



Planning Committee

10 December 2024

Planning Appeals Report – V1.0 ISSUED

Appeals Started between 02 October 2024 – 27 November 2024

Case Ref & Address	Date Started	Procedure	Appeal Ref & Nature
24/00203/FUL Land South East Of The Ranges (addressed As 1A Priory Stables) Chertsey Road	05.11.2024	Hearing	APP/Z3635/W/24/3348103 Change of use of the land for the stationing of 6 mobile static homes for Gypsy / Traveller occupation, with associated hard and soft landscaping, parking and roadway. As shown on plan no.'s 2023-1338v3-Mobile received 19.02.2024; amended site location plan 2023-1338v3-Location

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			received 02.04.2024; amended plan 2023-1338v3-Block received 02.04.2024.
24/00824/RVC 10 Stuart Way Staines-upon-Thames TW18 1EP	11.10.2024	Fast Track Appeal	APP/Z3635/D/24/3352570 Variation of conditions 2 and 3 relating to planning permission 18/00848/HOU to allow the existing outbuilding within the rear garden to be used as an ancillary annexe. As shown on drawings: Location Plan; Block Plan; Annexe Proposed Floor Plan and Proposed Elevations received 15.07.2024.
23/01570/FUL Brookside Acacia Road Staines-upon-Thames	11.10.2024	Written Representation	APP/Z3635/W/24/3352919 Erection of a detached replacement dwelling As shown on drawing no's B/AR/01; B/AR/02A; B/AR/03A; B/AR/04; B/AR/05A received 16.01.2024.
24/00504/FUL WR Sports Club The Clubhouse Woodthorpe Road	17.10.2024	Written Representation	APP/Z3635/W/24/3353174 Retention of hard standing for water tank and store shed and aggregate surface for parking and storage containers.

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			As shown on drawing 's: Site Location Plan; Site Layout Plan and Parking Arrangements received 19.04.2024 and Site Layout Plan with fencing and fencing layout received 20.05.2024.
24/00687/HOU 129 Staines Road Laleham Staines-upon-Thames	21.10.2024	Fast Track Appeal	APP/Z3635/D/24/3353543 Erection of an outbuilding at the rear of garden to be used as a granny annexe.
24/00863/PAP 12 West Close Ashford TW15 3LW	23.10.2024	Fast Track Appeal	APP/Z3635/D/24/3353599 Prior approval notification for a proposed additional storey on an end of terrace dwelling house measuring 9.65 metres in height.
24/00846/HOU 1 The Coppice Ashford TW15 2BP	24.10.2024	Fast Track Appeal	APP/Z3635/D/24/3353807 Erection of first floor side extension (as shown on location plan and 10.004 rec'd 18.07.2024 and 10.002 rec'd 24.07.2024).
24/00903/FUL 12 Stanwell Close Stanwell Staines-upon- Thames	31.10.2024	Written Representation	APP/Z3635/W/24/3353954 Change of use of a residential land to commercial use for storage of vehicles when not in used for film shooting (no more of 15 vehicles) (retrospective).

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24/00434/HOU 1 Orchard Way Ashford TW15 3AU	21.11.2024	Fast Track Appeal	APP/Z3635/D/24/3355290 Proposed new roof along with increased ridge height and the installation of a rear facing dormer. Erection of a first floor side extension and part two storey part single storey rear extension along with a single storey front extension (following demolition of existing single storey rear extension).

Appeal Decisions Made between 02 October 2024 – 27 November 2024

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22/01666/FUL Land At Ashford Road Ashford Road Shepperton	07.03.2024	Written Representation	APP/Z3635/W/23/3331965 Demolition of the existing buildings/ structures including Ash House and Oak House in Littleton Road and redevelopment of the site with the erection of two buildings subdivided into seven units for speculative B2 general industrial, B8 storage and distribution, and E(g)(iii) light industrial purposes with ancillary offices, together with associated car parking, servicing and landscape planting.	Appeal Dismissed	28.10.2024	The Planning Inspector noted that the buildings will be in close proximity to each other and when viewed together will be large in mass and bulk across the site. Consequently, it was considered that the proposed development would have a harmful effect on the character and appearance of the area. Furthermore, the Planning Inspector found the development being unacceptable on the effect on the living conditions of the occupiers of Spelthorne Lane with particular regard to the overbearing effect. Consequently, the appeal was dismissed.
23/01536/FUL Fir Tree Place Church Road Ashford	01.05.2024	Written Representation	APP/Z3635/W/24/3340544 Construction of an additional floor to create 7 no. self-contained flats.	Appeal Dismissed	09.10.2024	The Planning Inspector noted that the addition of a fifth storey would be notably taller than neighbouring buildings and others in the vicinity. Given the large size of the building and the length of the front elevation facing Church Road, the bulk and mass arising from an additional

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						storey, would appear incongruous in the street scene. The Planning Inspector considered that the appeal scheme would fail to make a positive contribution to the street scene. Consequently, the appeal was dismissed.
23/00121/OUT Land East Of Vicarage Road Sunbury-on- Thames TW16 7LB	28.05.2024	Public Inquiry	APP/Z3635/W/24/3342657 A Hybrid planning application for an Integrated Retirement Community to consist of: a) Full planning application incorporating 38 extra care and 28 close care units (Use Class C2) with an on-site village centre to include a medical facility. Means of access off Vicarage Road, associated infrastructure, landscape buffer and open space. b) Outline planning application for a care home (up to 60 beds) and up to	Appeal Allowed	22.11.2024	The Inspector considered that the proposal would constitute inappropriate development in the Green Belt. She also considered that the development would cause harm to the openness of the Green Belt, and conflict with the purposes of the Green Belt set out in the NPPF. In terms of character and appearance, the Inspector stated that whilst the site is an open field, it has an overriding suburban character and appearance rather than a rural character. Consequently, she concluded that the proposal would cause no harm to the character and appearance of the area. With regard to housing need, the Inspector noted that there is a significant level of need for 'housing

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			98 extra care units (Use Class C2), landscaping and open space, parking, infrastructure, and internal access roads (all matters reserved).			<p>with care' in the Borough. There is also a need for care home bedspaces. She stated that there are currently no other such developments in the pipeline, nor any proposed allocations in the emerging local plan for this type of development. She gave very substantial weight in favour of the development on the issue of housing need.</p> <p>Overall, the Inspector considered that the harm to the Green Belt was clearly outweighed by the need for 'housing with care' and care home spaces, and that 'very special circumstances' exist to allow the development.</p>
<p>24/00093/FUL</p> <p>Land Adjacent To 1 Hillview Cottages Moor Lane</p>	22.05.2024	Written Representation	<p>APP/Z3635/W/24/3341573</p> <p>Erection of a new detached dwelling house with associated parking provision and amenity space</p>	Appeal Dismissed	15.11.2024	The Inspector concluded that the proposal constituted inappropriate development in the Green Belt. There is no building currently at the site, and the Inspector determined that the proposal must have a greater impact on the openness of the Green Belt than the existing development. Ultimately, the Inspector concluded that the

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Staines-upon-Thames						proposal would be particularly prominent and as a result disrupt the existing openness of the site, constituting inappropriate harm in the Green Belt. The Inspector also considered the proposal to harm the character of the surrounding area by way of appearing visually jarring and out of place, and also harm to the amenities of future occupiers due to insufficient internal and external floor space.
23/01339/FUL Wardle Dental Surgery 68 Church Road Ashford	05.06.2024	Written Representation	APP/Z3635/W/24/3342789 First floor rear extension to create two new studio flats (including amendments to the parking layout granted in planning permisison 22/00581/FUL).	Appeal Dismissed	26.11.2024	The Planning Inspector raised concerns that the appeal proposal would create an extensive length of the elevation and together its scale would be a prominent form. Due to lack of space and forward position to the highway, the Planning Inspector considered the design and layout of the development would fail to achieve a high-quality development and would be harmful to the character and appearance of the area. Consequently, the appeal was dismissed.

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24/00110/FUL 68 Church Road Ashford TW15 2TW	05.06.2024	Written Representation	APP/Z3635/W/24/3342794 First floor rear extension to create one new studio flat (including alterations to the parking layout approved in planning permission 22/00581/FUL)	Appeal Allowed	26.11.2024	Whilst the Planning Inspector noted that the proposed first floor rear extension would still result in a lengthy façade, a separation and distinction would be retained to the rest. The Planning Inspector gave weight to the contribution of small and medium sites towards housing supply and making efficient use of land and also considered that overall, it was concluded that the proposal would be appropriate for the locality and would not have any adverse impact on the street scene or the character of the area. Consequently, the appeal was allowed.
23/00070/FUL Hazelwood Hazelwood Drive Sunbury-on-Thames	16.07.2024	Hearing	APP/Z3635/W/24/3343497 Planning application for residential development comprising 67 units with the provision of landscaping, access, parking and associated works.	Appeal Allowed	21.11.2024	The Planning Inspector noted that in spatial and visual terms the appeal scheme would permanently and harmfully erode the openness of the Green Belt contrary to the Framework and Policy. However, she also concluded that the nature of the land uses surrounding the appeal site are such that the site performs weakly against Green Belt purposes and there would be

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						<p>minimal harm to the purposes of Green Belt. She also noted that there is a significant housing land supply shortfall in the Borough that has resulted in an under delivery of housing and that the provision of 50% affordable housing would attract very substantial weight in favour of the scheme.</p> <p>She gave moderate weight to the economic benefits of the scheme and a small benefit in terms of the availability of recreation facilities for local community use.</p> <p>Overall, she concluded that the substantial weight to be given to the Green Belt harm, would be clearly outweighed by the other considerations in this case, so as to amount to the very special circumstances necessary to justify development in the Green Belt.</p> <p>Consequently, the appeal was allowed.</p>
24/00426/RVC	13.09.2024	Fast Track Appeal	APP/Z3635/D/24/3350321	Appeal Dismissed	14.11.2024	The Planning Inspector noted that the spacing between the buildings contributes to the character of the

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<p>10 Courtfield Road Ashford TW15 1JR</p>			<p>Amendment to planning permission no. 23/01475/HOU for the erection of a part two storey part single storey side extension and single storey rear extension with proposed extensions of existing front and rear facing dormers, to allow alterations to the two storey side extension.</p>			<p>area. He considered that appeal proposal would close the gap to the side of the property and would not positively contribute to the street scene. Consequently, the appeal was dismissed.</p>

Current/Future Hearings/Inquiries

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23/01264/RVC The Paddocks, 235A Hithermoor Road, Stanwell Moor	17.09.2024	Hearing	APP/Z3635/W/24/3350632 Removal of conditions 2 (temporary consent) and 3 (personal permission) of planning application ref 19/01372/FUL for the material change of use of hay-barn and feed room, including dayroom and toilet facilities, to a single dwelling house and retention of 3 loose box, stable feed store and tack room as shown on site location plan received on 15 November 2023.			
24/00203/FUL Land South East Of The Ranges (addressed As	05.11.2024	Hearing	APP/Z3635/W/24/3348103 Change of use of the land for the stationing of 6 mobile static homes for Gypsy / Traveller occupation, with associated hard and soft			

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1A Priory Stables) Chertsey Road			landscaping, parking and roadway. As shown on plan no.'s 2023-1338v3-Mobile received 19.02.2024; amended site location plan 2023-1338v3-Location received 02.04.2024; amended plan 2023-1338v3-Block received 02.04.2024.			