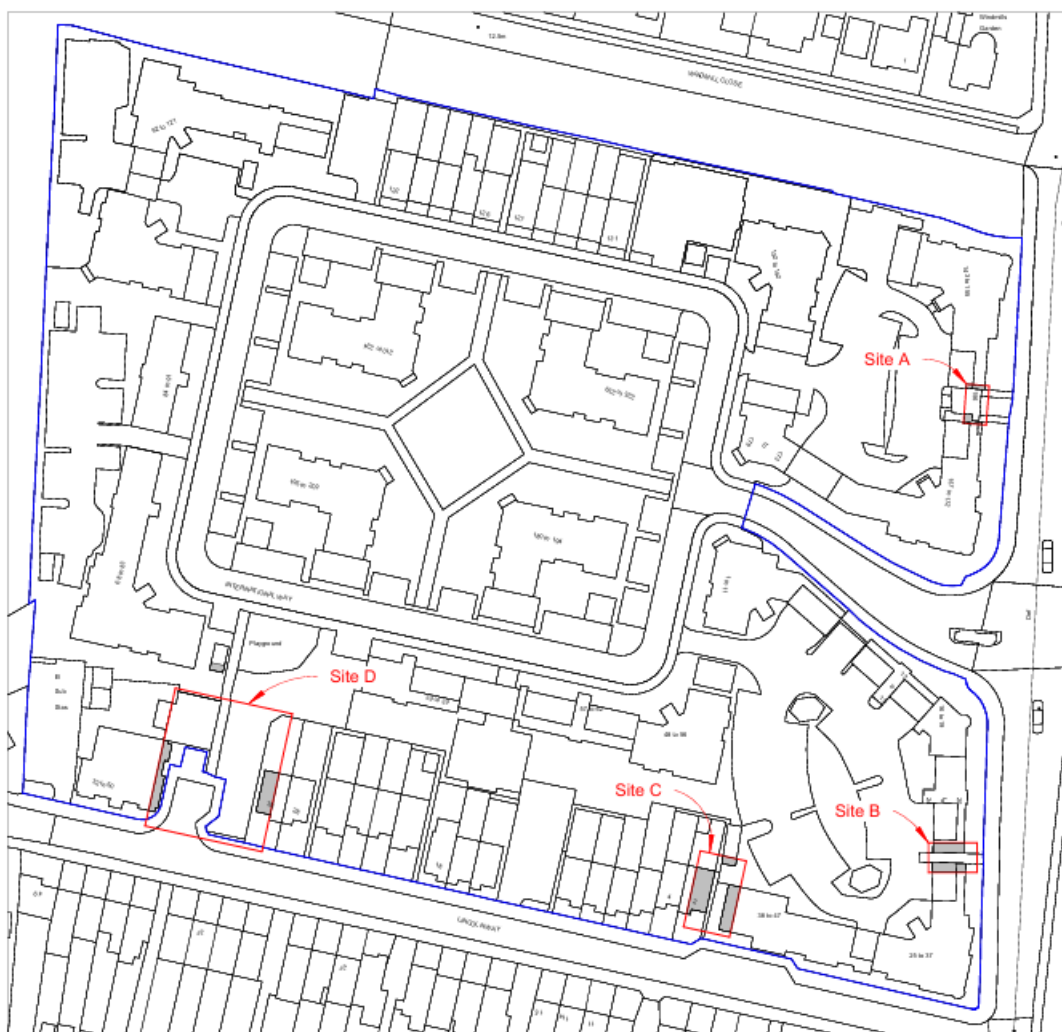


- 3.6 Enforcement history indicates that in March 2025, Heras fencing was erected at several locations along International Way and Lincoln Way, preventing pedestrian access and egress through the estate. As a result, pedestrian access has been restricted to the main estate entrance on the eastern side of the site, where pedestrians and vehicles have access via secured gates.

Description of current proposal

- 3.7 The existing residential estate (former Windmill Trading Estate) is rectangular shape and extends to 3.2 hectares in area. It is bounded by Windmill Road (A244) to the east and the Thames Water Filter Treatment Works to the west. To the south lies Lincoln Way, a residential street comprising 25 dwellings on its southern side. The approved affordable housing within the estate is located on the northern side of Lincoln Way. At the western end of Lincoln Way is Millfield, which contains four dwellings. The application estate is also bounded to the north by Windmill Close, a residential road comprising seven dwellings. In addition, five dwellings are located to the south of the junction of Lincoln Way and Windmill Road. Opposite the road, on the eastern side of Windmill Road, are predominantly commercial buildings.
- 3.8 In terms of planning constraints, the southern part of the site lies within Flood Zone 2, whilst the remainder of the site is located within Flood Zone 1. The eastern boundary is adjacent to the designated Windmill Road Strategic Employment Area.

- 3.9 The applicant seeks permission for the erection and alteration of estate boundary fencing (metal railings) at four pedestrian access points, with two facing Windmill Road and two at Lincoln Way. The proposed plans show new railings measuring 1.8 metres in height, comprising an open metal railing design at each of the four pedestrian access points. Furthermore, the latest submitted plans show the provision of pedestrian access gates at three of the four locations. The applicant has indicated that the access gates at locations A, B and D, as shown below, would remain open to public during daytime hours and would be locked during the evening. The gates would also incorporate a fire service override mechanism to allow emergency access when required.
- 3.10 According to the submitted Planning Statement, the management company seeks to reduce the volume of pedestrian, cyclist and delivery rider movements through these pedestrian access points in order to improve the safety and security of residents and help prevent anti-social behaviour.



- 3.11 The full set of proposed plans are provided as an Appendix.

4 Consultations

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

Consultee	Comment
County Highway Authority	No objection on highway safety grounds.

Non-Statutory Consultees

Consultee	Comment
Crime Prevention Officer	No objection - Secured by Design generally supports the provision of a limited number of well-defined access and egress points to residential developments.

5. Public Consultation

- 5.1 A total of 70 properties were notified of the planning application. Furthermore, four statutory site notices were displayed around the estate.

- 5.2 The Council has received 20 letters of objection to the application. Reasons for objecting include: -

- Loss of accessibility to the public open space
- Creating inconvenient distance away to reach the public open space
- Lack of consultation from the estate management company
- Limited number of residents consulted regarding this planning application
- Access challenges
- Loss of pedestrian access points
- Concerns on fire safety and emergency access
- Legal right of way
- Highway and pedestrian safety
- Flooding
- Impact on the character and appearance of the estate
- Enclosed estate
- Too high fence
- Community access and integration to the wider area
- The applicant has failed to demonstrate the need for additional fencing
- Fenced the estate illegally
- Management Company financial deficit
- Lack of management company transparency
- Not in accordance with the estate S106
- No transport statement has been submitted
- PD rights removed for additional means of enclosure

- No record of anti-social behaviour within the estate
- The proposal reduces walking and cycling through the estate
- The planning statement refers to the old NPPF
- Installation of gates should be considered
- Equality Act 2010
- Health and Safety

5.3 The Council has also received 37 letters of representation, which support the proposal. Reasons for supporting include:-

- Improved security and reassurance to the estate residents
- Not a highway or pedestrian safety
- Safe community
- Incidents of anti-social behaviour
- Improves quality of life
- Still allows access to the open space
- Protects residents' privacy
- Inclusive community

6. **Planning Issues**

- Character and appearance
- Neighbouring residential amenity
- Access and egress

7. **Planning Considerations**

Design and appearance

- 7.1 Policy PS2 of the Spelthorne Local Plan 2024-2039/2040 (2026) states that the Council will require a high standard in the design and layout of new development. Proposals for new development should demonstrate that they will create buildings and places that are attractive with their own distinct identity, respect and make positive contribution to the street scene and the character of the area in which they are situated; and pay due regard to the scale, height, proportions, building lines, layout, materials and other characteristics of adjoining buildings and land. This is in consistency of the requirements within the recently adopted Council's Design Code.
- 7.2 There is existing 1.1 metre - 1.3 metre high railing fencing along Windmill Road frontage and adjacent to the main access road serving the estate. In addition, railing fencing is present along sections of the Lincoln Way frontage. It is noted that the two storey houses are generally characterised by low profile boundary treatment and open frontages, which facilitate the provision of off-street parking. It is also noted that examples of higher boundary treatment can be found within the vicinity of the site.
- 7.3 The proposed railing-style metal fencing will be similar in design and appearance to the existing boundary treatment within the estate. The fencing proposed along the Windmill Road frontage would be set back from the

principal elevation of the buildings. Similarly, the fence proposed at Location C would be set back from the highway frontage, reducing its prominence within the street scene.

- 7.4 It is acknowledged that the most visually prominent element of the proposal would be adjacent to the public open space and children's play area (Location D), due to the greater extent of fencing and space between buildings in this location. However, the proposed fencing would represent an increase height of 0.6 metres above existing boundary treatment. Furthermore, the railings design would maintain an open form of enclosure, allowing clear views into and out of the estate. Taking these factors into account, and given the variety of boundary treatments present within the surrounding area, it is not considered that the proposal would appear out of keeping with the established pattern of enclosure or that a refusal could be justified on character and appearance grounds. A condition has been recommended to ensure that the proposed railings match those of the existing railing fence in colour and texture.

- 7.5 It is considered that the proposed design and appearance would be in keeping with the character of the surrounding area and complies with the requirements of Policy PS2 (1) of the Spelthorne Local Plan 2024- 2039/40 (2026), Design Code and the NPPF.

Impact on neighbouring residential properties

- 7.6 Policy PS2 (2) of the Spelthorne Local Plan 2024- 2039/40 (2026) states that: *"Proposals for new development should demonstrate that they will achieve a satisfactory relationship to adjoining properties avoiding adverse and un-neighbourly impacts in terms of loss of privacy, daylight or sunlight, or overbearing effect due to bulk and proximity or outlook."*
- 7.7 The proposed fencing at Location A, B and C would not be positioned adjacent to any habitable windows. The submitted plans show that a section of the existing railing fence adjacent to No. 30 Lincoln Way would be increased in height by 0.6 metres and would be located 1 metre away from the neighbouring dwelling. Given open nature of the proposed railings design, it is not considered that the increased height would appear unduly overbearing or dominant, nor would it result in a significant loss of light to the occupiers of the neighbouring property.
- 7.8 The proposal is considered to be have an acceptable impact on the amenity of existing neighbouring residential properties. Therefore, the proposal is considered to conform to Policy PS2 (2) of the Spelthorne Local Plan 2024- 2039/40 (2026).

Highway

- 7.9 Policy ID2 on Sustainable Transport for New Developments Development Proposals states that: -
- 1) *The Council will require development proposals to incorporate opportunities to facilitate sustainable and active modes of travel.*

- 7.10 In addition, Policy TR6 of the NPPF states development proposals should be refused if they would have a severe adverse impact on the transport network (in terms of capacity and congestion, including cumulative impacts), or an unacceptable impact on highway safety; taking into account any mitigation measures proposed as well as any wider network improvements, including measures to support sustainable patterns of movement.
- 7.11 The County Highway Authority (CHA) was consulted and has raised no objection to the proposal. It was noted that the application site is accessed via International Way, which is a private road and does not form part of the public highway network. However, the CHA has considered the wider impacts of the proposal and is satisfied that it would not result in a material adverse impact on the safety and operation of the adjoining public highway.
- 7.12 The proposal seeks to either install new fencing or replace existing fencing at four separate gated pedestrian entrances located off Windmill Road or Lincoln Way. The set back distance of the four gated entrances from the highway would be sufficient, such that they would not obstruct the movement of pedestrians or other highway users. Accordingly, the proposal would not have a material adverse impact on highway safety or the free flow of traffic and pedestrian on Windmill Road or Lincoln Way.
- 7.13 Therefore, the scheme is acceptable in terms of policy ID2 and the NPPF on highway issues.

The effect on the Open Space and Play Area

- 7.14 Policy E5 on Open Space and Recreation of the Spelthorne Local Plan 2024-2039/40 (2026) seeks to protect, maintain and enhance existing open spaces, sports facilities and areas of recreation and encourage quality and accessibility improvements.
- 7.15 As set out above, the approved residential estate (ref. 02/00574/FUL) included the provision of two areas of public open space with a combined area of 0.32 hectares. To ensure the long-terms retention and acceptability of these areas, the following obligations were secured through a Section 106 Legal Agreement:-
1. *"The applicant shall provide*
 - 1.1 *the Open Space as shown on drawing no 2483 BAR-WL/POS and otherwise being not less than 0.32 hectares*
 - 1.2 *within the Open Space a play area for children aged eight years and younger to be equipped to the satisfaction of the Council ("the Play Area").*
 2. *The Open Space and Play Area shall be provided by the Applicant with the purpose and intention of permitting the general public to have access to the Open Space and the Play Area in perpetuity.*
 3. *The Open Space and Play Area being maintained by the site management company to be started by the Applicant and thereafter funded by annual management charge payable by all the residents of Dwellings on the Property."*

- 7.16 The applicant's initial proposal sought to enclose all four existing pedestrian access points, comprising two accesses onto Windmill Road and two onto Lincoln Way, with 1.8 metres high fencing. This would have resulted in all pedestrian accesses to and from the estate to be restricted and centralised via the existing central access point. Given the existing legal agreement requires the open space and children's play area to remain accessible to the general public in perpetuity, concerns were raised with the applicant regarding the potential impact of the proposal on accessibility to these areas and the inclusiveness to members of the public wishing to use them.
- 7.17 The latest plans show three out of the four existing pedestrian access points would incorporate gates. The applicant proposes that these gates would remain open to public between 8am and 8pm during the summer months, and 8am and 6pm during the winter months, thereby maintaining public pedestrian access through these locations for much of the day. Whilst it is acknowledged that the proposal would introduce some restrictions on the hours which the public could access the open space and play area, restrictions would however apply during the evenings and overnight periods, when use of these areas is generally expected to be lower. Given the proposed open design and appearance of the railing style-enclosure, the existing play area and adjacent open space on the southern side of the estate would remain visible from the public realm. The proposed gates would continue to allow access for existing residents of the estate, thereby ensuring that pedestrian permeability for residents is maintained notwithstanding the restricted public open hours. As a result, it is considered that the revised scheme has addressed the concerns previously raised regarding public accessibility to these areas as well as addressing the applicant's concerns relating to safety, security and anti-social behaviour within the estate. A condition has been recommended that the public open space and children's playground hereby approved shall be made permanently available and accessible to members of the public during the specified times, unless otherwise agreed in writing by the Local Planning Authority. It is not considered that any changes are required to the Section 106 Agreement.

Equalities Act 2010

- 7.18 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.

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.

- 7.19 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 circumstances.
- 7.20 This proposal may affect individuals with protected characteristics specifically the impact of the development on disabled people. The applicant states that the proposed gates would be in line with the with Building Regulations 2010 - Access to and use of Buildings M. In the interest of accessibility, full details of the gates are requested to be submitted.

Human Rights Act 1998

- 7.21 This planning application has been considered against the provisions of the Human Rights Act 1998.
- 7.22 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.
- 7.23 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.
- 7.24 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

- 7.25 Accordingly, the application is recommended for approval, subject to the conditions set out in Section 8 below.

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, subject to conditions and informatives. 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

mindful of the Policy DM6 of the NPPF which states that :- *Planning conditions should only be attached to planning permissions and other associated consents for development where they are: a. Necessary to make the development acceptable in planning terms; b. Relevant to the development and to planning considerations generally; c. Sufficiently precise to make them capable of being complied with and enforced; and d. Reasonable in all other respects.*
([National Planning Policy Framework.pdf](#)).

- 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.

APPROVE subject to the following:

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 P.M.300 Rev A, P.M.301 Rev A and P.M.400 Rev A Received on 27.08.2026, P.M.000 Rev B Received on 07.09.2026, P.M.100 Rev C, P.M.200 Rev C and P.M.401 Rev C Received on 09.10.2026.

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

3. The railing fence and gates hereby permitted shall be carried out in facing materials to match those of the existing railing fence in colour and texture.

Reason:-. To ensure a satisfactory external appearance in accordance with policy PS2 of the Spelthorne Local Plan March 2026.

4. The 3 no. pedestrian gates hereby approved, and the existing main pedestrian gate accessed from Windmill Road, shall remain openable and unlocked to enable access by members of the public during the following times, unless otherwise agreed in writing by the Local Planning Authority:-

- a) 08.00 to 18.00 hours January, February, March, October, November and December
- b) 08.00 to 20.00 hours April, May, June, July, August and September

Reason:-.To ensure that the public open space and playground is made permanently available to the public.

5. Prior to the installation of the 3 no. pedestrian gates hereby approved, full details of the design and dimensions of the 3 no. gates shall be submitted to and approved in writing by the Local Planning Authority. The 3 no. gates shall be fully implemented in accordance with the approved details and thereafter maintained.

Reason:- To ensure that the pedestrian gates are suitably accessible for members of the public and other users.

Informatives

1. The applicant's attention is drawn to the ACPO/Home Office Secured by Design (SBD) award scheme, details of which can be viewed at www.securedbydesign.com

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26/00752/HOU: 53 Manor Farm Avenue, Shepperton. TW17 9AG

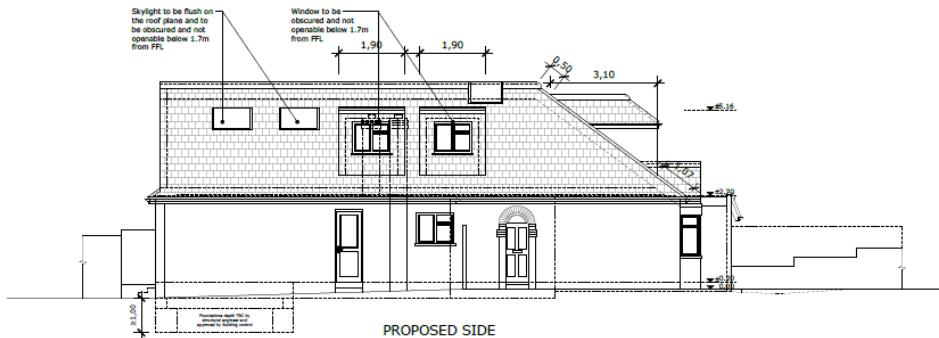
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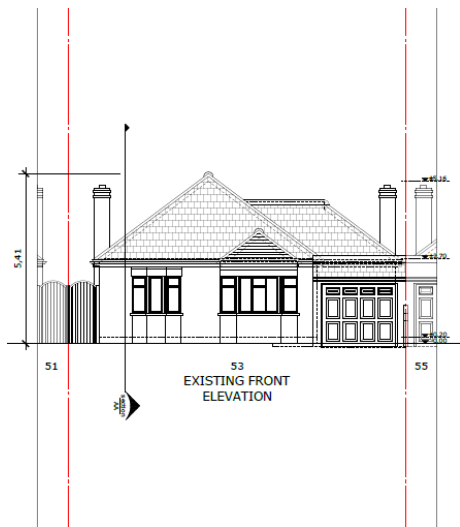
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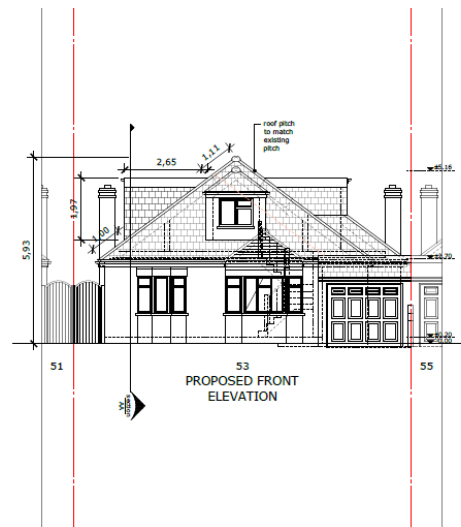
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ELEVATION 01



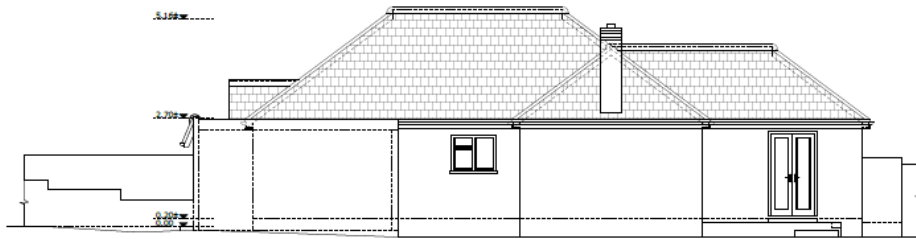
PROPOSED SIDE
ELEVATION 01



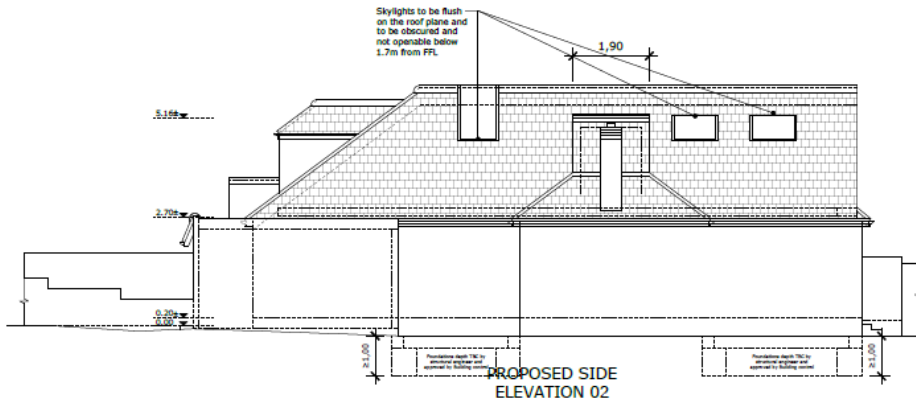
EXISTING FRONT
ELEVATION



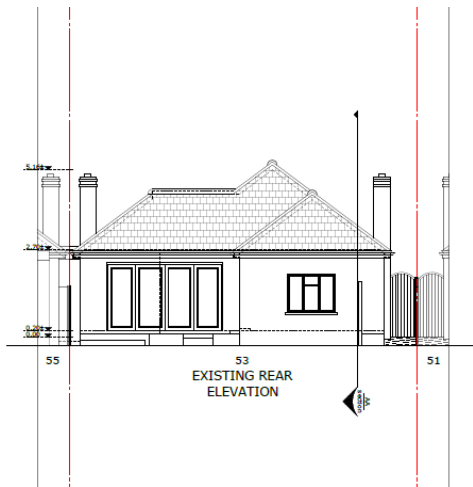
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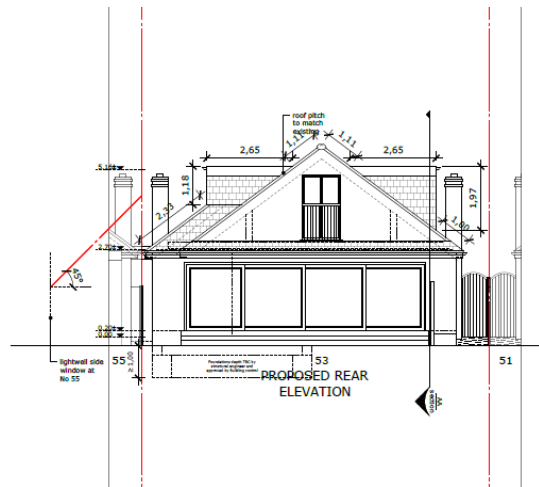
EXISTING SIDE
ELEVATION 02



PROPOSED SIDE
ELEVATION 02



EXISTING REAR
ELEVATION



PROPOSED REAR
ELEVATION

Planning Committee

28 October 2026



Application No.	26/00752/HOU
Site Address	53 Manor Farm Avenue, Shepperton
Applicant	Mr and Mrs Pryer
Proposal	Proposed erection of a single storey rear extension following demolition of existing extension, erection of single storey side extension. Erection of new roof with ridge height increase, 3 no. side facing dormers, 1 no. front dormer and roof lights.
Case Officer	Susanna Angell
Ward	Shepperton Town
Called-in	This application has been called in by Councillor Attewell on grounds of the impact of the proposed ridge height increase and substantial roof extension on the character of the area, the impact of the proposal on light and privacy to adjoining properties, and whether the proposed alterations are proportionate to the dwelling and respect the established scale, form and roofscape of neighbouring properties.

Application Dates	Valid: 23.07.2026	Expiry: 17.09.2026	Target: Extension of time agreed to 01.11.2026
Executive Summary	The application site is occupied by a bungalow situated on the south western side of Manor Farm Avenue. The site is situated within the 1:1000 year Flood Risk Zone (Flood Zone 2). The proposal is for a single storey rear extension following the demolition of the existing single storey rear extension. It also includes a new roof with a ridge height increase, 3 no. side facing dormers, 1 no. front dormer and 7 no. roof lights. During the course of the application, the applicant has submitted amended plans reducing the scale of the proposal and changing the design of the dormers. It is considered that it would now comply with The Design Code and the relevant Local Plan policies. As a result, the proposal is now considered to have an acceptable impact on the character of the area and impact on neighbouring amenity and is recommended for approval.		
Recommended Decision	Approve the application subject to conditions as set out in the Recommendation section (paragraph 8.1 to 8.3)		

MAIN REPORT

1. Development Plan

1.1 The following policies of the Spelthorne Local Plan 2024–2039/40 are of relevance:

- Policy PS2: Designing places and spaces
- Policy E3: Managing Flood Risk

1.2 The policies contained within the [National Planning Policy Framework](#) (NPPF) (August 2026) are also relevant

1.3 The guidance contained with the Spelthorne Design Code is also a material planning consideration in assessing this application.

2. Relevant Planning History

None

3. Description of Current Proposal

3.1 The application is for the erection of a single storey rear extension (following demolition of existing extension) and the erection of new roof with a ridge height increase, 3 no. side facing dormers, 1 no. front dormer and 7 no. roof lights.

4. Consultations

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

Consultees

Consultee	Comment
Environmental Health	No objection

5. Public Consultation

5.1 2 neighbouring properties were originally notified about the application. The Council has received a total of 12 letters of representation objecting to the proposal on the following grounds.

- A large extension would completely change the character of the road
- Changing the ridge height of the property is not in keeping with the road
- Neighbouring property would be overlooked by the upper elevation
- Development will add to parking pressure
- Severe loss of daylight
- Loss of light and overshadowing to windows and garden
- Overbearing impact and depth of rear extension

- Direct loss of privacy
- Proposal would increase bedrooms with no additional parking proposed.
- Removes a much-needed single storey dwelling from the housing stock.
- Will set a precedent for other similar development.
- No yellow site notice displayed
- Substantial loss of light to adjacent courtyard
- French doors and Juliette balcony would directly overlook neighbouring property

Amended plans were received reducing the scale of the proposal and amending its design. The application was subsequently readvertised. Two further representations were received continuing to raise objection on the following grounds:-

- Overdevelopment of the site
- Loss of daylight to key habitable rooms
- Increase bulk and proximity would lead to overshadowing
- Overbearing impact
- New side wall, roof extension and increased ridge height would reduce sunlight and natural air circulation increasing damp.
- Proposed works would result in the dwelling appearing substantially larger. Bungalows currently have a consistent architectural style and roof profile which contributes positively to the character of the street scene.
- Flood risk
- Proposal may result in inadequate rear amenity space
- Construction phase impact
- Revisions do not overcome objections relating to scale, bulk, character, amenity, flood risk or the highway/traffic implications

6. Planning Issues

- Design, character and appearance
- Amenity of neighbouring properties
- Parking provision and Highways

7. Planning Considerations

Design, character and appearance

- 7.1 Chapter 14 of the NPPF: Achieving well-designed places, sets out the policies and principles for development proposal to respect and enhance their surroundings taking into account their context.
- 7.2 Policy PS2 of the Local Plan (Designing Places and Spaces) states that the Council will require a high standard in the design and layout of new development. Proposals for new development should demonstrate that they will create buildings and places that are attractive with their own distinct identity, respect and make a positive contribution to the street scene and the character of the area in which they are situated and will pay due regard to the scale, height, proportions, building lines, layout, materials and other characteristics of adjoining buildings and land.

- 7.3 Appendix C of the Design Code states *“Roofs which are altered or rebuilt to accommodate a full floor of accommodation within the roof void can often be taller, bulkier and with a steeper pitched roof than would otherwise be the case, particularly if areas of flat roof are incorporated between sections of sloping roof”*.
- 7.4 The proposal initially comprised a roof extension with a ridge height increase, a substantial area of flat roof and a large rectangular dormer occupying much of the southern roof plane. The applicant has submitted amended plans seeking to address the Council’s design concerns.
- 7.5 The proposal now retains a ridge height increase, but the flat roof has been removed. The large dormer on the southern elevation has been replaced with 2 no. much smaller dormers, a small side facing dormer on the northern elevation, and a dormer on the front elevation.
- 7.6 The proposed new roof would include a 0.53m ridge height increase. However, the roof would be hipped to the front and sides, with a pitch to match the existing dwelling and the adjoining property. The roof would also extend over the garage, but it is not considered that the additional width would result in the dwelling appearing significantly out of character. Overall, the height and width of the roof is considered acceptable in appearance.
- 7.7 Appendix C of the Design Code states that ‘well designed dormers should:
- a. be located centrally or symmetrically on a roof,
 - b. 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,
 - c. incorporate a roof which is compatible with the main roof,
 - d. not be over-dominant or out of proportion.
- 7.8 Each of the dormers are now small in scale and would comply with the guidance in Appendix C. The side facing dormers are also set back from the street scene. The front facing dormer is modest in size with a pitched roof. It is also relevant to note that the Council previously approved a front facing dormer under p/a 23/01044/HOU. Overall, therefore due to their size and design, it is not considered that they would appear prominent or out of character.

Impact on the amenity of neighbouring properties

- 7.9 Policy PS2 states that proposals for new development should demonstrate that they will achieve a satisfactory relationship to adjoining properties avoiding adverse and un-neighbourly impacts in terms of loss of privacy, daylight or sunlight, or overbearing effect due to bulk and proximity or outlook.
- 7.10 The adjoining property (No.55) has a conservatory style extension to the rear. This extension has a high level obscure glazed window facing onto the application site.
- 7.11 The proposed rear extension would extend adjacent to this window and therefore restricted light to this window. However, the main source of light to this room is to the rear and through roof lights. It is also relevant to note the

applicant's could also potentially extend to the rear at this position without requiring planning permission (ie permitted development). It is therefore not considered that an objection could be sustained on grounds of loss of light to this window.

- 7.12 The proposed rear extension would measure 3.97m in depth. The new roof would extend over this element to a maximum height of 5.93m. It would extend 0.6m past the rear extension to No.55. The plans show the roof would be flat for 0.6m and then the main roof would hip away from the boundary to a central point 5.93m in height. However, this point is some 5.3m's away from the boundary. It is therefore considered that the proposal would not result in significant loss of light or overbearing impact.
- 7.13 In term of impact on privacy, 3 no. roof lights are proposed in the northern elevation. These roof lights will all be required by condition to be obscure glazed and non opening 1.7m above internal floor level in order to avoid loss of privacy.
- 7.14 Number 55 and the application property have adjoining garages at the front of the site with a small courtyard area to the rear serving a number of windows. The application includes a small side extension into this area, bringing the roof 1.42m closer to the adjoining property. The roof would be set back 1.1m from the boundary with No.55.
- 7.15 Number 55 has a window within this courtyard area facing onto the proposed roof, which is the only source of light to an office. However, the window is set back 3.8m's from the edge of the roof, and the roof would not infringe a 45 degree line taken from this window. As the 45 degree line is not infringed, it is not considered that the Council could sustain an objection to the proposal on grounds of loss of light or overbearing impact.
- 7.16 The proposed new roof line would extend approximately 3.1m past the rear elevation of No. 51 the neighbouring property to the south of the site. However, the roof would slope away from the boundary and would not infringe a 45 degree vertical line taken from the rear of the property. Furthermore, in terms of orientation, No.51 is to the south of the site. Therefore, it is not considered that the Council could sustain an objection on grounds of loss of light or overbearing impact to the rear of this property.
- 7.17 Two dormers are proposed in the southern elevation of the extension. However these would serve bathrooms and would be required by condition to be obscure glazed and non opening 1.7m above internal floor area in order to avoid loss of privacy.
- 7.18 Three roof lights are proposed in the southern elevation of the roof. These will also be required by condition to be obscure glazed and non opening 1.7m above internal floor level in order to avoid loss of privacy.
- 7.19 No residential properties adjoin the land to the rear of the site.

Parking

- 7.20 Representations received raise concerns that the increase in bedrooms would result in further on street parking pressure. The proposal is now for a 4 bedroom property. The application property has a garage (which could potentially be used for parking) and 2 further off street parking spaces. It is therefore not considered that objection could be raised on grounds of parking provision.

Flooding

- 7.21 Policy E3 (Managing Flood Risk) of the Local Plan states that applications must be supported by Flood Risk Assessments where appropriate that demonstrate the development will be safe, not increase flood risk elsewhere, and maximise opportunities to reduce flood risk from all sources.
- 7.22 The application site is located within the 1 in 1000 year flood event area (Flood Zone 2) and it is considered that the proposal will not have an adverse impact upon the flood area provided that it adheres to the conditions recommended by the Environment Agency in their standing advice which are recommended to be attached to this proposal the application will then be in accordance with policy E3.

Climate Change and Sustainability

- 7.23 Policy PS1 (Responding to the Climate Emergency) states that sustainable design and construction will be integral to new development in the Borough. All planning applications must include evidence that the below will be addressed, using as a minimum the Sustainable Construction Checklist.
- 7.24 A climate change checklist has also been submitted with this application, in accordance with Spelthorne Climate Change SPD. This checklist shows that the applicant proposes to install electric vehicle charging point, rain water harvesting, low temp heating, building insulation measures, double glazing and a smart meter. The scheme therefore performs well against the Council's SPD and climate change policies.

Equalities Act 2010

- 7.25 This planning application has been considered in the 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.
- 7.26 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.

- 7.27 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 circumstances.
- 7.28 The NPPF defines people with disabilities as individuals that have a physical or mental impairment, which has a substantial and long-term adverse effects 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 disabilities to access the development.

Human Rights Act

- 7.29 This planning application has been considered against the provisions of the Human Rights Act 1998.
- 7.30 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.
- 7.31 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.
- 7.32 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

- 7.33 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.
- 7.34 The proposal is not a CIL (Community Infrastructure Levy) chargeable development.

Conclusion

- 7.35 In conclusion it is considered that the amended roof design is acceptable in appearance and the extension would not result in significant loss of light, privacy or overbearing impact.
- 7.36 The application is therefore considered to be in accordance with the relevant Policies of the Spelthorne Local Plan and is recommended for approval.

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..
 - To refuse the application. This option is not recommended. The report assesses why officers consider the application to be acceptable.
- 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. No development above damp course level shall take place until details of the materials to be used for the external surfaces of the building are submitted to and approved by the Local Planning Authority. The development shall then be constructed in accordance with the approved materials and detailing.

Reason:- To ensure that the proposed development does not prejudice the appearance of the development and the visual amenities and character of the locality in accordance with Policy PS2 of the Spelthorne Local Plan March 2026.
 3. The development hereby permitted shall be carried out in accordance with the following approved plans: 230926 01, 02, 03, 04, 05, 06, 07, 08, 09, 10 rec'd 20.10.2026

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

4. There shall be no raising of existing ground levels on the site within the area liable to flood, other than in accordance with the approved details.

Reason:- To prevent the increased risk of flooding due to impedance of flood flows and reduction in flood storage capacity in accordance with Policy E3 of the Spelthorne Borough Local plan March 2026.

5. All spoil and building materials stored on site before and during construction shall be removed from the area of land liable to flood upon completion.

Reason:- To prevent the increased risk of flooding due to impedance of flood flows and reduction in flood storage capacity in accordance with Policy E3 of the Spelthorne Borough Local plan March 2026.

6. Prior to the occupation of the development hereby permitted the windows and roof lights in the southern elevation shall be obscure glazed to a minimum of level 3 obscurity and be non-opening to a minimum height of 1.7 metres above internal floor level. The(se) window(s) shall thereafter be permanently retained as installed.

Reason:- To safeguard the privacy of the adjoining property(ies) in accordance with Policy PS2 of the Spelthorne Local Plan March 2026

7. Prior to the occupation of the development hereby permitted the windows and roof light in the northern elevation shall be obscure glazed to a minimum of level 3 obscurity and be non-opening to a minimum height of 1.7 metres above internal floor level. The(se) window(s) shall thereafter be permanently retained as installed.

Reason:- To safeguard the privacy of the adjoining property(ies) in accordance with Policy PS2 of the Spelthorne Local Plan March 2026

8. That no further openings of any kind be formed in the northern or southern elevation(s) of the development hereby permitted without the prior written consent of the Local Planning Authority.

Reason:- To safeguard the privacy of the adjoining property(ies) in accordance with Policy PS2 of the Spelthorne Local Plan March 2026

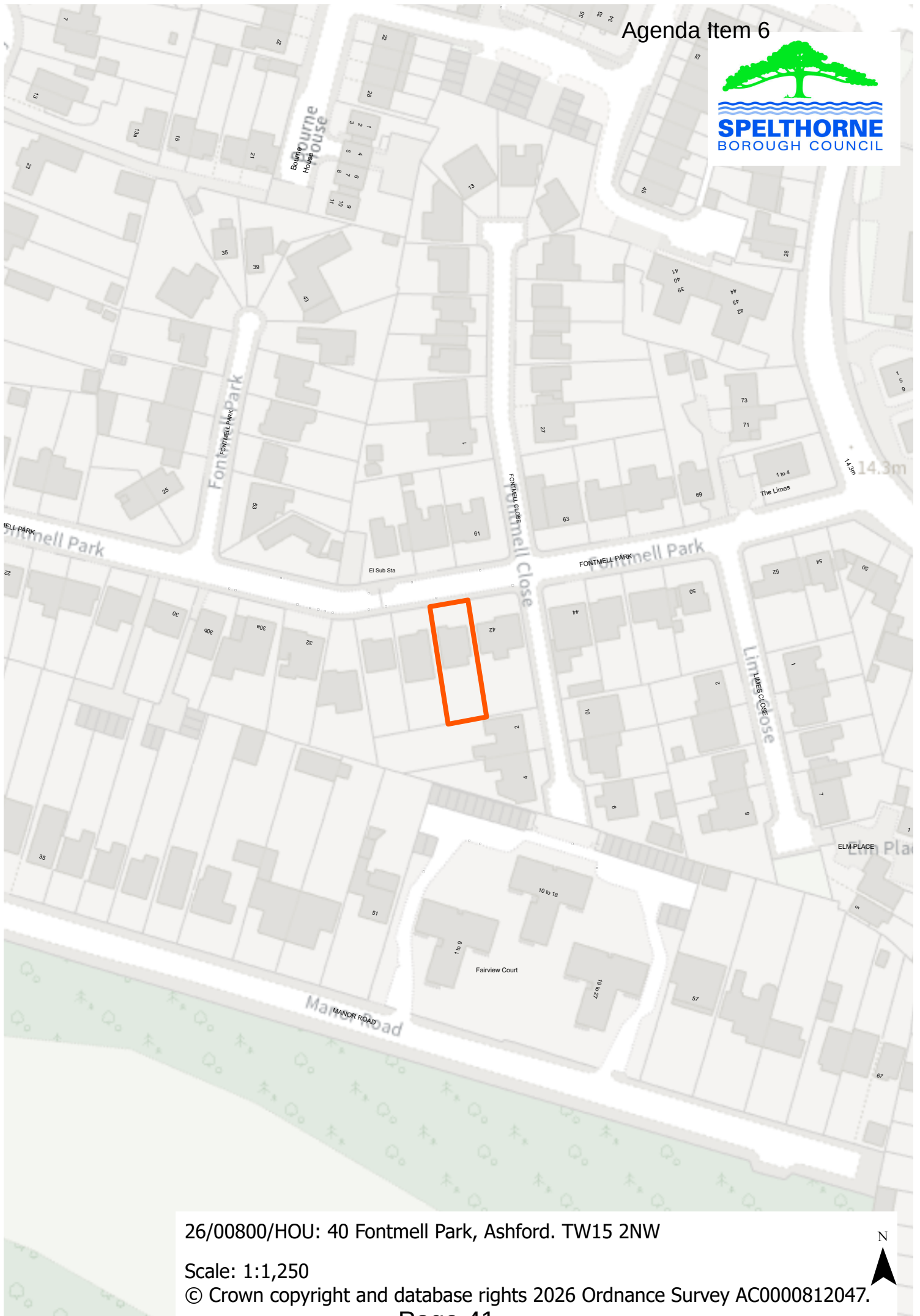
Informatives

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>.

2. This development is situated within 250 metres of a current or historic landfill site or gravel pit. A gas impermeable membrane should be incorporated within the structure along with a ventilated sub floor area. Any services entering/leaving the structure should be located above the gas impermeable membrane or alternatively, adequate seals will need to be provided if the membrane is to be breached. The details of the gas impermeable membrane and with particular attention to the joins with any existing structure and seals around any services, plus details of the sub-floor ventilation should be submitted to the Local Planning Authority for approval prior to the works being carried out.

The applicant is advised to contact Spelthorne's Pollution Control team on 01784 446251 for further advice and information before any work commences.



26/00800/HOU: 40 Fontmell Park, Ashford. TW15 2NW

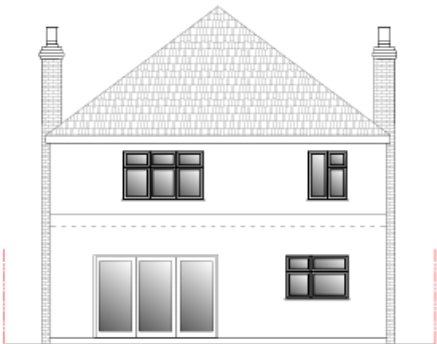
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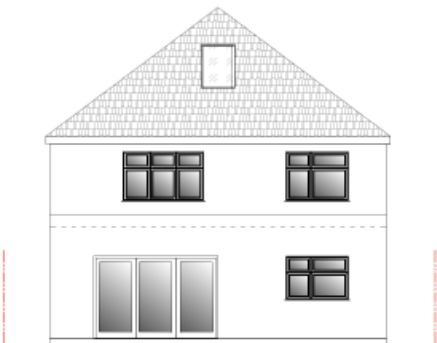
EXISTING FRONT ELEVATION



EXISTING REAR ELEVATION



PROPOSED FRONT ELEVATION



PROPOSED REAR ELEVATION

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Drawings to be read in conjunction with relevant drawing and specs. Drawings can only be scaled for planning purposes. Drawings not to be scaled. Signed dimensions only for construction and any other purpose. Any discrepancies are to be pointed to the Agent/Engineer/Contractor. The agent is not liable for any faults not raised. Drawings not to be scaled for land transfer purposes.

SCALE: A1/81/100

DATE: 05-10-2020

SITE:

40 Fontmell Park
TW15 2NW

DRAWING TITLE:

EXISTING & PROPOSED
ELEVATIONS

PROJECT NO:

RD.26094

DRAWING NO:

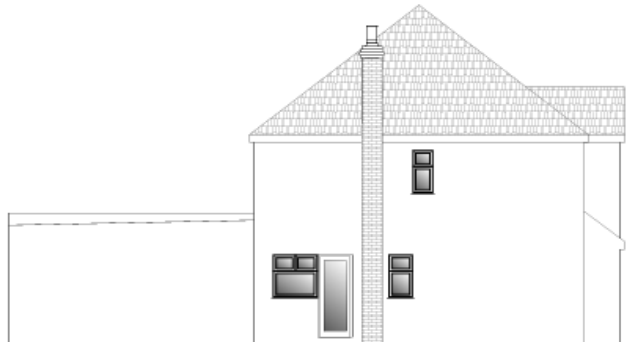
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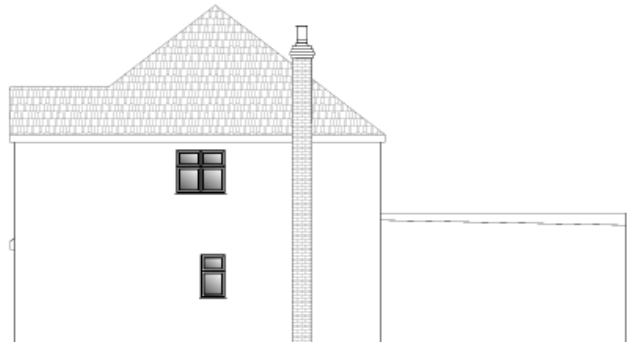
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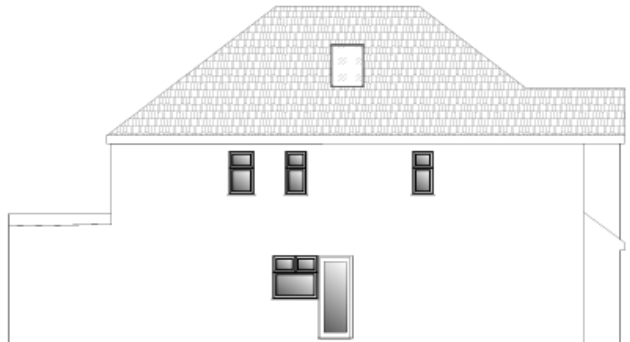
FRONT AND REAR ELEVATIONS - EXISTING AND PROPOSED



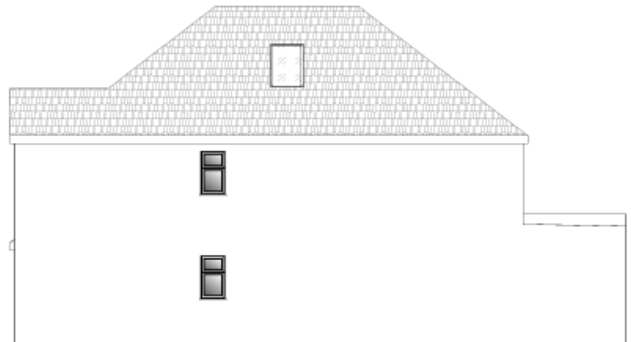
EXISTING SIDE ELEVATION A



EXISTING SIDE ELEVATION B



PROPOSED SIDE ELEVATION A



PROPOSED SIDE ELEVATION B

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SCALE: ASB 1:100

DATE: 05-10-2020

SITE:

40 Fontmell Park
TW15 2NW

DRAWING TITLE:

EXISTING & PROPOSED
ELEVATIONS

PROJECT NO:

RD.26094

DRAWING NO:

A207

REVISION

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SIDE ELEVATIONS - EXISTING AND PROPOSED

Planning Committee

28 October 2026



Application No.	26/00800/HOU
Site Address	40 Fontmell Park, Ashford TW15 2NW
Applicant	Mrs. Kavita Bengali
Proposal	Erection of a part single storey / part first floor rear extension and alterations to the roof to provide habitable accommodation.
Case Officer	Matthew Clapham
Ward	Ashford East
Called-in	This application has been 'called-in' by Councillor Sexton on the grounds that it is out of keeping with the locality and therefore doesn't comply with Policy PS2 of the Local Plan (2026).

Application Dates	Valid: 26.08.2026	Expiry: 21.10.2026	Target: Extension of Time until 30.10.2026
Executive Summary	The site is located on the southern side of Fontmell Park, a residential road of largely similar styles and designs of properties. It is effectively a cul-de-sac with the road blocked towards the eastern end close to the application site, presumably to prevent the road from being a 'rat run' between Fordbridge Road and Feltham Hill Road. To either side of the application site are two storey detached dwellings. It is proposed to amend an existing single storey rear extension currently under construction by adding a two storey rear extension, with the resulting larger roof form facilitating the addition of accommodation within the roofspace with the inclusion of rooflights to the existing and proposed roof. The existing chimneys would also be removed. Internal alterations, including the conversion of the existing garage into habitable accommodation are also proposed. Works for the single storey rear extension and internal alterations have already commenced in part. The proposal has been amended since it was first submitted. The previous side dormers and the two storey front extension have been removed. The proposal is considered to have an acceptable impact on the character and appearance of the area and would not adversely harm the residential amenity of the neighbouring properties. The proposal is recommended for approval.		
Recommended Decision	Approve the application subject to conditions as set out in the Recommendation section (paras. 8.1, 8.2 and 8.3).		

MAIN REPORT

1. Development Plan

- 1.1 The following policies of the Spelthorne Local Plan 2024–2039/40 are of relevance:
- Policy PS2: Designing Places and Spaces
- 1.2 The following policy contained within the [National Planning Policy Framework \(NPPF\)](#) (August 2026) are also relevant:
- DP3: Key principles for well-designed places
- 1.3 The guidance contained within the Spelthorne Design Code is also a material consideration is assessing this application.

2. Relevant Planning History

- 2.1 The site has the following planning and enforcement history:

Reference	Proposal Description	Decision
STAINES/FUL/P11310	Extension to dining room and alterations to front entrance.	Granted 21.07.1969
PLAN C/FUL/74/518	Erection of a single-storey rear extension to lounge and kitchen measuring 188 sq ft (17.465 sq m).	Granted 16.10.1974
26/00265/PDH	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 3.725 metres and a height of 3 metres to the eaves.	Granted 30.04.2026

3. Description of Current Proposal

- 3.1 The application relates to 40 Fontmell Park which is a detached dwellinghouse situated on the southern side of the road.

- 3.2 The proposal involves the erection of a part single storey / part first floor rear extension and alterations to the roof to provide habitable accommodation including the addition of rooflights. The existing chimneys would also be removed. Internal alterations, including the conversion of the existing garage into habitable accommodation are also proposed. Works for the single storey rear extension and internal alterations have already commenced in part. Parking is retained to the front of the building.

4. Consultations

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

Non-Statutory Consultees

Consultee	Comment
Environment Health – Land Contamination/Air Pollution	No objections.

5. Public Consultation

- 5.1 Three neighbouring properties were notified of the planning application. The Council has received 30 letters of objection raising the following concerns:
- Use as a House of Multiple Occupation (HMO)
 - Inadequate parking
 - Out of character
 - Overlooking / loss of privacy
 - Impacts on local services / infrastructure
 - Sewerage / Drainage impacts
 - Loss of light
 - Overdevelopment
 - Motive of sequential submission of drawings
 - Noise and disturbance
 - Highway safety / emergency vehicle access
 - Inadequate waste / refuse storage facilities
 - Demonstrable need for an HMO
 - Letters of support are similar / AI generated and carry little weight
 - Possible future HMO use if not now
 - Need to protect family housing
 - Proximity to St Michael's Catholic Primary School and Nursery
- 5.2 The Council has also received 17 letters of support on the grounds that:
- The proposal is for a family home and not an HMO
 - No drainage concerns
 - Design in keeping with character of the area and other extensions in the road
 - Designed to prevent loss of light and privacy
- 5.3 Five further letters were received following receipt of amended drawings. These re-iterated the points covered above in regard to impacts upon

neighbouring properties, the layout and potential future use of the building and the motivation behind the proposals and the various continued amendments to the application. Reference is also made to a detached outbuilding to the rear which is not shown on the submitted drawings. The Council's Enforcement Officer has visited the site and has confirmed that this structure is permitted development and does not require planning permission.

6. Planning Issues

- Design, character and appearance
- Amenity of neighbouring properties

7. Planning Considerations

Background

- 7.1 The proposal has been amended after the initial submitted plans in response to concerns raised in third party representations. The applicant has removed the two storey front extension, the two side facing dormer windows and has altered the rear elevation to remove the larger windows and Juliet balcony at first floor level. The applicant has also reiterated that the proposal is to enhance and improve the existing dwelling as a family home and there is no intention of using the property as a House of Multiple Occupation.
- 7.2 Members of the Planning Committee are reminded that following the Article 4 direction that came into effect on the 13th March 2026 and covers the entire Borough of Spelthorne and therefore Ashford East, planning permission is now required to convert a dwelling house into any HMO. This proposal does not seek to use the property as an HMO. This Direction would continue to be in force after vesting day and the transfer of Spelthorne Borough Council to West Surrey Council on the 1st April 2027. This is therefore not a consideration with this proposal

Character and appearance

- 7.3 Chapter 14 of the NPPF: Achieving well-designed places, sets out the policies and principles for development proposal to respect and enhance their surroundings taking into account their context.
- 7.4 Policy PS2 (Designing Places and Spaces) states that the Council will require a high standard in the design and layout of new development. Proposals for new development should demonstrate that they will create buildings and places that are attractive with their own distinct identity, respect and make a positive contribution to the street scene and the character of the area in which they are situated and will pay due regard to the scale, height, proportions, building lines, layout, materials and other characteristics of adjoining buildings and land.
- 7.5 The proposed development when viewed from the street scene from Fontmell Park shows only limited changes, both of which could have been carried out

under Permitted Development. There is a front roof light proposed, whilst the garage door is replaced by a window which matches the design and symmetry of the existing fenestration to the property. To each side, there is also to be a rooflight inserted into each roof slope. The existing chimneys are also shown to be removed, which may also be carried out under Permitted Development.

- 7.6 The rear extension at ground floor level is 6m in depth and is designed with a flat roof as was approved in the Prior Approval for the single storey rear extension (26/00265/PDH). Paragraph 3.47 of the Design SPD in Appendix C of the Design Code sets out the general criteria for single storey rear extensions. This confirms that such extensions can have flat roofs and that extensions should not normally exceed 3m in height. Therefore, as this proposal has a height of 3m, the single storey element to the extension is also considered acceptable in design terms. At first floor level, the extension is 3.5m deep and is designed with a pitched roof with hips to both sides and the rear, which matches the design and appearance of the existing dwelling, with materials shown to match.
- 7.7 The rear roof slope also has a rooflight proposed, similar in style and appearance to the other proposed rooflights. The proposed windows to the rear are of a design and style that would also match the style and fenestration of the existing dwelling. The materials to be used for the roof and fenestration are also shown to match the existing and this may also be secured by condition. Satisfactory separation distances are maintained to the side boundaries. Given that there remains a reasonable amount of garden space beyond the rear extension, and that the structure is set in from both side boundaries, the proposal is not considered to represent overdevelopment of the site.
- 7.8 Therefore, the design is considered acceptable and integrates satisfactorily to the host building and would not adversely harm character and appearance of the area and respects and makes a positive contribution to the street scene. It therefore complies with Policy PS2 of the Local Plan and the Spelthorne Design Code.

Amenity of neighbouring properties

- 7.9 Policy PS2 further states that proposals for new development should demonstrate that they will achieve a satisfactory relationship to adjoining properties avoiding adverse and un-neighbourly impacts in terms of loss of privacy, daylight or sunlight, or overbearing effect due to bulk and proximity or outlook. The Spelthorne Design Code also provides guidance on assessing impacts upon adjoining properties.
- 7.10 The application site is neighboured by No. 42 Fontmell Park to the east and No. 38 Fontmell Park to the west which are most affected by the proposals. It also backs onto 2 Fontmell Close.
- 7.11 The concerns raised by the third parties have been noted and carefully considered.

- 7.12 In regard to privacy, there are three first floor windows to the eastern side elevation and a single first floor window to the western side elevation. All of these windows serve non-habitable rooms and may be conditioned to be obscurely glazed. There are no privacy concerns arising from the one additional ground floor side facing window. The new windows facing to the front replacing the garage door look outwards onto the front driveway / parking area and Fontmell Park beyond. As such, these windows are not considered to result in any harmful overlooking.
- 7.13 To the rear, there are new windows at first floor level, one serving a bathroom and is therefore likely to be obscurely glazed. There is also a larger rear window serving a bedroom. This looks outwards towards the rear garden and in view of the location of the dwelling within an urbanised and developed area, no significant harmful overlooking is considered to arise from this window to either of the neighbouring properties to the side nor to the property to the rear. Notwithstanding this, it is considered reasonable and necessary to impose a condition requiring that the flat roof area beyond the first floor rear extension is prohibited from any use as a terrace or balcony. There are patio doors and a window to the rear at single storey level and raise no concerns regarding any harmful loss of privacy. There are no privacy concerns arising from the proposed rooflights.
- 7.14 In terms of any loss of light and overbearing, particular consideration has been given to the potential impacts upon the two neighbouring properties to each side.
- 7.15 For No. 42 Fontmell Park, this has a side facing window serving a kitchen at ground floor level which faces directly outwards onto the side of the existing dwelling. The kitchen also has a rear facing door with glazing in two parts at both the top and bottom panels of the door. Whilst the two storey extension would be clearly visible from the side facing kitchen window, this room has an alternative source of light from the rear and the side facing window already looks directly out onto the flank wall of the existing dwelling. The 45° vertical line drawn from the face of the affected side window is already breached by the existing dwelling, where the existing two storey element extends beyond the width of this neighbouring window. Therefore, it is not considered that the harm to this window arising from the extension in terms of loss of light and visual intrusion is sufficient to justify refusal in this instance.
- 7.16 The 45° vertical and horizontal lines drawn from the face of the rear glazed door serving this kitchen are not infringed by the proposed two storey element of the extension. Nor is the side or rear facing windows of the small conservatory / extension to this property located on the other side of this neighbouring property to the proposed extension. No harmful impacts would affect the first floor windows to this property. The single storey element of the extension is not considered to result in any harmful impacts in terms of loss of light or overbearing and in any event already has been approved. Therefore, after careful consideration and on balance, there are not considered to be any adverse impacts upon the residential amenity of this neighbour to the east at no. 42 Fontmell Park that would justify refusal.

- 7.17 To the west, the property at No.38 Fontmell Park has been subject to its own extensions including a single storey rear extension. As a result, the two 45° vertical and horizontal lines drawn from the face of the rear windows to this extension are not infringed by the proposed two storey element of the extension. There are no side facing window to the side of this property that would be impacted upon by the extension and in particular, the two storey rear element. No harmful impacts would impact the first floor windows to this neighbouring property.
- 7.18 There are no concerns regarding loss of light or overbearing to the property to the rear due to the relationship and the separation distances involved.
- 7.19 Therefore, and on balance, it is considered that the extension has an acceptable impact upon the amenity of all neighbouring and adjoining properties in terms of loss of privacy, overlooking, loss of light, outlook or overbearing and is in accordance with Policy PS2 of the Local Plan.

Climate Change and Sustainability

- 7.20 Policy PS1 (Responding to the Climate Emergency) states that sustainable design and construction will be integral to new development in the Borough. All planning applications must include evidence that the below will be addressed, using as a minimum the Sustainable Construction Checklist.
- 7.21 A climate change checklist has also been submitted with this application, in accordance with Spelthorne Climate Change SPD. This checklist shows that the applicant already utilises or proposes to install rain water harvesting, heating, building insulation measures, solar panels, operates hybrid vehicles and a low voltage and energy saving refrigerant heating and cooling systems. The scheme therefore performs well against the Council's SPD and climate change policies.

Other Matters raised in third party representations.

- 7.22 The proposal is to extend an existing dwelling. Any use as an HMO does not form part of this application and as a result of the Article 4 direction, will require its own planning permission. The proposed extensions are not of a size or nature that are considered to result in any significant impacts upon local services, infrastructure, sewerage or drainage. Notwithstanding that the garage has been converted into habitable accommodation, adequate off-street parking remains available to the front of the property. As a single dwelling, two parking spaces is considered reasonable and acceptable. Similarly, the proposals are not considered to give rise to any concerns regarding highway safety or emergency service access. Adequate space for the storage of waste and recycling bins is provided for a single dwelling.
- 7.23 Any third-party representation is given due weight and consideration based on its content and relevance regardless of any similarities or any possibility that it is AI generated. Matters regarding noise and disturbance are not considered to be of a level that would occur from an extended single dwelling, as are any concerns regarding the proximity of the property to a School. It may be assumed that these concerns arose from the rumours that this proposal was

for an HMO, as are concerns regarding the loss of family housing. Each application is treated on its own merits and as such, any perceived motives behind additional applications and any sequential submission of drawings are not material planning considerations. References to the profession of the applicant are not material considerations, nor are any possible ownerships of other properties in the locality. The Council has no evidence to dispute the validity of the site location plan in regard to the ownership of any immediately adjoining properties.

Equalities Act 2010

7.24 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.

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.

7.25 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 circumstances.

7.26 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 disabilities to access the development and the proposal is acceptable in regard to the equalities act.

Human Rights Act 1998

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

7.28 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.

7.29 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.

- 7.30 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

- 7.31 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. In consideration of S155 of the Housing and Planning Act 2016, the proposal is not a CIL chargeable development and will not generate a CIL Payment.

Conclusion

- 7.32 The proposal is to extend an existing single dwelling and is considered to have an acceptable impact on the character and appearance of the area and would not adversely harm the residential amenity of the neighbouring properties. The proposal is recommended for approval.

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.
 - To refuse the application. This option is not recommended. The report assesses why officers consider the application to be acceptable.
- 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 development hereby permitted shall be carried out in accordance with the following approved plans: A102; A103; A104; A105; A206 and A207 received 20.10.2026 and Site location Plan received 29.07.2026.

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

3. 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 that the proposed development does not prejudice the appearance of the development and the visual amenities and character of the locality in accordance with Policy PS2 of the Spelthorne Local Plan March 2026.

4. Prior to the occupation of the development hereby permitted the first floor bathroom, utility and walk in wardrobe windows on the side elevations shall be obscure glazed to a minimum of level 3 obscurity and be non-opening to a minimum height of 1.7 metres above internal floor level. These windows shall thereafter be permanently retained as installed.

Reason:- To safeguard the amenity of neighbouring residential properties in accordance with Policy PS2 of the Spelthorne Local Plan March 2026.

5. That no further openings of any kind be formed in the first floor side or rear elevations of the extension hereby permitted without the prior written consent of the Local Planning Authority.

Reason:- To safeguard the amenity of neighbouring residential properties in accordance with Policy PS2 of the Spelthorne Local Plan March 2026.

6. The roof area of the single storey rear extension hereby permitted shall not be used as a balcony, roof garden or similar amenity area and, furthermore, no balustrades, railings or other means of enclosure or means of permanent access shall be erected on this area without the prior written approval of the Local Planning Authority.in writing by the Local Planning Authority.

Reason:- In the interests of the privacy of surrounding properties and in the interest of visual amenity, in accordance with Policy PS2 of the Spelthorne Local Plan March 2026.

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 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>.

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Planning Appeals Report – V1.0 ISSUED

Appeals Started between 01 October 2026 – 16 October 2026

Case Ref & Address	Date Started	Procedure	Appeal Ref & Nature
26/00702/HOU 20 St Margarets Avenue Ashford TW15 1DR	14.10.2026	Fast Track Appeal	6016107 Erection of a first floor extension to the existing bungalow with a new roof, a part single storey part two storey rear extension with associated alterations to the materials, roofs, windows and doors (part-retrospective) (To address previously refused application: 25/01089/HOU)

Appeal Decisions Made between 01 October 2026 – 16 October 2026

None.

Carried over Appeal Decisions from Last Report on 10 October 2026 – Inspectors' Comments

Case Ref & Address	Date Started	Procedure	Appeal Ref & Nature	Decision	Decision Date	Inspectors' 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).	Appeal Dismissed	18.08.2026	TBC
25/01245/RVC Eden Grove, 17-51 London Road, Staines-Upon-Thames	15.05.2026	Written Representation	6007619 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)	Appeal Allowed	25.09.2026	Both schemes relate to the same planning conditions which relate to parking provision. The appellant cited a lack of uptake of parking spaces and proposes to reduce the

Case Ref & Address	Date Started	Procedure	Appeal Ref & Nature	Decision	Decision Date	Inspectors' Comments
			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)			number of residential parking spaces. The main issue is the effect on highway safety, including the free flow of traffic and the convenience of other highway users, to allow a further reduction in parking spaces against the Council's parking standards. Planning permission was for 489 homes and 5 commercial units, with 346 car parking spaces (341 residential, 5 commercial). The proposal would reduce this to 247 residential and 40 commercial. The Inspector considered that the development has successfully incorporated opportunities to facilitate sustainable and active modes of travel, by encouraging the use of alternative modes of

Case Ref & Address	Date Started	Procedure	Appeal Ref & Nature	Decision	Decision Date	Inspectors' Comments
						transport and the take up of residential parking spaces has been lower than anticipated, so a reduction in residential parking provision is justified. Policy TR6 of the NPPF proposal should be refused if they would have an unacceptable impact on highway safety, taking into account any mitigation measures proposed, including measures to support sustainable patterns of movement but this scheme would not have an unacceptable impact on highway safety, and therefore a refusal is not justified. Therefore, the proposal would not impede the free flow of traffic or inconvenience other highway users to the extent that highway safety would be

Case Ref & Address	Date Started	Procedure	Appeal Ref & Nature	Decision	Decision Date	Inspectors' Comments
						adversely affected, and accord with ID2 of the Local plan and T^6 of the NPPF
25/01244/RVC Eden Grove, 17-51 London Road, Staines-Upon-Thames	15.05.2026	Written Representation	6007620 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 applicaiton 19/01051/AMD5, for the erection of two buildings and flexible commercial space at ground and first	Appeal Allowed	25.09.2026	Please see comments for 25/01245/RVC above.

Case Ref & Address	Date Started	Procedure	Appeal Ref & Nature	Decision	Decision Date	Inspectors' Comments
			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 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).			
26/00011/RVC 35 Park Road, Ashford. TW15 1EX	17.04.2026	Written Representation	6008213 Removal of Condition 4 (restricts the use of the extended property to Use Class C3 only) relating to	Appeal Allowed	12.08.2026	TBC

Case Ref & Address	Date Started	Procedure	Appeal Ref & Nature	Decision	Decision Date	Inspectors' Comments
			planning application 25/01088/HOU			

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).	Appeal Dismissed	18/08/2026	Hearing was held on 6 August 2026.

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
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	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

	Manor Farm, Poyle Rd, Slough.			
26/00544/OUT	Stanwell Farm and Part of The Adjacent Builder's Merchants, Bedfont Road, Stanwell, Staines-upon- Thames, TW19 7LY and Long Acre Farm, Long Lane, Stanwell, Staines- upon-Thames, TW19 7AU	Outline application with access to be assessed, for the demolition of the dwellings at Stanwell Farm and Long Acre Farm (2 no. residential dwellings) and redevelopment of the site off Bedfont Road (Stanwell Farm) to provide up to 10 no. apartments with associated parking and open space, and the creation of a new access into the Site (net gain of 8 no. dwellings).	O'Connor Properties Limited	Kiran Boparai
26/00745/OUT	Land To the East of WR Sports Club Woodthorpe Road Ashford TW15 3JX	Outline planning permission (all matters reserved except access) for the development of up to 104 dwellings (C3) (including 50% affordable), including the provision of vehicular and pedestrian access, landscaping and other associated infrastructure.	Welbeck Strategic Land IV LLP	Kiran Boparai/Vanya Popova
26/00948/FUL	Land East of Vicarage Road Vicarage Road Sunbury-on-Thames TW16 7LB	Erection of 158 residential units (Use Class C3) including affordable housing with public realm, open space, landscaping, car parking and cycle parking facilities, SuDS infrastructure including attenuation basin, associated refuse and servicing, internal access roads and cycle/pedestrian pathways, electricity substation, boundary treatments and all associated infrastructure and engineering works.	Riverdale Developments Ltd	Kiran Boparai/Matthew Churchill

26/00121/OUT	Land South of Nursery Road Sunbury-on-Thames TW16 6LX	Outline Application (with all matters reserved except access) for the development of up to 40 dwellings on Land South of Nursery Road, Sunbury-on-Thames.	PLP Limited	Vanya Popova
26/00822/OUT	Land At Sunbury Golf Club Charlton Lane Shepperton TW17 8QA	Outline planning application for reprofiling of the land to support a phased mixed-use development comprising up to 507 residential dwellings (including affordable housing); a Class C2 care home up to 3,230 sqm and 75-beds; a Class E(e) medical centre up to 650 sqm; a network of new roads, cycle and car parking, landscaping, public open space, drainage features and other necessary works and associated infrastructure. All matters reserved other than access.	Cater Properties Ltd	Kiran Boparai/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
16/10/2026

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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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