



Planning Committee

1 June 2022

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

**Appeals Started between 15 March 2022 – 18 May 2022**

Case Ref & Address	Date Started	Procedure	Appeal Ref & Nature
21/00887/FUL <b>Land At Station Road Shepperton TW17 8AU</b>	16.03.2022	Written Representation	APP/Z3635/W/21/3287111 Erection of 2 no. Semi-Detached Dwellings (in place of approved detached dwelling) as shown on drawings numbered CCL01-MAA-MB-ZZ-DR-A-00001 P02, 00002 P02, 01001 P5, 02001 P05, 04001 P05, 05001 P03 and 08001 P01 received on 26 May 2021.
21/01785/HOU <b>10 Rosewood Drive Shepperton TW17 0HT</b>	21.03.2022	Fast Track Appeal	APP/Z3635/D/22/3294416 Erection of a part single part two storey front extension, a two storey side extension, a single storey rear extension and changes to materials on front elevation

Case Ref & Address	Date Started	Procedure	Appeal Ref & Nature
21/00984/FUL  <b>59 Staines Road West Sunbury-on- Thames TW16 7AG</b>	24.03.2022	Written Representation	APP/Z3635/W/21/3288384  Proposed development of rear car park to provide a new Nursery School.
21/01392/RVC  <b>5 Marlborough Road Ashford TW15 3PZ</b>	24.03.2022	Written Representation	APP/Z3635/W/21/3287804  Variation of Condition 2 (Approved Plans) imposed upon planning permission 21/00804/FUL to allow for changes to the elevations, including the proposed roof, and floor layout.
21/01163/FUL  <b>1 Minerva Close Stanwell Moor Staines-upon- Thames</b>	01.04.2022	Hearing	APP/Z3635/W/22/3292634  Use of land as a travellers caravan site consisting of 1 no. mobile home, 1 no. touring caravan, 1 no. utility dayroom and associated works
21/00010/FUL  <b>Renshaw Industrial Estate Mill Mead Staines-upon- Thames</b>	05.04.2022	Hearing	APP/Z3635/W/21/3284250  Demolition of existing industrial buildings and redevelopment to provide 2 new buildings (5-13 storeys) comprising 397 build-to-rent residential apartments (Use Class C3) including affordable housing, ancillary residential areas (flexible gym, activity space, concierge and residents lounge), landscaping, children's play area and car and cycle parking.

Case Ref & Address	Date Started	Procedure	Appeal Ref & Nature
21/00614/OUT  <b>36 - 38 Minsterley Avenue Shepperton TW17 8QT</b>	07.04.2022	Written Representation	APP/Z3635/W/21/3288513  Outline planning permission with appearance and landscaping reserved for the erection of 5 detached dwellings, comprising 4 x 4 bedroom dwellings and 1 x 5 bedroom dwelling, with associated parking and amenity space following the demolition of 36 Minsterley Avenue.
21/01959/HOU  <b>51 Penton Avenue Staines-upon-Thames TW18 2NA</b>	08.04.2022	Fast Track Appeal	APP/Z3635/D/22/3295296  Proposed loft conversion that would include hip to gable extensions, the installation of a rear facing dormer with Juliet Balcony and 3 no rooflights within the front roof slope.
21/01872/HOU  <b>10 Avon Road Sunbury-on-Thames TW16 7TB</b>	11.04.2022	Fast Track Appeal	APP/Z3635/D/22/3295167  Erection of a first floor side/rear extension and part single storey rear extension.
21/01205/PCO  <b>Elizabeth House 56 - 60 London Road Staines-upon-Thames</b>	25.04.2022	Written Representation	APP/Z3635/W/21/3288533  Prior approval notification for 2 additional storeys above the existing office building, comprising 12 residential units as shown on drawings numbered 1100, 1200B, 1201B, 1202A 1203,1221A, 1222A, 1223A, 1224A, 1225, 1300A and 1320A received on 22 July 2021 and amended plan number 1220B received on 7 September 2021.

Case Ref & Address	Date Started	Procedure	Appeal Ref & Nature
21/00610/FUL  <b>Land At Vineries Nurseries Site Spout Lane Stanwell Moor</b>	25.04.2022	Written Representation	APP/Z3635/W/21/3287743 Retention of existing hardstanding (retrospective)
21/01956/HOU  <b>10 Hawkewood Road Sunbury-on-Thames TW16 6HH</b>	25.04.2022	Fast Track Appeal	APP/Z3635/D/22/3297553 Erection of a two storey side extension with the incorporation of front facing dormer and erection of single rear extension. The erection of a single storey front extension to form porch. Proposed extension to the existing rear facing dormer.
21/01487/FUL  <b>19 Sidney Road Staines-upon-Thames TW18 4LP</b>	26.04.2022	Written Representation	APP/Z3635/W/22/3290169 Erection of a new 2 bedroom-3 persons single dwelling house at the rear of 19 Sidney Road (Proposed No.21 New Street) with associated parking, cycle store, waste storage and amenity space.
21/01828/HOU  <b>96B Windmill Road Sunbury-on-Thames TW16 7HB</b>	26.04.2022	Fast Track Appeal	APP/Z3635/D/22/3297258 Creation of hip to gable roof extension, conversion of loft to habitable room and erection of rear facing dormer window

Case Ref & Address	Date Started	Procedure	Appeal Ref & Nature
21/01290/FUL  <b>97 Feltham Road Ashford TW15 1BS</b>	11.05.2022	Written Representation	APP/Z3635/W/22/3291285 Roof alterations to create a new one bedroom flat including two side dormer windows, a rear rooflight and a front gable extension.

**Appeal Decisions Made between 15 March 2022 – 18 May 2022**

Case Ref & Address	Date Received	Procedure	Appeal Ref & Nature	Decision	Decision Date	Inspector's Comments
20/00643/FUL  <b>Riverbank The Creek Sunbury On Thames</b>	07.07.2021	Written Representation	APP/Z3635/W/21/3268858 Retrospective application for the retention of a replacement 4 bedroom detached dwelling to allow the undertaken alterations to footprint, roof design and fenestration of the dwelling, and also alterations to the flood voids, additional walls and steps which vary from the approved planning permission ref. 17/01464/FUL. Retention of a boathouse and other alterations.	Appeal Dismissed	03.05.2022	TBC
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)	Appeal Allowed	06.04.2022	The Inspector identified that the main issue was the effect of the proposal upon the character and appearance of the area.  The Inspector considered that buildings in nearby streets whilst

					<p>typically set over two storey's and set back from the highway, are fairly mixed in terms of style, form and materials.</p> <p>Whilst the proposed building would be located in no.96's rear garden and would be set slightly further back than no.6 Bracken Close, given that the proposed terrace at no. 4-6 Bracken Close is located to the rear of properties facing Cavendish Road, the Inspector considered that the proposed building would not appear markedly out of place.</p> <p>The Inspector also acknowledged that the building would not face the road of Bracken Close and would be slightly divorced from its surroundings. However, the proposal was not considered to appear as unduly cramped.</p> <p>Vehicles joining the carriageway across the frontage of no.6 was not considered to harm the areas character, and the Inspector considered that there would only be limited conflict with policy EN1 and the NPPF in design terms.</p>
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					<p>The Inspector considered that a refusal could not be justified on parking grounds or the impact upon highway safety. The proposed building was also found to have an acceptable impact upon privacy and outlook. The Inspector also considered that there would not be significant overshadowing or loss of light to surrounding properties. The degree of overlooking was also considered to be acceptable and the scheme was not considered to result in significant noise disturbance.</p> <p>The Inspector also considered that there was no reason to conclude that the scheme would compromise security or lead to anti-social behaviour or have a significant impact on drainage or water supplies.</p> <p>The Inspector concluded that there would be only limited harm to character, and the small contribution to the Council's housing supply was a significant benefit. The adverse impacts of granting the scheme were</p>
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						<p>therefore not considered to outweigh the benefits and the appeal was allowed.</p> <p>The appellant also appealed for costs against the Council. The Inspector found that the Council had not acted unreasonably in reaching its decision and costs were not awarded.</p>
<p>20/01452/FUL</p> <p><b>Development Site At 5 Station Road Ashford</b></p>	05.11.2021	Written Representation	<p>APP/Z3635/W/21/3279747</p> <p>Erection of additional third and fourth storeys to create a two bedroom flat.</p>	Appeal Allowed	05.04.2022	<p>The Inspector considered that the main issue is the effect of the proposed development on the character and appearance of the area. The Inspector concluded that the design, scale and proportions of the proposal would not harm the character and appearance of the area. Furthermore the proposal introduces new housing in a town centre location and would provide social, environmental and economic benefits.</p>
<p>21/00652/T56</p> <p><b>Land At Woodlands Parade Ashford</b></p>	01.12.2021	Written Representation	<p>APP/Z3635/W/21/3279081</p> <p>Prior approval application for the proposed development comprises the installation of 1no. 18m Phase 8 Monopole C/W wrapround Cabinet at</p>	Appeal Allowed	27.04.2022	TBC

			base and ancillary works thereto.			
21/01418/HOU  <b>10 Fontmell Close Ashford TW15 2NN</b>	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.	Appeal Allowed	23.03.2022	The Inspector considered that the main issue is the effect of the proposed development on the character and appearance of the area. The Inspector concluded that the design and size of the proposed extension would result in a cohesive appearance with the surrounding area and that while not adhering to the SPD, the separation distances proposed would mitigate against any potential terracing effect. As such, the proposal would not harm the character and appearance of the area.
21/01365/HOU  <b>28B High Street Stanwell Staines-upon-Thames</b>	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 Allowed	22.03.2022	The Inspector considered that the loss of the existing boundary wall and provision of hardsurfacing of the front garden to facilitate parking would have a harmful detrimental effect on the character and appearance of the Conservation Area as it would increase the urban character. The relocation of the vehicle parking from the street to the front garden would have a neutral effect. Consequently, there would be some limited harm to the

						<p>character and appearance, and thus significance, of the Conservation Area. The Government has made it clear that it wishes to encourage the use of electric vehicles and the provision of charging points for electric vehicles at dwellings is part of that. While the benefit of the proposal would primarily be private to the occupiers of the appeal property, it seems that there is also a public benefit from facilitating easy charging which would assist in the overall reduction in the number of vehicles using fossil fuels and would assist in improving air quality and reducing emissions, which are public policy aims. The Inspector concluded that while the proposal would be contrary to Policy EN6 of the Core Strategy, there are material considerations that indicate a different decision to determining the appeal in accordance with the development plan.</p>
<p>21/01657/HOU</p> <p><b>59 Kingsmead Avenue</b></p>	14.02.2022	Fast Track Appeal	<p>APP/Z3635/D/22/3291635</p> <p>Erection of a part single part two storey front extension</p>	Appeal Dismissed	23.03.2022	<p>The inspector considered that although the scheme would project no further forward than the host's existing garage, its two storey section would be noticeably closer to the highway</p>

<b>Sunbury-on-Thames TW16 5HL</b>						than most nearby properties and this one would stand out looking along the line of dwellings from the north. It would thus appear as an unduly prominent and incongruous feature in the streetscene, and it would significantly diminish the area's spacious character. The inspector concluded that whilst there were no objections from neighbours, as the proposal would significantly harm the character and appearance of the area, the scheme would conflict with the development plan and the SPD.
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