



Planning Committee

2 February 2022

Planning Appeals Report – V1.0 ISSUED

Appeals Started between 15 December 2021 – 19 January 2022

Case Ref & Address	Date Started	Procedure	Appeal Ref & Nature
21/01418/HOU 10 Fontmell Close Ashford TW15 2NN	15.12.2021	Fast Track Appeal	APP/Z3635/D/21/3287723 Erection of double storey side extension, single storey rear extension and addition of velux windows in roof to create habitable roofspace.
21/01142/HOU 29 Saxonbury Avenue Sunbury- on-Thames TW16 5EY	16.12.2021	Fast Track Appeal	APP/Z3635/D/21/3287894 Erection of part two storey, part single storey side and front extension, two storey rear extension following demolition of garage and car port.

Case Ref & Address	Date Started	Procedure	Appeal Ref & Nature
21/01365/HOU 28B High Street Stanwell Staines- upon-Thames	29.12.2021	Fast Track Appeal	APP/Z3635/D/21/3288823 Construction of a dropped kerb following demolition of front boundary wall and installation of an electric car charging point to front of house

Appeal Decisions Made between 15 December 2021 – 19 January 2022

Case Ref & Address	Date Received	Procedure	Appeal Ref & Nature	Decision	Decision Date	Inspector's Comments
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.	Appeal Allowed	17.01.2022	<u>Character and appearance</u> The Inspector commented that there are buildings of varying height, scale and mass surrounding the appeal site and close by. The Tothill multi-storey car park stands as a dominant block structure adjacent to the site and its six-storey concrete layered form is prominent in views across Thames Street from the Memorial Gardens. He noted that the surrounding buildings are also prominent in views across the Thames from the footpath which runs along the opposite riverbank. They present a commercial and town centre character which contrasts with the primarily residential character of the opposite side of the river. Whilst the proposed buildings

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						<p>would appear as two towers taller than their surroundings, he considered that this would not appear as out of context in a town centre townscape consisting of a collection of large buildings of various styles and form. Although he found minor harm from the viewpoint of the Memorial Gardens, he considered that the proposal would not harm the character and appearance of the area overall.</p> <p><u>Car Parking</u></p> <p>The Inspector commented that the proposed scheme was essentially a car free development since around 77% of the apartments would not have car parking spaces (48 parking spaces for 206 units). He stated that the appeal site is very accessible and shops, services and public transport options are within easy walking distance. The</p>

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						<p>proposal would fall into the categories of schemes where parking standards could be reduced in accordance with the Council's Parking Standards. It would also fall within criterion (b) of Policy CC3 of the Core Strategy where the level of car parking provision can be considered having regard to the scope of encouraging alternative means of travel to the development that would reduce the need for on-site car parking, particularly relevant in areas well-served by public transport. He noted that even if some of the new residents from the development parked in the nearby residential roads (e.g. the Richmond/Gresham Road area), it was not clear what harm that would ensue. These are spaces on the highway and, as long as traffic regulations and parking restrictions were met, the only impact would be likely to be that more local residents might</p>

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						<p>find it harder to find spaces outside or close to their home. He concluded that the level of parking provision was appropriate for the proposed development and that the requirements of Policy CC3 were met.</p> <p>The Inspector considered the benefit of providing new homes in an area of under-delivery of housing and where there is not a five year supply of housing land, added significant weight in favour of the scheme. He also considered that making beneficial use of a prominent town centre site which has been unused for a number of years, and which detracted from the character and appearance of the area, added significantly to the case for the proposal.</p>

Case Ref & Address	Date Received	Procedure	Appeal Ref & Nature	Decision	Decision Date	Inspector's Comments
21/00341/HOU 69 Thames Side Staines- upon-Thames TW18 2HF	09.09.2021	Fast Track Appeal	APP/Z3635/D/21/3276855 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.	Appeal Allowed	15.12.2021	The Inspector considered that the main issue was the effect of the proposal on the character and appearance of the area. He concluded that the extension would be well-proportioned and would be suitably respectful to the host dwelling and it would not represent an imposing or overly dominant alteration. In summary, the Inspector was satisfied that the proposal would introduce a well-considered extension that would be suitably sympathetic and respectful to the immediately neighbouring houses, as well as contributing to the more varied broader surroundings.