



Planning Committee

13 October 2021

Planning Appeals Report – V1.0 ISSUED

List of Appeals Started between 10 July 2021 – 27 September 2021

Case Ref & Address	Date Started	Procedure	Appeal Ref & Nature
20/01247/TPO 1 The Spinney Sunbury On Thames TW16 5EJ	30.07.2021	Fast Track Appeal	APP/TPO/Z3635/8347 TPO015SUN - T11 - Oak - Fell

21/00178/HOU 172 Stanwell Road Ashford TW15 3QS	17.08.2021	Fast Track Appeal	APP/Z3635/D/21/3275850 Roof extension comprising ridge height increase and addition of 2no side dormers to provide accommodation in the roof space.
21/00583/CPD 91 Manor Lane Sunbury On Thames TW16 6JE	23.08.2021	Written Representation	APP/Z3635/X/21/3279230 Application for a Certificate of Lawfulness for proposed rear ancillary outbuilding
20/01199/FUL The Old Telephone Exchange, Masonic Hall And Adjoining Land Elmsleigh Road Staines- upon-Thames	07.09.2021	Public Inquiry	APP/Z3635/W/21/3280090 Demolition of the former Masonic Hall and redevelopment of site to provide 206 dwellings together with car and cycle parking, hard and soft landscaping and other associated works. As shown on the following drawings: ERS-ASA-ALL-00-DR-A-110 Rev. R1; /120 Rev. R1; /121 Rev. R1; 122 Rev. R1; /140 Rev. R1; /141 Rev. R1; /0200 Rev. R12; /300 Rev. R1; /301 Rev. R1; /0405 Rev. R1; /4100 Rev. R1; /4101 Rev. R1 received 14 October 2020. ERS-ASA-ALL-01-DR-A-0201 Rev. R9; ERS-ASA-ALL-02-07-DR-A-0202 Rev. R9; ERS-ASA-ALL-08-DR-A-0209 Rev. R5; ERS-ASA-ALL-09-12-DR-A-0209 Rev. R5; ERS-ASA-ALL-13-14-DR-A-0213 Rev. R5; ERS-ASA-ALL-15-DR-A-0215 Rev. R6 Received 14 October 2020. ERS-ASA-ALL-XX-DR-A-251 Rev. R4; /252 Rev. R4; /253 Rev. R4; /254 Rev. R4; /255 Rev. R4; /256 Rev. R4 Received 14 October 2020.

			<p>D2864-FAB-XX-00-DR-L-0200 Rev. PL04; /0210 Rev. PL04 received 14 October 2020.</p> <p>ERS-ASA-ALL-00-DR-A-100 Rev. R2 received 06 January 2021.</p> <p>INL/E4445/007B received 09 February 2021.</p> <p>ERS-ASA-ALL-00-DR-A-0400 Rev. R5; /0401 Rev. R5; /0402 Rev. R5; /0403 Rev. R5; /0404 Rev. R2; and ERS-A-SK-210301MR01-R01 Rev. R3 received 19 April 2021.</p> <p>04550-TR-0021-P2; 0032-P1; /0033-P2; /0033A received 01 June 2021.</p>
<p>21/00341/HOU</p> <p>69 Thames Side Staines-upon- Thames TW18 2HF</p>	09.09.2021	Fast Track Appeal	<p>APP/Z3635/D/21/3276855</p> <p>Erection of a 3m extension at ground level and changes to the existing western riverside gable elevation. The construction of a study at the rear, the replacement of the existing garage roof, and the construction of a glazed covered walkway linking the study with the kitchen doorway.</p>

Appeal Decisions Received 10 July 2021 – 27 September 2021

Case Ref & Address	Date Received	Procedure	Appeal Ref & Nature	Decision	Decision Date	Inspector's Comments
19/01022/OUT Bugle Nurseries Upper Halliford Road Shepperton	28.01.2021	Hearing	APP/Z3635/W/20/3252420 Outline application with all matters reserved other than 'access' for the demolition of existing buildings and structures and the redevelopment of the site for a residential-led development comprising up to 43 residential homes, a 62-bed care home and the provision of open space, plus associated works for landscaping, parking areas, pedestrian, cycle and vehicular routes. As shown on drawing nos.' F0001 Rev. P1; F0010 Rev. P1; F0100 Rev. P1; F0200 Rev. P1; F1500 Rev. P1; D0100 Rev. P1; D0110 Rev. P1; D0120	Appeal Dismissed	15.07.2021	The Inspector considered the proposal would constitute inappropriate development in the Green Belt and harm its openness. There were no 'very special circumstances' to overcome the harm to the Green Belt to justify the development.

			Rev. P1; D0400 Rev. P1; D1001 Rev. P1; D1003 Rev. P1; D1200 Rev. P1; D1201 Rev. P1; D1300 Rev. P1; D1400 Rev. P1; D1401 Rev. P1 received 24th July 2019.			
20/01099/HOU 21 Thames Meadow Shepperton TW17 8LT	18.02.2021	Fast Track Appeal	APP/Z3635/D/21/3267579 Erection of side extensions and first floor extension with new roof.	Appeal Dismissed	13.07.2021	<p>The Inspector concluded that the proposal would substantially increase the volume of the building and would read as a true two-storey house with first floor windows in all elevations and therefore result in disproportionate additions to the building and constitute inappropriate development within the Green Belt.</p> <p>Furthermore, the Inspector concluded that the proposals would conflict with Policies EN1 and EN2 because it would significantly change the</p>

						<p>scale of the original building and would not make a positive contribution to the streetscene and character of the area.</p> <p>No very special circumstances exist to justify approval.</p>
<p>20/00123/OUT</p> <p>Bugle Nurseries Upper Halliford Road Shepperton</p>	26.02.2021	Hearing	<p>APP/Z3635/W/21/3268661</p> <p>Outline planning application with all matters reserved other than 'Access' for the retention of existing dwelling and demolition of all other existing buildings and structures and the redevelopment of the site for up to 31 dwellings along with the provision of public open space and other associated works for landscaping, parking areas, pedestrian, cycle and vehicular routes. As shown on drawing nos.' F0001 Rev. P1; F0100 Rev. P1; F0300 Rev. P1; F0500 Rev. P1; F1001</p>	Appeal Allowed	15.07.2021	<p>The Inspector noted that the proposed development of 31 dwellings would be sited entirely within the existing 'previously development land' (the industrial area). He commented that proposal would meet an identified affordable housing need and considered that it would not cause substantial harm to the openness of the Green Belt. Consequently, he concluded that the scheme would meet the 'exceptions' in Paragraph 145(g) of the NPPF and would not be</p>

			Rev. P1; D0100 Rev. P1; D0103 Rev. P1; D0120 Rev. P1; D0300 Rev. P1; D0500 Rev. P1; D1002 Rev. P1; D1100 Rev. P1; C0100 Rev. P1 received 03 February 2020.			inappropriate development in the Green Belt.
20/01251/FUL 31 Denman Drive Ashford TW15 2AN	12.04.2021	Written Representation	APP/Z3635/W/21/3268257 The erection of a part single storey, part two storey side and rear extension and the subdivision of the plot to create a 1 x bedroom 2 storey terraced dwelling with associated amenity space.	Appeal Dismissed	19.07.2021	The inspector noted that the appeal dwelling is set in a row of similarly designed terraced dwellings, which are set along dominant building lines, creating a strong and legible sense of space. The Inspector stated that a set- back subservient dwelling would contrast with this character and the new dwelling would also be notably lesser in width than others in the terraced row. It was noted that the entrance to the property was also be in different elevation to all other dwellings in the terraced row. The Inspector considered

						<p>that overall the dwelling would have an incongruous appearance.</p> <p>The Inspector noted the applicants fallback position of a planning consent for a two storey side extension but concluded that as this did not create a new dwelling, it was materially different to the current proposal.</p> <p>The contribution of an additional dwelling was not considered to outweigh this harm and the appeal was dismissed</p>
20/01092/FUL Land Adj To 119 Penton Road Staines- upon-Thames TW18 2LL	22.04.2021	Written Representation	APP/Z3635/W/20/3265504 The erection of 2 x 3 bedroom detached dwellings with associated parking and amenity space	Appeal Dismissed	08.09.2021	<p>The Inspector noted that the application site is situated on a 'dry island' that is surrounded by Flood Zones 3a and 3b.</p> <p>The Inspector considered that as the site is surrounded by Flood Zone 3a, the proposal is subject to</p>

					<p>the exception test, which must be undertaken following the passing of the sequential test.</p> <p>The Inspector noted that a sequential test had been submitted, although was not satisfied that it had been demonstrated that no other sites were available for housing in flood zone 1 or 2.</p> <p>The Inspector noted that the applicant's suggested evacuation route via Wheatsheaf Lane and Avondale Avenue would pass through 70 metres of flood waters. It was acknowledged that the route could take up to 10.5 days to flood. However, if occupants did not heed early warnings the Inspector considered that they would add to the challenges of the</p>
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					<p>emergency services in a major flood event. It was therefore concluded that the site was not safe for housing.</p> <p>There is also a Plane Tree and Lime Tree at the front of the site, which are subject to Tree Preservation Orders. The Inspector considered that some of the roots of these trees could be removed to facilitate a dropped kerb. The plane tree would also limit maneuverability into one of the proposed parking spaces which may result in pressure for its removal. The Inspector concluded that the protected trees were likely to be harmed and the proposal would be contrary to policy EN7. The appeal was therefore dismissed.</p>
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21/00188/FUL The Swan Inn 16 - 18 High Street Stanwell	24.06.2021	Written Representation	APP/Z3635/W/21/3273070 Retrospective application for the siting of an InPost Locker	Appeal Dismissed	01.09.2021	The Inspector concluded that the development is an unsympathetic and incongruous addition to the Conservation Area which detracts from its significance and that of The Swan. As such, the development fails to preserve or enhance the character and appearance of the Conservation Area and the setting of the Grade II listed building and would conflict with Policies EN1, EN5 and EN6.
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