



Planning Committee  
5 February 2025

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

**Appeals Started between 20 December 2024 and 21 January 2025**

Case Ref & Address	Date Started	Procedure	Appeal Ref & Nature
21/00557/DC2  <b>15 Roxford Close Shepperton TW17 8RS</b>	06.01.2025	Written Representation	APP/Z3635/W/24/3348133  Details pursuant to condition 3, (soft & hard landscaping) condition 4, (means of enclosure) condition 5, (renewable energy) condition 6, (vehicular access) and condition 8 (electric charging) reserved from planning permission 21/00557/FUL. (ONLY CONDITION 8 HAS BEEN SATISFIED AND CAN BE DISCHARGED AT THIS STAGE)
24/01019/FUL	13.01.2025	Written Representation	APP/Z3635/W/24/3354984

Case Ref & Address	Date Started	Procedure	Appeal Ref & Nature
<b>22 Sidney Road Staines-upon-Thames TW18 4LX</b>			Proposed change of use from a single family dwelling (Use Class C3) to an 8 person House of Multiple Occupation (HMO) (Sui Generis). As shown on drawings numbered M/662/01-22A; /02-22A; /03-22A; /04-22A; /05-22A; /06-22A; /07-22A; /08-22A received on 27 September 2024.
24/00813/HOU <b>49 Kenilworth Gardens Staines-upon-Thames TW18 1DW</b>	07.01.2025	Fast Track Appeal	APP/Z3635/D/24/3356784 Erection of single storey side and front extensions and two storey side extension. (as shown on location plan, 02, 03, 04, 05, 09, 11, 12 rec'd 10.07.2024 amd 07a, 08A and 10 rec'd 24.07.2024
24/01165/HOU <b>34 Hawkewood Road Sunbury-on-Thames TW16 6HJ</b>	09.01.2025	Fast Track Appeal	APP/Z3635/D/24/3357417 Erection of a two storey rear extension, a single storey front extension and 3 no. front dormers following the demolition of the existing rear extension and dormers
24/00784/FUL <b>Voyager House 44 London Road Staines-upon-Thames</b>	13.01.2025	Written Representation	APP/Z3635/W/24/3357654 Construction of a single storey extension at roof level consisting of 2 no. self-contained residential units (Use Class C3), cycle parking and associated works

**Appeal Decisions Made between 20 December 2024 and 21 January 2025**

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24/00687/HOU  <b>129 Staines Road Laleham Staines-upon-Thames</b>	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.	Appeal Allowed	16.01.2025	The Planning Inspector was satisfied with the proposed size and internal layout with the proposed annexe, as without a kitchen there would still be a dependency on the main house. The Planning Inspector disagreed with the Council's concerns on the proposed backland location and was of the view there has not been any policy or guidance that supports the LPA's view that an annexe should form an extension to the existing house. Furthermore, the Planning Inspector disagreed with the LPA that a landscape plan should be provided for the indication of which trees were to be retained. In addition a condition for ancillary use has not been included. Consequently, the appeal was allowed.

**Current/Future Hearings/Inquiries**

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24/00203/FUL  <b>Land South East Of The Ranges (addressed As 1A Priory Stables) Chertsey Road</b>	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 received 02.04.2024; amended plan 2023-1338v3-Block received 02.04.2024.			Hearing date set for 12 February 2025.
23/01264/RVC	17.09.2024	Hearing	APP/Z3635/W/24/3350632  Removal of conditions 2 (temporary consent) and 3 (personal permission) of			December 2024 hearing date was cancelled. No new date has been agreed yet.

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<b>The Paddocks, 235A Hithermoor Road, Stanwell Moor</b>			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.			
<b>Stanwell Farm Bedfont Road Stanwell</b>	23.09.2024	Hearing	APP/Z3635/C/24/3352057  Appeal against the serving of an Enforcement Notice. Without planning permission, the material change of use of the land to use as a Builders Merchant (sui generis) Without planning permission, the erection of a warehouse building (the approx location of which is shown with an X and hatched in black on the attached plan). Without			

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			planning permission, the erection of two structures (the approx location of which are shown with a Y and Z and hatched in red and blue respectively on the attached plan).			
23/00121/OUT  <b>Land East Of Vicarage Road Sunbury-on-Thames TW16 7LB</b>	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	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

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			<p>up to 98 extra care units (Use Class C2), landscaping and open space, parking, infrastructure, and internal access roads (all matters reserved).</p>			<p>character and appearance of the area.</p> <p>With regard to housing need, the Inspector noted that there is a significant level of need for 'housing 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</p>

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						special circumstances' exist to allow the development.