



Planning Committee

26 July 2023

Planning Appeals Report – V1.0 ISSUED

Appeals Started between 14 June – 11 July 2023

Case Ref & Address	Date Started	Procedure	Appeal Ref & Nature
22/01653/HOU 36 Kenton Avenue Sunbury-on-Thames TW16 5AR	22.06.2023	Fast Track Appeal	APP/Z3635/D/23/3321019 Proposed loft conversion that would include the installation of L-shaped rear facing dormer with two rooflights at the front. Erection of a single storey outbuilding at the rear of site and erection of a single storey front extension to form a porch.

Appeal Decisions Made between 14 June – 11 July 2023

Case Ref & Address	Date Started	Procedure	Appeal Ref & Nature	Decision	Decision Date	Inspector's Comments
21/00633/FUL 484 London Road Ashford TW15 3AD	03.01.2023	Written Representation	APP/Z3635/W/22/3307008 Replacement of the existing bungalow with an apartment building comprising 8 dwellings (3 x 2 bed; 4 x 1 bed; 1 x studio)	Appeal Allowed	29.06.2023	<p>The Inspector considered that the main issue was the effect of the development on the character and appearance of this part of London Road.</p> <p>The Inspector commented that the existing bungalow appears somewhat incongruous as it is the only single storey building between Avondale Road and Irwin Court. The Inspector therefore considered that there is an opportunity to improve the street scene in this location, and a bungalow if proposed today, would likely be refused on character grounds.</p> <p>The Inspector also noted that the footprint of the building would be similar to nos. 482 and 486. The height and proposed roof were also found to be acceptable, including the crown element that would be hidden behind a pitch.</p>

Case Ref & Address	Date Started	Procedure	Appeal Ref & Nature	Decision	Decision Date	Inspector's Comments
						<p>The inspector acknowledged the letters of representation objecting to the proposals on design grounds. However, they concluded that the proposals complied with policy EN1 and the NPPF in design terms.</p> <p>The Inspector also noted other concerns raised in the letters of representation including highways matters and concerns with the accuracy of the plans. However, on planning balance they considered that the benefits of 7 additional dwellings to the Council's 5-year housing supply outweighed any harm of the proposals. The appeal was therefore allowed subject to condition.</p>
22/01189/FUL 9 Arlington Road Ashford TW15 2LS	20.04.2023	Written Representation	APP/Z3635/W/23/3314007 Erection of 2 no. detached single storey dwellings	Appeal Withdrawn	16.06.2023	Appeal withdrawn, no comments.
22/01589/HOU 8 Celia Crescent Ashford TW15 3W	31.03.2023	Fast Track Appeal	APP/Z3635/D/23/3318530 Erection of single storey side and rear extension (following demolition of existing single storey structure and conservatory) and erection of single storey front extension.	Appeal Dismissed	29.06.2023	The Planning Inspector acknowledged that the appeal site comprised one of four pairs in similar design within this part of the road. However, an exception now makes the appeal site with hip to gable addition built under the Permitted Development legislation. The Planning Inspector considered that the side

Case Ref & Address	Date Started	Procedure	Appeal Ref & Nature	Decision	Decision Date	Inspector's Comments
						<p>extension would complete the infilling of the building's footprint across the whole width of the plot and at the same time would increase the bulk of the frontage and at the rear. Along with the proposed crown and flat roofs, the Planning Inspector was in a view that the appeal corner site together with large flat roofed box dormer and the new additions would dominate the appearance when viewed from the street scene. Consequently, the appeal was dismissed</p>