



Planning Committee

12 December 2023

Planning Appeals Report – V1.0 ISSUED

Appeals Started between 1 November – 29 November 2023

Case Ref & Address	Date Started	Procedure	Appeal Ref & Nature
23/00128/FUL Vivienne House Budebury Road Staines-upon- Thames	02.11.2023	Written Representation	APP/Z3635/W/23/3322831 Erection of an extension to the existing building, including an additional third and part fourth floor to provide eight additional flats together with additional car parking cycle storage, refuse and recycling and landscaping
22/01474/FUL	20.11.2023	Written Representation	APP/Z3635/W/23/3322916

Case Ref & Address	Date Started	Procedure	Appeal Ref & Nature
The Corner House 2 Staines Road Laleham			Extension and conversion of existing garages and conversion and works to pool building to create 2no. apartments including hard and soft landscaping, car parking and new vehicular access including new opening in boundary wall, onto Staines Road, with associated works
23/00212/FUL Land To Rear Of 176 And 178 Feltham Road Ashford TW15 1AD	02.11.2023	Written Representation	APP/Z3635/W/23/3323562 Erection of 2 no. two storey semi-detached houses with parking and amenity space.
23/00301/T56 Oaks Road Reserve Stanwell Moor Road Staines	20.11.2023	Written Representation	APP/Z3635/W/23/3323671 Proposed telecommunications installation: Removal of an Existing Telecommunications Installation At: P Beach Esq, Gleneagles Close, Staines, Surrey, TW19 7PD and To Be Replaced with A +20.0m AGL Swann Column, 4No. 600? Dishes, 5 no. Unilateral Cabinets, 1 no. A/C Cabinet, 1 no. Furo Cabinet and Associated Ancillary Works. As shown on drawing no's; 002 Issue A (Site Location Plan); 100 Issue A (Existing Site Plan); 150 Issue A (Existing Elevation A); 215 Issue A (Max Configuration Plan); 265 Issue A (Max Configuration Elevation A); Supplementary Information Statement - all received 09.03.2023.
23/00099/FUL	02.11.2023	Written Representation	APP/Z3635/W/23/3328070 Retrospective application for the retention of existing roof alteration comprising ridge height increase, hip to gable roof

Case Ref & Address	Date Started	Procedure	Appeal Ref & Nature
2 And 4 Loudwater Road Sunbury-on-Thames TW16 6DB			alteration and rear facing dormer (As shown on plans: HP 5410 ISSUE A1 SH1; HP 5411 ISSUE A1 SH1; HP 5656 ISSUE B SH1; ISSUE B1 SH2; ISSUE B SH3; ISSUE B SH4; ISSUE B SH5; ISSUE B1 SH6 and Location Plan received 26.01.2023)
23/00100/FUL 9 And 11 Loudwater Road Sunbury-on-Thames TW16 6DB	02.11.2023	Written Representation	APP/Z3635/W/23/3328074 Retrospective application for the retention of existing roof alteration comprising ridge height increase, hip to gable roof alteration and rear facing dormer.
23/00881/HOU 95 Feltham Road Ashford TW15 1BS	03.11.2023	Fast Track Appeal	APP/Z3635/D/23/3330837 Erection of first floor rear extension and loft conversion facilitated by new roof with higher ridge and rear dormer
23/00507/CLD Roslin Rookery Road Staines-upon-Thames	07.11.2023	Public Inquiry	APP/Z3635/X/23/3331411 Certificate of Lawfulness relating to failure to comply with condition 2 of 09/00277/COU in respect to pupil numbers As shown on site location plan and detailed in a planning statement, statutory declarations and occupancy numbers received 21.04.2023
20/00257/ENF_A Stanwell Farm Bedfont Road Stanwell	07.11.2023	Public Inquiry	APP/Z3635/C/23/3331902 Appeal against serving of an Enforcement Notice. The material change of use of the land from open land to use comprising the storage of builders merchants materials in connection with a builders merchants business, including pallets and scaffolding,

Case Ref & Address	Date Started	Procedure	Appeal Ref & Nature
20/00257/ENF_B Stanwell Farm Bedfont Road Stanwell	07.11.2023	Public Inquiry	APP/Z3635/C/23/3331903 Appeal against serving of an Enforcement Notice. Without planning permission, the carrying out on the land of building, engineering, mining or other operations in particular the erection of a warehouse building and the use of that building on Green Belt land. Marked in blue on the attached plan.

Appeal Decisions Made between 1 November – 29 November 2023

Case Ref & Address	Date Started	Procedure	Appeal Ref & Nature	Decision	Decision Date	Inspector's Comments
22/00580/FUL 10 Squires Road Shepperton TW17 0LQ	12.06.2023	Written Representation	APP/Z3635/W/23/3314395 Replacement of single dwelling with three dwellings as shown on drawings numbered JMRP/1/LOC, X1 and X3 recieved on 22 April 2022 and amended drawings numbered JMRP/1/OD12, 13, 20, 21, 24 and 25 all Rev C received on 28 September 2022.	Appeal Dismissed	08.11.2023	<p>The Inspector considered that the main issue was whether the proposal would comply with local and national planning policy, which seek to steer new development away from the areas at the highest risk of flooding. The site is located within Flood Zone 3a, an area with a high probability of flooding Residential uses are identified as more vulnerable development.. A Flood Risk Assessment (FRA) was submitted noting forms of flooding and mitigation measures.. A Sequential Test was also carried out which is necessary to determine whether any other sites would be available to meet the need for development of this nature, outside of areas most at risk of flooding.</p> <p>A search has been carried out of sequentially preferable sites, identifying no other potential sites of a similar nature.</p>

Case Ref & Address	Date Started	Procedure	Appeal Ref & Nature	Decision	Decision Date	Inspector's Comments
						<p>However, the Inspector was not satisfied that the applicant had demonstrated that all other potentially available, and less harmful alternative options in flood risk terms have been reasonably explored, and therefore the requirements of the Sequential Test have not been met.</p> <p>The Inspector concluded that the development would be contrary to the relevant provisions of paragraphs 159 and 162 of the Framework and CS Policy LO1.</p>
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 Split decision- Allowed elements and dismissed L-shaped dormer element	13.11.2023	The Planning Inspector has given a split decision for this appeal. She has agreed with the Council that the outbuilding and porch element were acceptable, whereas it was concluded that the proposed L-shaped dormer extension would be visually obtrusive in the street scene and would cause harm to the character and appearance of the area. Consequently, the roof extension was dismissed.

Case Ref & Address	Date Started	Procedure	Appeal Ref & Nature	Decision	Decision Date	Inspector's Comments
23/00443/HOU 4 Burgoyne Road Sunbury-on-Thames TW16 7PW	23.08.2023	Fast Track Appeal	APP/Z3635/D/23/3326719 Construction of a part two, part single storey side extension with raised eaves to provide accomodation in the roof space including a front dormer window and front porch with associated parking and amenity space following demolition of existing garage and single storey lean to (As shown on plans: L.201; B.201; P.201; 202; 203; 204; 205; 206; 207; 208; 209 received 04.04.2023)	Appeal Allowed	07.11.2023	<p>The Inspector has identified two main issues in this case: the impact of the proposed development on the architectural integrity of the property and the appearance on the street scene, and the effect on the living conditions of the occupants of 87 Vicarage Road.</p> <p>The LPA considered the proposed extension to 4 Burgoyne Road to be unbalanced, out of proportion, and visually obtrusive. However, the inspector concluded that the extension would not harm the architectural integrity of the property or the street scene. The extension would also not be overbearing to the occupants of 87 Vicarage Road. The Inspector imposed conditions on the materials used in the construction and required the development to be done according to approved plans. The appeal was allowed</p>
23/00110/FUL	01.09.2023	Written Representation	APP/Z3635/W/23/3327773	Appeal Dismissed	23.11.2023	The Planning Inspector considered the proposal would have a greater impact on the openness of the Green

Case Ref & Address	Date Started	Procedure	Appeal Ref & Nature	Decision	Decision Date	Inspector's Comments
Glenhaven Yard Stanwell Moor Staines-upon-Thames			Redevelopment of Glenhaven Yard - removal of existing outbuildings to allow erection of a single storey structure to be used as a minibus depot for a holiday firm as per Certificate of Lawfulness (18/00941/CLD) with associated parking area, delivery/service collection point, realigning the kerbline, reduction of existing hardstanding and improvement to grassed area / paddock.			Belt than the existing lawful development. In the absence of sufficient information and evidence, the applicant failed to demonstrate that the proposal would not have an unacceptable impact on the living condition of the occupants of the neighbouring properties in regards to noise. Consequently, the appeal was dismissed.
22/00231/ENF Land South East Of The Ranges (addressed As 1A Priory Stables) Chertsey Road	23.10.2023	Written Representation	APP/Z3635/C/23/3331752 Appeal against serving of an Enforcement Notice. The carrying out on the land of building, engineering, mining or other operations in particular the laying of an area of hardstanding and a roadway on Green Belt land. Marked in blue on the attached plan and a	Appeal Withdrawn	07.11.2023	The Planning Inspectorate cancelled the appeal after the Enforcement notice was withdrawn due to some technical issues on the wording of the Notice. A follow on Enforcement notice was issued, but has not yet been appealed.

Case Ref & Address	Date Started	Procedure	Appeal Ref & Nature	Decision	Decision Date	Inspector's Comments
			change of use of the use of the land to the commercial storage of vehicles.			

Future Hearings/Inquiries

Case Ref & Address	Date Started	Procedure	Appeal Ref & Nature	Decision	Decision Date	Inspector's Comments
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.			Public Inquiry – 07.02.2024 (1 Day)
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			Public Inquiry - 28.11.2023 – 05.12.2023 (5 Days)

Case Ref & Address	Date Started	Procedure	Appeal Ref & Nature	Decision	Decision Date	Inspector's Comments
			area, plus associated works for landscaping, parking areas, pedestrian, cycle and vehicular routes.			
Roslin, Rookery Road, Staines	07.11.2023	Public Inquiry	APP/Z3635/X/23/3331411 Certificate of Lawfulness relating to failure to comply with condition 2 of 09/00277/COU in respect to pupil numbers As shown on site location plan and detailed in a planning statement, statutory declarations and occupancy numbers received 21.04.2023			Public Inquiry - 13.02.2024 (1 Day)
20/00257/ENF_A Stanwell Farm Bedfont Road Stanwell	07.11.2023	Public Inquiry	APP/Z3635/C/23/3331902 Appeal against serving of an Enforcement Notice. The material change of use of the land from open land to use comprising the storage of builders merchants materials in connection with a builders merchants business,			Public Inquiry - 12.03.2024 – 13.03.2024 (2 Days)

Case Ref & Address	Date Started	Procedure	Appeal Ref & Nature	Decision	Decision Date	Inspector's Comments
			including pallets and scaffolding,			
20/00257/ENF_B Stanwell Farm Bedfont Road Stanwell	07.11.2023	Public Inquiry	APP/Z3635/C/23/3331903 Appeal against serving of an Enforcement Notice. Without planning permission, the carrying out on the land of building, engineering, mining or other operations in particular the erection of a warehouse building and the use of that building on Green Belt land. Marked in blue on the attached plan.			Public Inquiry - 12.03.2024 – 13.03.2024 (2 Days)