



Planning Committee

5 January 2022

**Planning Appeals Report – V1.0 ISSUED**

**Appeals Started between 21 October 2021 – 15 December 2021**

Case Ref & Address	Date Started	Procedure	Appeal Ref & Nature
20/00736/FUL  <b>96 Cavendish Road Sunbury On Thames TW16 7PL</b>	05.11.2021	Written Representation	APP/Z3635/W/21/3282205  The erection of a two storey detached building comprising 2 x 1 bedroom flats (Amended Plans)

Case Ref & Address	Date Started	Procedure	Appeal Ref & Nature
21/00754/HOU  <b>55 Chertsey Road Ashford TW15 1SR</b>	05.11.2021	Fast Track Appeal	APP/Z3635/D/21/3281886  Erection of a part single storey, part two storey flank extension
20/01217/FUL  <b>Land To Rear 54 Bruce Avenue Shepperton TW17 9DW</b>	05.11.2021	Written Representation	APP/Z3635/W/21/3282159  Erection of 2 bungalows following demolition of garages as shown on drawings numbered SLP-01, BLP-01, 02, ELV-01, 02, FLP-01, 02 and SEC-01 received on 20/10/2020.
21/00903/HOU  <b>74 Park Road Ashford TW15 1EU</b>	05.11.2021	Fast Track Appeal	APP/Z3635/D/21/3284730  Erection of a part two storey part single storey side extension and single storey rear extension. Proposed hip to gable roof extension with raised ridge height and the installation of a rear facing dormer with Juliet balconies and 3 no rooflights to the front.
20/01452/FUL  <b>Development Site At 5 Station Road Ashford</b>	05.11.2021	Written Representation	APP/Z3635/W/21/3279747  Erection of additional third and fourth storeys to create a two bedroom flat.
21/00652/T56	01.12.2021	Written Representation	APP/Z3635/W/21/3279081

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<b>Land At Woodlands Parade Ashford</b>			Prior approval application for the proposed development comprises the installation of 1no. 18m Phase 8 Monopole C/W wrapround Cabinet at base and ancillary works thereto.

**Appeal Decisions Made between 21 October 2021 – 15 December 2021**

Case Ref & Address	Date Received	Procedure	Appeal Ref & Nature	Decision	Decision Date	Inspector's Comments
20/01271/FUL  <b>13 Thetford Road Ashford TW15 3BW</b>	30.09.2021	Written Representation	APP/Z3635/W/21/3277275 Erection of 3 no. terraced dwellings following demolition of existing bungalow and garage as shown on amended drawings numbered PL-01 - 09 received on 06 November 2020.	Appeal Dismissed	24.11.2021	<p>The Inspector considered that the main issue is the effect of the proposed development on the character and appearance of the area.</p> <p>He noted that the proposal would introduce a small terrace of three new dwellings, each three storeys tall. He states that, <i>'...In itself, the introduction of a terrace in this location would jar with the prevailing character of the street, which is typified by detached and semi-detached dwellings'</i>.</p> <p>He notes although the ridge height is consistent, the additional storey would appear incongruous in the street scene, given the road has mainly bungalows and two-storey dwellings, and that the proposed dormers pointed roofs would, <i>'...exaggerate the height of the dwellings and their third storey, exacerbating this incongruity.'</i> Going on to conclude</p>

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						<p>that when taken together, '... <i>...the new dwellings would appear discordant with the general pattern of development along Thetford Road, which would harm the character of the area</i>'.</p> <p>Shortfall in set back from side boundary, results in the proposed terrace occupying almost the full width of the plot, appearing very cramped and "hemmed in" and would be further amplified by the proposed parking arrangement</p> <p>In addition, parking would result in the frontage of the new dwellings being dominated by parked cars with very minimal landscaping, which he notes is, '<i>... indicative of the site's limitations with regard to accommodating three new dwellings.</i>' And conflict with SPD, which notes parking areas should not exceed more than 50% of a property's frontage.</p> <p>The development would harm the character and appearance of the area, contrary to Policy EN1(a) and SPG on design, which require new development</p>

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						<p>to make a positive contribution to the street scene, by paying due regard to the scale, height, proportions and other key characteristics of neighbouring buildings and land.</p> <p>He concludes that the net addition of two dwellings would be a very modest contribution to housing need, and the adverse impacts of the development in terms of the harm to the character and appearance of the area would significantly and demonstrably outweigh the benefits when assessed against the policies in the Framework taken as a whole.</p> <p>As a result, the presumption in favour of sustainable development does not apply in this instance.</p>