

Planning Committee

9 January 2019



Title	Development Management Performance
Purpose of the report	The purpose of this report is to advise the Committee Members on the recent Planning Development Management (DM) performance.
Report Author	Esmé Spinks, Planning Development Manager
Recommendations	It is recommended that the Committee notes the report.
Executive Summary	<p>Successive governments have assessed Local Planning Authorities (LPA) performance on the speed with which they determine planning applications. The “designation regime” (introduced in 2013) was based on the speed and quality of decisions for major development over a rolling 2 year period. The threshold for speed was initially 30% and for quality, 20%. The speed threshold progressively increased and stood at 50% in 2015 whilst the quality target remained unchanged. Spelthorne has consistently exceeded these targets.</p> <p>The Department for Communities and Local Government (DCLG) has published three recent documents which have a bearing on DM. The threshold for speed has increased to 60% for majors and there is a 70% threshold for non-majors (new measure). The quality threshold for majors and non-majors (new measure) is 10%. Spelthorne has met and exceeded the targets for 2017 and 2018.</p> <p>Government policy announcements over the past couple of years aimed to boost the supply of housing, enable homes to be built faster and encourage higher housing densities within urban locations. These have been encapsulated into the revised National Planning Policy Framework, issued in July 2018 where a presumption in favour of sustainable development lies at its heart. Last year a greater emphasis on linking housing delivery with financial rewards or penalties was referred to in the 2018-19 Local Government Finance Settlement Technical Consultation Paper (September 2017). This matter is still subject to consultation and has not been finalised in the 2019-20 consultation paper.</p>

	<p>The quality of major development is a target which will be monitored closely due to the relatively few number of major applications received. There is a real risk, in terms of major applications, of exceeding the new 10% threshold. It is imperative the Council has sound reasons to refuse an application, and that these are capable of being defended successfully at appeal. Failure to do so could expose the Council to the real risk of “designation”.</p> <p>An up to date plan gives greater certainty to all those involved in the development process and the local community. Decisions based on an up to date plan and Supplementary guidance which is consistent with the NPPF are more easily defended at appeal. This in turn ensures that the risk designation based on appeals is minimised.</p> <p>Any request for an application to be called into Committee should be only if there is a <i>wider public interest</i>.</p> <p>DM Officers are working within a culture of continuous performance throughout the DM process. Further investment in IT software and hardware has been put forward to assist with performance management and the Council’s agile working policy.</p> <p>Officers and Councillors will benefit from an ongoing continuous training programme to assist with the quality of decision making.</p> <p>It is proposed to continue providing planning application performance statistics in future Planning Committee papers.</p>
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1. Purpose

- 1.1 To advise the Committee Members on Development Management (DM) performance over the past two years.

2. Background

- 2.1 Successive governments have sought to streamline the planning process by setting targets nationally for the speed that Local Planning Authorities (LPAs) determine planning applications. In the late 1990s and 2000s, financial incentives were paid to LPAs who met targets. More recently, the emphasis has been on identifying persistent poor performers, designating them as under performers and then intervening. The Government recently increased increase the performance targets and is consulting on ways to link housing delivery with financial incentives.

3. The Designation Criteria and Performance

3.1 As part of the Growth Agenda, the Growth and Infrastructure Act 2013 saw an introduction to the “designation regime” by measuring performance based on the speed and quality of decisions for major development over a rolling 2 year period. The Department for Communities and Local Government (DCLG) introduced two separate measures to assess the performance of LPAs:

- Speed of determining major planning applications; and
- The extent to which such decisions are overturned on appeal as an indicator of the quality of decisions made by LPAs.

3.2 Under the designation regime, no account was taken of the performance in respect of other types of planning applications. Where an LPA was designated as underperforming, applicants *could* submit applications for major applications directly to the Planning Inspectorate to determine, thereby removing the LPA from that decision making process.

Major development is defined as:

Major – More than 10 residential units, dwellings on a site with an area of 0.5 hectares or more, 1,000 sq. m or more of new commercial floorspace or sites with an area of more than 1 hectare.

The other two categories where LPAs are assessed on performance but which did not form part of the designation regime until recently are:

Minor – Up to 9 residential units, up to 999 sq. m of new floorspace, changes of use

Others – mainly householder schemes

LPAs have a requirement to deal with majors within 13 weeks from the date of receipt and 8 weeks for all other planning applications, unless an extension of time is agreed with the applicant.

3.3 The initial designation regime stated that LPAs achieving a determination of 30% or under of major planning applications within 13 weeks are at risk of being designated as under-performing. This has increased over the years to 40% in 2014 and 50% in 2015. The threshold for the quality of major decisions was 20%. Spelthorne has consistently exceeded these targets.

3.4 In addition to the designation regime, LPAs are measured on their performance based on the % of planning applications they determine within 8 or 13 weeks (or within an extension of time agreed with the applicant) as follows:

Majors – 60% within 13 weeks

Minors – 65% within 8 weeks

Others – 80% within 8 weeks

- 3.5 In the year ending September 2018, Spelthorne met all three performance measures as follows:

Table 1

<u>Majors</u>			<u>Minors</u>			<u>Others</u>		
Total	On Target	% on Target (i.e. 60%)	Total	On Target	% on Target (i.e. 65%)	Total	On Target	% on Target (i.e. 80%)
25	23	92	196	169	86	552	527	95

In addition to the above, Spelthorne LPA dealt with 563 other applications) making a total of 1336 decisions.

- 3.6 During the same year ending September 2018, the following decisions were made on other types of applications.

Table 2

Application Type	Total No Determined
Certificate of Lawful Development (Proposed)	169
Certificate of Lawful Development (Existing)	16
Prior Notifications	112
Discharge of Conditions	88
Amended Applications	36
Consultations from adjoining Boroughs	34
SCC Applications	18
SCC Discharge of Conditions	7
TPO Applications	48
TCA Applications (Trees in Conservation Areas)	34
Telecom applications	1
TOTAL	563

3.7 In addition, the LPA dealt with:

34 planning appeals,
4 enforcement appeals,
392 planning enquiries involving a written response and / or meetings
317 enforcement cases

Current Designation Regime

4.1 The Housing and Planning Act 2016 changed the designation regime to widen the definition of the applications to be included and to raise the bar on the thresholds LPAs would be required to meet with effect from 2017. A paper detailing the implementation of this; Improving Planning Performance: Criteria for Designation, was issued in 2016.

4.2 The performance of LPAs in determining major and non-major development are now assessed separately, meaning that an authority could be “designated” on the basis of its performance on major development, on non-major development, or both. These two categories are assessed against two separate measures of performance:

- The speed applications are dealt with measured by the proportion of applications that are determined within the statutory time or an agreed extended period; and,
- The quality of decisions measured by the proportion of decisions on applications that are subsequently overturned at appeal

4.3 Consequently, the performance of LPA’s are now assessed separately against:

- The **speed** of determining applications for **major** development
- The **quality** of decisions made by the authority on applications for **major** development;
- The **speed** of determining applications for **non-major** development;
- The **quality** of decisions made by the authority on applications for **non-major** development.

4.4 The Secretary of State will decide once a year whether any “designation” should be made or lifted. If an LPA is at risk of designation for one or more categories, the DCLG will write to the LPAs requesting any data corrections or exceptional circumstances that would make a “designation” unreasonable. Where an authority is “designated”, applicants may apply directly to the Planning

Inspectorate for the category of applications (major, non-major or both) for which the authority has been “designated”. The exception is where an authority is designated for non-major development, householder applications and retrospective applications. Applicants will not be able to submit these applications to the Planning Inspectorate as these are best dealt with locally. Soon after a designation is made the LPA is expected to prepare an “action plan” addressing areas of weakness that contributed to its under-performance. Appendix 1 contains a flow chart setting out the designation process.

4.5 The following table provides an overview of the thresholds and assessment period for 2017 and 2018 and Spelthorne’s performance.

Table 3

Measure and type of Application	2018 Threshold and assessment period	Spelthorne’s Performance	2019 Threshold and assessment period	Spelthorne’s Performance
Speed of major Development	60% (October 2015 to September 2017)	85%	60% (October 2016 to September 2018)	89%
Quality of major Development	10% (April 2015 to March 2017)	4.2%	10% (April 2016 to March 2018)	5.3%
Speed of non-major Development	70% (October 2015 to September 2017)	82%	70% (October 2016 to September 2018)	88%
Quality of non-major Development	10% (April 2015 to March 2017)	1.7%	10% (April 2016 to March 2018)	1.07%

It can be seen that Spelthorne has met and exceeded all four targets for the threshold periods.

Planning Appeals Decisions

4.6 The assessment of the quality of decision making by LPA’s is measured by the proportion of decisions on applications that are subsequently overturned at appeal. The current assessment for 2018 is based on planning applications decided between April 2016 to March

2018. The statistics allow for a period of 9 months elapsing following the end of the assessment period to allow time for an appeal to be lodged and decided.

- 4.7 The appeals relating to Spelthorne for the period in question are attached as Appendix 2. Also attached as Appendix 3, are the appeal decisions relating to enforcement cases although it should be noted that these are not currently used to measure the Council's performance. In summary:

There were 90 appeal decisions, 79 planning appeals and 11 enforcement appeals. Of these, 62 appeals were dismissed or had a split decision and 28 were allowed.

Planning Committee Overturns

- 4.8 Between April 2016 to March 2018 five planning applications were overturned by the Planning Committee. These are summarised in the following table:

Table 4

Planning Application no.	Site	Proposal	Officer Rec	Cttee Decision Date	App eal	Appeal Decision
16/01593/HOU	19 Clifford Grove Ashford	Erection of an outbuilding (retrospective)	Approve	Refused 17/11/16	Yes	Allowed on appeal
16/00972/FUL	Former Brooklands College Church Road Ashford	366 dwellings, Commercial and D1 floorspace, open space, parking	Approve	Refused 13/02/17	Yes	Appeal withdrawn. 17/01274/FUL approved on 20/12/17
16/01349/FUL	Land to west of 26/28 Peregrine Road & 181 Nursery Road Sunbury	Erection of a detached two-storey building for the purposes of special needs housing (Use Class C2) together with associated entrance gates, access, parking and landscaping.	Refuse	Approved 26/09/16	N/A	N/A
17/00130/HOU	104 Avondale Avenue Staines-upon-Thames	Erection of an outbuilding (retrospective)	Approve	Refused 08/03/17	Yes	Allowed on appeal

Planning Application no.	Site	Proposal	Officer Rec	Cttee Decision Date	App eal	Appeal Decision
16/01357/FUL	Former London Irish Rugby Football Club The Avenue Sunbury On Thames	Replacement of 4 no. detached 5 bedroom dwellings (approved) with 24 flats	Approve	Refused 05/04/18	Yes	Appeal allowed. Partial award of costs against the Council given.

- 4.9 From the table above, it can be seen that four applications were overturned and refused planning permission. Three of these were allowed on appeal. The appeal against the fourth refusal, 16/00972/FUL, was withdrawn when an amended application, 17/01274/FUL was approved. The application which was approved, was based on a decision that very special circumstances existed to justify development within the Green Belt.

Government Papers and Ministerial Statements

- 4.10 In the Planning DM performance report to Committee in December 2017, reference was made to three DCLG documents which had been recently published and which may have a bearing on the way DM performance is assessed. In addition, DM was referenced in the budget statement on 22 November 2017. The first of the documents, Improving Planning Performance: Criteria for Designation (Revised 2016) is referenced above.
- 4.11 The other two papers referred to in the previous Planning DM report; the White Paper, Fixing our Broken Housing Market (February 2017) and Planning for the Right Homes in the Right Places (Consultation Proposals (September 2017), aimed at boosting housing supply by increasing densities in urban areas and increasing the speed of delivery. These documents have been encapsulated within the revised NPPF which was issued in July 2018. At the heart of the NPPF is a presumption in favour of sustainable development.
- 4.12 In the Planning DM performance report last year, reference was made to the 2018-19 Local Government Finance Settlement Technical Consultation Paper (September 2017) which placed a greater emphasis on linking housing delivery with financial rewards or penalties. This matter has not been finalised in the 2019-20 consultation paper and Members will be updated on this in due course.

5 Implications, Risks and Actions for Spelthorne

- 5.1 The LPA has met and exceeded the new speed targets for both major and non-major developments in both assessment periods; 2018 and 2019. Officers will continue to work hard to ensure these targets are met in the future.
- 5.2 The LPA has also met the new quality targets for both major and non-major developments. However, the quality of major development is a target which officers are monitoring very closely because of the relatively few number of major applications the Council receives. There is a real risk of performance, in terms of major applications, exceeding the new 10% threshold. In the two year period April 2016 to March 2018, the Council determined 38 major planning applications, three of which went to appeal and two were allowed. Two appeals allowed out of 38 applications equates to a quality performance of 5.26%. However, if the third appeal had been allowed, the figure would be closer to the designation threshold of 10% at 7.9%. Continuous monitoring against this criterion is essential.
- 5.3 When refusing a planning application, it is imperative that the Council has sound reasons that are capable of being defended successfully at appeal. Failure to do so could expose the Council to the real risk of “designation”. The rigorous defence of appeals will continue to require appropriate resources.
- 5.4 An up to date plan gives greater certainty to all those involved in the development process and the local community. Decisions based on an up to date plan and Supplementary guidance which is consistent with the NPPF are more easily defended at appeal. This in turn ensures that the risk designation based on appeals is minimised.
- 5.5 DM Officers will continue to closely monitoring committee overturns, although the number of these has been relatively small. There have been four applications overturned and refused by the Planning Committee. Three of these were allowed on appeal, one of which was a major (the fourth had the appeal withdrawn). All Members have been reminded of the requirements of the Planning Code and in particular the “call in” procedure. The guiding principle of a “call-in” is that there is a “*wider public interest*” in the application being considered by the Committee.
- 5.6 The DM Officers are working within a culture of continuous performance throughout the Development Management process.
- 5.7 The DM Service uses Uniform for its computer software to manage the planning application process. It has invested in a software management package known as Enterprise to act as a management tool for planning officers. Further work is programmed early next year with iDox to enable officers to have an enhanced agile way of working,

to reduce paper, better manage the application process, and closely monitor the speed of determination (in particular any agreed extensions of time).

- 5.8 It has always been essential for officers and members to undergo regular planning training, including legislative changes and this is on-going requirement. At the time of writing this report, officers and members will have undertaken training on planning legal updates and design and density (especially on how this can be achieved in town centres) with further training planned in the New Year, including development within the Green Belt.

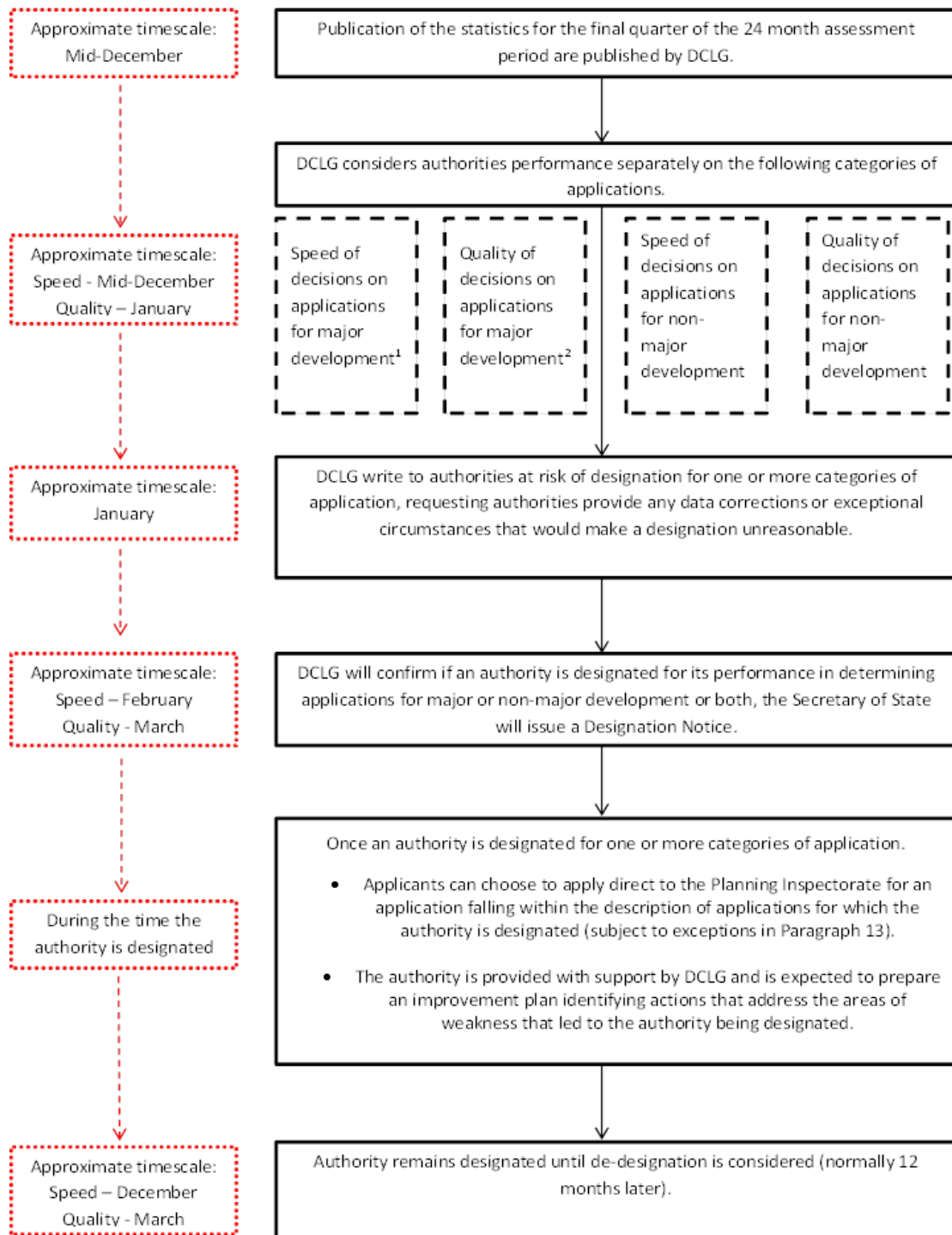
6 Recommendation

- 6.1 It is recommended that the Committee notes the contents of this report.



List of Appendices

- The Designation Process
- Planning Appeal Decisions for applications determined April 2016 – March 2018
- Planning Enforcement Appeal Decisions for appeals started April 2016 – March 2018.

Designation Process



Planning Appeal Decisions for Applications Determined April 2016 to March 2018

Appeal Allowed	
Appeal Dismissed	

APP – Approve

REF – Refused

APPLN NO	ADDRESS	PROPOSAL	DATE DECN	DATE LODGED	DATE APPEAL DECN	DECN TYPE
16/00001/HOU	15 Stanwell Gardens Stanwell Staines-upon-Thames TW19 7JY	Hip to gable roof alteration with a rear dormer and installation of rooflights in front elevation, as well as erection of a part single, part two storey rear and side extension.	14/04/2016	27/07/2016	06/09/2016	DISMISSED
15/01198/FUL	194A Laleham Road Staines-upon-Thames TW18 2PA	Installation of 36 no. roof vents, solar panels on roof of single storey element to rear of property, change centre window on first floor on east (front) elevation to an opening door and installation of balustrade to allow existing flat roof to be used as a terrace.	22/04/2016	28/02/2017	19/05/2017	DISMISSED
16/00470/HOU	294 London Road Staines-upon-Thames TW18 4JQ	Erection of a single storey rear extension following demolition of existing single storey rear element.	17/05/2016	29/09/2016	24/11/2016	ALLOWED
16/00194/FUL	418 Staines Road West Ashford TW15 1RZ	Erection of a single storey dwelling house with basement	27/05/2016	26/10/2016	19/01/2017	DISMISSED
16/00444/FUL	132 Viola Avenue Stanwell Staines-upon-Thames TW19 7SE	Erection of part single storey/ part two storey rear extension to facilitate the change of use of existing dwelling house to two self-contained flats.	07/06/2016	26/10/2016	26/01/2017	DISMISSED
16/00638/FUL	103 London Road Staines-upon-Thames TW18 4HN	Erection of an additional floor level to the previously approved scheme (13/01021/FUL) to provide 1 no. two bedroom apartment.	17/06/2016	23/01/2017	01/06/2017	ALLOWED
16/00618/FUL	218 Stanwell Road Ashford TW15 3QU	Subdivision of existing dwelling to one 1 x bed dwelling and one 3 x bed dwelling.	27/06/2016	06/10/2016	12/12/2016	DISMISSED
16/00488/CPD	50 Hogarth Avenue Ashford TW15 1QA	Certificate of lawfulness for the proposed development of loft alterations including a hip to gable alteration, the installation of a rear facing dormer, a single storey rear extension and a detached outbuilding.	27/06/2016	11/01/2017	15/06/2017	DISMISSED
16/00460/FUL	81 Garrick Close Staines-upon-Thames TW18 2PH	Insertion of kitchen extraction system and change of use from Use Class A1 (Retail) to Use Class A5 (hot food takeaway)	28/06/2016	26/10/2016	03/02/2017	DISMISSED

APPLN NO	ADDRESS	PROPOSAL	DATE DECN	DATE LODGED	DATE APPEAL DECN	DECN TYPE
16/00746/HOU	57 Rosefield Road Staines-upon-Thames TW18 4NB	Proposed hip to gable roof alteration with a rear dormer and three rooflights in the front elevation to join up with a proposed first floor side extension above the existing side extension	06/07/2016	05/12/2016	27/01/2017	DISMISSED
16/00840/T56	Highway Verge Worple Road Adjacent To Corner Of Hurstdene Avenue Staines	Installation of a 12.5m telecommunications dual user replica telegraph pole and 1 no. equipment cabinet.	14/07/2016	17/10/2016	22/12/2016	ALLOWED
16/00783/FUL	Land Rear Of 59 Vicarage Road Sunbury On Thames	Erection of a two storey, one bedroom dwellinghouse following demolition of the existing garages	19/07/2016	20/01/2017	11/04/2017	DISMISSED
16/00904/FUL	Rear Of 52 Nursery Road Sunbury On Thames TW16 6LG	Proposed conversion of annex building to a two bedroomed two storey house	28/07/2016	26/10/2016	11/01/2017	DISMISSED
16/00579/FUL	Magnolia Ferry Lane Shepperton TW17 9LH	Retrospective application for the retention of an agricultural barn	01/08/2016	12/10/2016	17/01/2017	ALLOWED
16/00890/HOU	38 Vereker Drive Sunbury On Thames TW16 6HF	Erection of a two storey rear extension	03/08/2016	26/10/2016	13/01/2017	ALLOWED
16/00536/FUL	The Boatyard Clarks Wharf Thames Street Sunbury On Thames TW16 5QG	Retention of an open-sided boat and car parking area.	08/08/2016	04/01/2017	14/06/2017	ALLOWED
16/01002/FUL	24 Hannibal Road Stanwell Staines-upon-Thames TW19 7HH	Conversion of existing dwelling into 1 x three bed dwelling and 1 x two bed dwelling with associated parking and amenity space. (amended from previous refusal 15/00980/FUL)	16/08/2016	11/10/2016	14/12/2016	DISMISSED
16/00970/HOU	22 Broomfield Sunbury On Thames TW16 6SW	Erection of detached summer house/log cabin to rear.	19/08/2016	01/11/2016	02/12/2016	DISMISSED
16/01194/HOU	13 Montford Road Sunbury On Thames TW16 6EJ	Erection of two storey front extension following demolition of existing porch.	13/09/2016	02/11/2016	30/11/2016	DISMISSED
16/01333/T56	Grass Verge On Northern Side Of Staines Road	Installation of a 13.5m high T range column with 4 no. shrouded antennas along with associated	19/09/2016	04/01/2017	24/03/2017	ALLOWED

APPLN NO	ADDRESS	PROPOSAL	DATE DECN	DATE LODGED	DATE APPEAL DECN	DECN TYPE
	East Sunbury On Thames TW16 5PU	ancillary works.				
16/01264/HOU	81 Old Charlton Road Shepperton TW17 8BT	Erection of part two storey, part single storey rear extension and creation of pitched roof over existing flat roof of existing two storey extension.	21/09/2016	01/12/2016	13/01/2017	ALLOWED
16/01162/HOU	5 Cavendish Court Sunbury On Thames TW16 7SH	Erection of two storey side extension.	26/09/2016	04/01/2017	14/02/2017	DISMISSED
16/01641/LBC	Fresh Image Training 13 - 15 High Street Staines-upon-Thames TW18 4QY	Display of advertisement for gym (retrospective) on side wall	21/10/2016	24/07/2017	16/10/2017	DISMISSED
16/01326/FUL	8 - 12 Clarendon Road Ashford TW15 2QE	Demolition of existing buildings and erection of two no. 2 storey blocks comprising 10 flats (4 no. 1 bed and 6 no. 2 bed) together with associated parking and amenity space (amendment to PP ref 15/01106/OUT)	07/11/2016	01/03/2017	26/05/2017	ALLOWED
16/00730/HOU	95 Worpel Avenue Staines-upon-Thames TW18 1HY	Erection of a first floor rear extension above the existing extension	16/11/2016	20/10/2016	13/01/2017	DISMISSED
16/01529/HOU	77 Thames Side Staines-upon-Thames TW18 2HF	Erection of 2-storey side and rear extensions, formation of new roof to create a 2-storey dwellinghouse, single storey riverside extension, creation of balconies, and erection of detached garage	16/11/2016	29/11/2016	21/02/2017	ALLOWED
16/01593/HOU	19 Clifford Grove Ashford TW15 2JS	Erection of an outbuilding (retrospective)	17/11/2016	11/01/2017	13/02/2017	ALLOWED COMMITTEE OVERTURN
16/01790/HOU	84 Groveley Road Sunbury On Thames TW16 7LB	Erection of a first floor extension to provide habitable accommodation, associated roof alterations including raising of the ridge height, re-cladding of existing outer brickwork with red brick, and alterations to ground floor windows	15/12/2016	08/02/2017	21/03/2017	DISMISSED
16/01803/FUL	31 Glebeland Gardens Shepperton TW17 9DH	Erection of two storey side extension to existing dwelling to create a one bedroom maisonette.	16/12/2016	25/04/2017	27/07/2017	DISMISSED
16/01818/RVC	72 Charles Road Laleham Staines-upon-Thames TW18 1JX	Variation of Condition 3 of PA ref 14/01091/HOU to reword the condition regarding the use of the existing outbuilding, to allow it to be used ancillary,(including a bedroom) to the domestic enjoyment of the main house by a family member	21/12/2016	29/03/2017	29/06/2017	ALLOWED

APPLN NO	ADDRESS	PROPOSAL	DATE DECN	DATE LODGED	DATE APPEAL DECN	DECN TYPE
16/00799/FUL	The Wendy Hut 57 Lower Hampton Road Sunbury On Thames TW16 5PR	Erection of building for recreational purposes, following demolition of 3 existing buildings.	03/01/2017	10/03/2017	05/06/2017	DISMISSED
16/01741/CPD	10 Gloucester Crescent Laleham Staines-upon-Thames TW18 1PS	Certificate of Lawfulness for proposed hip to gable roof alteration, rear facing dormer and 4 no. roof lights in front elevation.	11/01/2017	22/02/2017	11/08/2017	DISMISSED
16/01933/HOU	13 Hallows Grove Sunbury On Thames TW16 7LP	Erection of 3 dormer windows in the side elevation in connection with the conversion of the roof space into habitable accommodation.	16/01/2017	05/04/2017	17/05/2017	DISMISSED
16/01940/T56	Petersfield Road Junction With Fenton Avenue Staines-upon-Thames TW18 1DE	Removal of the existing 8m telegraph pole and installation of 10m alpha tower and pogona cabinet and associated development.	24/01/2017	30/05/2017	05/09/2017	ALLOWED
16/01953/T56	Communication Station adjacent to 2 Worples Avenue Staines-upon-Thames	Replacement of existing 8m monopole and the installation of a 10m Alpha 26 monopole and installation of pogona cabinet and associated development.	25/01/2017	16/05/2017	14/07/2017	ALLOWED
16/01941/FUL	Dockett Cottage Towpath Shepperton TW17 9LL	Erection of a replacement 2 storey dwelling containing 3 bedrooms and a study together with associated alterations (existing dwelling, ancillary guesthouse and garage to be demolished)	30/01/2017	30/05/2017	05/09/2017	ALLOWED
16/01991/ADV	Land Adjacent To Sunbury Shopping Centre Staines Road West Sunbury On Thames	Display of a free-standing double sided digital advertisement display and associated logo boxes with a maximum height of 17.15m	23/02/2017	12/06/2017	14/07/2017	DISMISSED
17/00130/HOU	104 Avondale Avenue Staines-upon-Thames TW18 2NF	Erection of an outbuilding (retrospective application).	13/03/2017	18/05/2017	23/06/2017	ALLOWED COMMITTEE OVERTURN
17/00086/ADV	Magna House 18 - 32 London Road Staines-upon-Thames TW18 4BP	Retention of illuminated freestanding totem sign.	21/03/2017	24/05/2017	07/07/2017	DISMISSED
17/00255/FUL	99 School Road Ashford	Erection of rear dormer window. (Amended from Householder to Full Application).	20/04/17	20/06/2017	09/10/2017	DISMISSED
17/00288/HOU	11 Springfield Grove Sunbury On Thames	Erection of a first floor front extension	13/04/17	21/06/17	20/07/17	ALLOWED

APPLN NO	ADDRESS	PROPOSAL	DATE DECN	DATE LODGED	DATE APPEAL DECN	DECN TYPE
16/00959/FUL	5 Sunbury Court Island Sunbury On Thames	Demolition of existing dwelling and erection of new 3 bed chalet style dwelling with first floor terrace and external staircase.	03/04/17	22/06/17	26/09/17	DISMISSED
16/00370/FUL	London Irish Rugby Football Club The Avenue Sunbury On Thames	(Replacement of 4 no. detached 5 bedroom dwellings and) construction of 24 no. flatted residential units, parking, landscaping and associated works.	05/04/17	14/07/17	03/11/18	ALLOWED COMMITTEE OVERTURN
17/00412/HOU	Willowmead Dunally Park Shepperton TW17 8LJ	Erection of a part two storey part single storey front extension.	11/05/17	21/07/17	19/09/17	ALLOWED
16/00370/COU	Lookrite, 13 Broadway, Kingston Rd/Staines	Change of use from hairdresser (class A1) and part of first floor flat (class C3) to a hot food takeaway (class A5) and external alterations including installation of extraction and ventilation equipment. (Appeal against condition restricting hours of opening).	08/03/17	25/07/17	27/10/17	ALLOWED
17/00020/HOU	14 Birch Grove Shepperton	Erection of a pitched roof over the existing single storey side extension to create additional habitable accommodation with in the roof.	31/03/17	04/09/17	17/10/17	ALLOWED
17/00546/FUL	217 Staines Road West Sunbury On Thames	Erection of 1 bed detached bungalow, with associated parking and amenity space.	16/06/17		08/12/17	DISMISSED
17/00201/HOU	5 Upper Halliford Road Shepperton	Creation of vehicle access	06/07/17		20/12/17	DISMISSED
17/00696/HOU	3 Corsair Road Stanwell	Erection of single storey side extension.	26/07/17	24/10/17	06/12/17	DISMISSED
17/00976/HOU	19 Commercial Road Staines-upon-Thames	Erection of roof alterations to include two side facing dormers.	14/08/17		20/12/17	DISMISSED
17/01156/PDH	17 Hannibal Road Stanwell	Single storey rear extension measuring 6 metres beyond the rear wall of the original dwellinghouse measuring a maximum height of 2.975 and a height to the eaves of 2.825 metres.	22/08/17	15/02/18	22/03/18	ALLOWED
17/00365/FUL	Hamiltons Pitch Sheep Walk Shepperton	Retention of existing hardstanding, temporary standing of two residential caravans, associated vehicles and equipment, and tipping of top soil to enable landscaping	Non determination		14/02/18	DISMISSED

APPLN NO	ADDRESS	PROPOSAL	DATE DECN	DATE LODGED	DATE APPEAL DECN	DECN TYPE
17/00813/HOU	Willow Hayne Pharaohs Island Shepperton	Erection of a two storey side extension including veranda and associated terrace above, the erection of a single storey detached outbuilding, decking, swimming pool and associated works.	26/07/17		27/03/18	DISMISSED
17/00752/FUL	243 Thames Side	Erection of a detached two storey dwelling and associated wheelchair access (following division of plot).	23/08/17	20/12/17		DISMISSED
17/00976/HOU	19 Commercial Road, Staines	Erection of roof alterations to include two side facing dormers.	14.08.17	09/11/2017	20.12.17	DISMISSED
17/00485/FUL	4 Ethel Road, Ashford	Erection of a part single storey, part two storey rear extension and a first floor side extension over the existing garage. Conversion of the garage to habitable room and associated internal alterations to create 2 no. self-contained semi-detached dwellings.	18.05.17		28/03/18	ALLOWED
17/00463/FUL	55 Cherry Orchard Staines-upon-Thames	Demolition of existing building, store and garage and the erection of a replacement three storey building comprising 4 no. 2 bed apartments, with car parking, amenity space and landscaping.	22/06/17		05/02/18	ALLOWED
17/01344/FUL	Workshop adjacent 3 Avondale Rd Ashford	Erection of detached residential unit - studio flat with parking following demolition of existing workshop	03.11.17	17/01/2018	03/05/18	DISMISSED
17/01373/FUL	41 Ruggles Brise Road, Ashford	Two storey side extension and a single storey rear extension and the sub-division of the dwelling to form 1 no. 3 bedroom dwelling and 1 no. 2 bedroom dwelling	07/11/18	01/03/18	26/04/18	DISMISSED
17/00511/FUL	Land Adjacent 24 Ashgrove Road Ashford	Erection of single storey detached dwelling 1 no. bedroom and 1 parking space.	11.07.17		03/05/18	DISMISSED
17/01175/FUL	49 Heathcroft Avenue Sunbury On Thames	Retention of single storey 1 no. 1 bedroom detached dwelling, including the erection of single storey rear extension, and associated parking and amenity space.	14/09/17	09/05/18	21/08/18	DISMISSED
17/01201/FUL	93 Village Way Ashford	Erection of a 2-storey house with associated access, parking and amenity space following demolition of existing annexe. Alterations to existing house	25/09/17	22/01/2018	23/03/18	DISMISSED
17/00997/FUL	218 Stanwell Road Ashford	Subdivision of existing 4 no. bedroom dwelling into 1 no. 1 bedroom dwelling and 1 no. 3	04.09.17	22/01/2018	23/03/18	DISMISSED

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		bedroom dwelling (including removal of conservatory).				
17/01321/FUL	217 Staines Road West Sunbury On Thames	Erection of 2 bed detached bungalow with associated parking and amenity space following demolition of existing garage.	25.10/17	22/01/2018	19/10/17	DISMISSED
16/02113/FUL	Halliford Studios Ltd. Manygate Lane Shepperton	Redevelopment of the site to provide 28 residential units – flats and houses, 50 car parking spaces / garages, amenity space, landscaping and associated alterations.	06/04/17	22/01/2018	15/05/18	DISMISSED
17/01545/FUL	101 Long Lane Stanwell	Conversion of existing dwelling into pair of semi-detached dwellings, demolition of existing ground floor element and garage & erection of two storey side extension.	29.11.17	30/04/18	20/08/18	DISMISSED
17/01395/FUL	Oakwood 2 Ferry Lane Laleham	Demolition of existing dwelling, erection of 2 no. detached two storey dwelling, parking & amenity space.	27.10.17		09/05/18	DISMISSED
17/01374/HOU	18 Longford Avenue, Stanwell	Roof extension including the raising of ridge height, hip to gable roof alterations and rear facing dormer to create accommodation in roof space with roof lights in front elevation.	25/10/17	01/02/2018	27.02.18	DISMISSED
17/01265/HOU	34 Guildford Street Staines-upon-Thames	Construction of a roof extension changing the hipped roof end to a gable, the construction of a rear mansard extension, the addition of two roof lights in the front roof slope, the removal of the rear chimney stack and the construction of a part two storey, part single storey rear extension.	27/09/18	01/02/18	09/05/18	DISMISSED
17/01156/PDH	17 Hannibal Road Stanwell	Single storey rear extension measuring 6 metres beyond the rear wall of the original dwellinghouse measuring a maximum height of 2.975 and a height to the eaves of 2.825 metres	22.08.17	15/02/2018	23/03/18	ALLOWED
17/01898/FUL	18 Greeno Crescent, Shepperton	Conversion of existing dwelling into 2 no. 1 bedroom self-contained flats, including the erection of a single storey rear extension.	06.02.18		26/04/18	DISMISSED
17/01344/FUL	Workshop Adjacent to 3 Avondale Road, Ashford	Erection of detached residential unit consisting of a studio flat with associated parking following demolition of existing workshop.	16.10.17		03.05.18	DISMISSED
17/01758/HOU	34 Guildford Street, Staines-upon-Thames	Construction of a roof extension changing the hipped roof to a gable end, the construction of a rear mansard dormer, the addition of two roof	09/01/18	08.05.18	06/12/18	DISMISSED

APPLN NO	ADDRESS	PROPOSAL	DATE DECN	DATE LODGED	DATE APPEAL DECN	DECN TYPE
		lights in the front roof slope, the removal of the rear chimney stack and the construction of a part two storey part single storey rear extension.				
17/01483/FUL	Manor Farm Cottage, 126 Green Street, Sunbury On Thames	Demolition of existing residential bungalow to be replaced with a 2.5 storey building providing 7 no apartments with communal parking and landscaping	13.11.17		10/05/18	DISMISSED
17/01778/HOU	80 Edgell Road Staines-upon-Thames	Single storey rear extension and roof alteration including side facing dormer to facilitate accommodation in roofspace	16.01.18	10/05/18	12/06/18	SPLIT DECISION Loft conversion with roof alterations and dormers dismissed. Single Storey rear extension allowed.
17/01861/HOU	24 Darby Crescent, Sunbury On Thames	Erection of a single storey side extension, loft conversion and extension to create a habitable first floor, including two dormers in the front and rear elevations, hip-to-gable alteration and the raising of the ridge, and alterations to openings in the northern flank elevation.	06/02/18	03/07/18	15/08/18	DISMISSED
18/00025/HOU	Cockaigne Sandhills Meadow Shepperton	Conversion of roofspace at rear of property to form habitable accommodation to include a hip to gable extension and the installation of roof lights in the western roof slope.	01/03/18	06/08/18	29/09/18	DISMISSED
16/01979/FUL	50, 52 and 54 High Street Staines-upon-Thames	Erection of a roof extension to create three residential flats	03/10/17	09/07/18	03/10/18	ALLOWED
17/01322/FUL	Sans Souci 35 Hamhaugh Island Shepperton	Erection of replacement dwelling following demolition of existing.	10/10/17	11/06/18	05/10/18	DISMISSED

APPEAL NO	ADDRESS	PROPOSAL	PROCEDURE	START DATE	DATE DECN	DECN TYPE
17/00021/ENF	2 Wolsey Road Ashford TW15 2RB	Appeal against serving of an Enforcement Notice for the unauthorised erection of a building which is used as a separate dwelling without planning permission.	Written Representation	02/05/17	13/12/17	Appeal Dismissed
17/00019/ENF	Stanwell Farm Bedfont Road Stanwell Staines-upon-Thames TW19 7LY	Appeal against serving of an enforcement notice for the making of a material change of use of the land comprising (1) the use of the site for airport car parking (2) lawful garden land laid with hardstanding and incorporated into the existing yard and (3) a boundary fence erected along the western end of the yard.	Written Representation	13/04/17	30/10/17	Appeal Dismissed
17/00016/HEAR	124 Hawthorn Way Shepperton	Appeal against serving of an Enforcement Notice for the unauthorised erection of a rear extension including balcony.	Hearing	06/03/17	06/07/17	SPLIT - Appeal Part Allowed/Part Dismissed
17/00009/ENF	22 Thames Meadow Shepperton TW17 8LT	Appeal against serving of an Enforcement Notice for the making of a material change of use of the land and mooring to a mixed use comprising (1) the continuous mooring of a boat for the purpose of permanent residential accommodation (2) the stationing of a caravan on the land for the purpose of human habitation, and (3) storage purposes including but not limited to the storage of motor vehicles, building materials and other paraphernalia.	Written Representation	26/01/17	23/10/17	Appeal Dismissed
17/00001/ENF	The Boatyard Clarks Wharf Thames Street Sunbury On Thames TW16 5QG	Appeal against serving of an Enforcement Notice for the unauthorised development of boat/car store on the land without the benefit of planning permission.	Written Representation	04/01/17	14/06/17	Appeal Allowed
16/00021/WR	Bramble Farm, Land West Of Sheep Walk Sheep Walk Shepperton	Appeal against serving of an Enforcement Notice for Unauthorised development on the land, in particular a metal framework, metal fence panels and gate constructed on previously erected and enforced against metal posts.	Written Representations	25/07/16	21/03/17	Appeal Dismissed
16/00020/WR	Open Field At Junction Of Chertsey Road And Sheep Walk Shepperton	Appeal against serving of an Enforcement Notice for Unauthorised development on the land, in particular (a) Two large metal posts concreted into the ground close to the boundary with Sheep Walk, these were large RSJ type posts of a height, strength and distance apart to form and support a gate. (b) Surface material being scraped back for a distance of approx. 200 metres to a width of approx. 5 metres, resulting in a wide flat surface	Written Representation	14/07/16	21/03/17	Appeal Dismissed

APPEAL NO	ADDRESS	PROPOSAL	PROCEDURE	START DATE	DATE DECN	DECN TYPE
		commensurate with a prepared route for a roadway (c) the resultant vegetation, soils and other debris were piled to the sides of the scraped area.				
16/00019/ENF	The Paddocks Rear Of 237 - 245 Hithermoor Road Stanwell Moor Staines-upon- Thames TW19 6AZ	Appeal against serving of an Enforcement Notice for The unauthorised siting of a static mobile home for residential purposes.	Hearing	17/06/16	27/09/17	Appeal Allowed for a temporary period.
16/00014/ENF	7 Bruce Avenue Shepperton TW17 9DP	Appeal against serving of an Enforcement Notice for the unauthorised siting of a large shipping container situated at the front of the property.	Written Representation	05/05/16	01/09/16	Appeal Dismissed
18/00013/ENF	Heathrow Fencing, Gleneagles Close, Stanwell	The material change of use of the Land from agricultural land to a timber and fencing builder's merchants/business with associated storage of materials in connection with that use.	Public Inquiry	13/10/17	29/06/18	Appeal Dismissed
17/00038/ENF	Land And Premises Known As Gleneagles Farm Rear Of Gleneagles Close Stanwell Staines- upon-Thames TW19 7PB	Appeal against serving of an Enforcement Notice for the material change of use of the land from agricultural land to a timber and fencing builder's merchants/business with associated storage of materials in connection with that use	Public Inquiry	13/10/17	29/06/18	Appeal Dismissed