



Planning Committee

18 October 2023

Planning Appeals Report – V1.0 ISSUED

Appeals Started between 7 September – 4 October 2023

Case Ref & Address	Date Started	Procedure	Appeal Ref & Nature
22/01724/FUL 4 Sandhills Meadow Shepperton TW17 9HY	20.09.2023	Written Representation	APP/Z3635/W/23/3319801 Demolition of the existing dwelling and erection of a replacement (zinc) dwelling with accommodation in the roof
22/01725/FUL	21.09.2023	Written Representation	APP/Z3635/W/23/3319800

Case Ref & Address	Date Started	Procedure	Appeal Ref & Nature
4 Sandhills Meadow Shepperton TW17 9HY			Demolition of the existing dwelling and erection of a replacement (brick) dwelling with accommodation in the roof
22/01620/FUL Land To The Rear Of No. 46 And 46A And Adajcent To No. 50-58 Reedsfield Road Ashford TW15 2HE	07.09.2023	Written Representation	APP/Z3635/W/23/3321949 Installation of a shipping container (retrospective) to be used as a dwelling and the provision of hardstanding (retrospective) as shown on amended drawings numbered 'Site location and Block Plan' received on 14/12/2022, Proposed Plan Rev A and Existing container Version FB received on 16/12/2022.
23/00637/HOU 48 Knightsbridge Crescent Staines-upon-Thames TW18 2QR	20.09.2023	Fast Track Appeal	APP/Z3635/D/23/3326072 Erection of a two storey side extension (following demolition of existing garage and single storey side extension)

Appeal Decisions Made between 7 September – 4 October 2023

Case Ref & Address	Date Started	Procedure	Appeal Ref & Nature	Decision	Decision Date	Inspector's Comments
22/00974/FUL 2 Witheygate Avenue Staines-upon-Thames TW18 2RA	30.03.2023	Written Representation	APP/Z3635/W/22/3312109 Conversion and extension of existing building, including the installation of a new roof with west facing dormer, and partial demotion, to create 2 Bedroom Residential Dwelling with associated parking and amenity space.	Appeal Dismissed	15.09.2023	The Planning Inspector acknowledged that the appeal site lies within a residential area, but the building itself had a commercial appearance with a smaller plot than any of the nearby plots. The proposed dormer was considered to fall short in design being over-dominant feature within the roof. The Planning Inspector considered that the proposed layout alongside with the mass and scale of the dormer, would result in a development which appears cramped and contrived. Furthermore, the Planning Inspector found unsatisfactory the standard of living conditions for existing and future occupiers. Consequently, the appeal was dismissed.
22/01520/FUL Land Rear Of 31 To 33 Vicarage Road	21.04.2023	Written Representation	APP/Z3635/W/23/3315903 Subdivision of plots to allow the construction of a detached bungalow with associated car parking, boundary treatment, cycle	Appeal Dismissed	15.09.2023	The Planning Inspector raised concerns that the appeal proposal would have a narrow frontage onto the road with a narrow plot which would be enclosed by the existing high fencing and as such was

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<p>Sunbury On Thames TW16 7QF</p>			<p>store and amenity space. Erection of outbuildings within the rear gardens of no 31 and 33 Vicarage Road (following demolition of existing garage and sheds).</p>			<p>considered to appear cramped and contrived. This would not replicate the more spacious and open frontages, or maintain the sense of spaciousness, of the other properties on Kings Avenue and therefore the Planning Inspector considered that the appeal scheme would fail to make a positive contribution to the street scene. Furthermore, it was considered that the proposed development would result in unacceptable living conditions for the future occupants of the appeal proposal, with particular regard to privacy and outlook along with providing unacceptable living conditions for the existing occupiers. Consequently, the appeal was dismissed</p>

Future Hearings/Inquiries

Case Ref & Address	Date Started	Procedure	Appeal Ref & Nature	Decision	Decision Date	Inspector's Comments
21/01163/FUL 1 Minerva Close Stanwell Moor Staines- upon-Thames	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 Renshaw Industrial Estate Mill Mead Staines- upon-Thames	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.			

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19/00015/ENF Riverbank 1 The Creek Sunbury On Thames	07.06.2023	Public Inquiry	APP/Z3635/C/23/3320593 Appeal against serving of an Enforcement Notice. Without planning permission the unlawful development of a new dwelling house, garage, boathouse, associated terracing and planters, steps, walls, pillars and hardstanding.			
22/01615/OUT Bugle Nurseries Upper Halliford Road Shepperton	01.08.2023	Public Inquiry	APP/Z3635/W/23/3325635 Outline application with approval sought for scale, access and siting, with details of appearance and landscaping reserved, for the demolition of existing buildings and structures, removal of waste transfer facility and the redevelopment of the site for up to 80 residential units and the provision of open space and a play area, plus associated works for landscaping,			

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			parking areas, pedestrian, cycle and vehicular routes.			