



Planning Committee  
28 May 2025

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

**Appeals Started between 20 March 2025 – 08 May 2025**

Case Ref & Address	Date Started	Procedure	Appeal Ref & Nature
24/01400/FUL  <b>Land Outside 46 - 48 High Street Staines-upon-Thames TW18 4DY</b>	23.04.2025	Written Representation	APP/Z3635/W/25/3360849  Installation of 1 no. new communications kiosk with integrated defibrillator and advertising display.
24/01401/ADV	23.04.2025	Written Representation	APP/Z3635/H/25/3360851

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<b>Land Outside 46 - 48 High Street Staines-upon-Thames TW18 4DY</b>			Advertisement consent for the display of 1 no. internally illuminated digital free-standing advertisement within proposed new communications Kiosk.
24/01402/FUL  <b>Land Outside 73 - 75 High Street Staines-upon-Thames TW18 4PP</b>	23.04.2025	Written Representation	APP/Z3635/W/25/3360852  Installation of digital communications kiosk comprising telephone, defibrillator and digital advertisement  As shown on drawings: Site Location Plan; Site Block Plan and NWP-KIOSK/001 received 27.11.2025
24/01403/ADV  <b>Land Outside 73 - 75 High Street Staines-upon-Thames TW18 4PP</b>	23.04.2025	Written Representation	APP/Z3635/H/25/3360853  Advertisement consent for digital signage on communication kiosk comprising telephone and defibrillator.  As shown on drawings: Site Location Plan; Site Block Plan and NWP-KIOSK/001 received 27.11.2025
24/01404/FUL  <b>Land Outside Elmsleigh Shopping Centre, South Street Staines-Upon-Thames</b>	24.04.2025	Written Representation	APP/Z3635/W/25/3360854  Installation of digital communications kiosk comprising telephone, defibrillator and digital advertisement

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24/01405/ADV  <b>Land Outside Elmsleigh Shopping Centre, South Street Staines-Upon-Thames</b>	24.04.2025	Written Representation	APP/Z3635/H/25/3360855  Advertisement consent for digital signage on communication kiosk comprising telephone and defibrillator
24/01395/FUL  <b>Footpath Outside 51 Staines Road West Sunbury-on-Thames TW16 7AH</b>	04.04.2025	Written Representation	APP/Z3635/W/25/3361981  Installation of 1No. BT Street Hub Unit and associated advertisement panels on either side of the unit.  As shown on drawings (Ref. SBT-01): Existing Site Plan; Proposed Site Plan; BT Street Hub dimensions; Existing Site Elevations and Proposed Site Elevations received 26.11.2024.
24/01396/ADV  <b>Footpath Outside 51 Staines Road West Sunbury-on-Thames TW16 7AH</b>	04.04.2025	Written Representation	APP/Z3635/H/25/3361982  Advertisement consent for the Installation of 1No. BT Street Hub Unit and associated advertisement panels on either side of the unit.

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			As shown on drawings (REf. SBT-01): Existing Site Plan; Proposed Site Plan; BT Street Hub dimensions; Existing Site Elevations and Proposed Site Elevations received 26.11.2024.
24/01474/FUL  <b>29 Scotts Avenue Sunbury-on-Thames TW16 7HY</b>	25.03.2025	Written Representation	APP/Z3635/W/25/3362241  Subdivision of plot to allow the construction of a detached bungalow at the rear with associated car parking, boundary treatment, cycle store and amenity space (following demolition of existing garage).
24/01233/T56  <b>Douglas Road Stanwell Staines</b>	25.04.2025	Written Representation	APP/Z3635/W/25/3363298  The proposed scheme will comprise of a 20-metre high streetworks pole supporting 9no. radio antennas, 2no. transmission dishes and ancillary equipment. The pole will come complete with a ground-based wraparound cabinet along with 5no. additional cabinets which will be set at the base of the pole and within the grass verge on Douglas Road. The proposed telecom mast replaces a nearby site, to provide the local area with 2G/4G and 5G network services.  As shown on drawing no's: 002 rev A Site Location Plan; 100 rev A Existing site Plan; 150 rev A Existing Elevations; 215 rev a Max Configuration Site Plan; 265 rev A Max Configuration Elevations received 17.10.2024.

**Appeal Decisions Made between 20 March 2025 – 08 May 2025**

Case Ref & Address	Date Started	Procedure	Appeal Ref & Nature	Decision	Decision Date	Comments
23/00243/HOU  <b>23 Alexandra Road Ashford TW15 1TW</b>	23.10.2023	Written Representation	APP/Z3635/W/23/3325937 Raising of the ridge height of the original roof; installation of a rear dormer and front roof lights; alterations to fenestration of single storey rear extension (retrospective application) (As shown on plans: TSL/ALX/23/R01; R02; R03; R04; R05; R06; R07 and Location Plan received 27.02.2023)	Part Allowed/Part Dismissed	22.04.2025	Inspector granted permission for the increased ridge height, so the appeal succeeds in relation to that. The rear dormer however the inspector felt was overbearing and harmful to neighbouring properties, therefore must be removed within 6 months of the decision.
23/00056/ENF  <b>23 Alexandra Road Ashford TW15 1TW</b>	23.10.2023	Written Representation	APP/Z3635/C/23/3326417 Appeal against serving of an Enforcement Notice. The unlawful operational development of the land without planning permission the roof ridge has been raised by 0.12m, at variance with approved plans (TSL/THL/23/01	Appeal Dismissed	22.04.2025	Inspector granted permission for the increased ridge height, so the appeal succeeds in relation to that. The rear dormer however the inspector felt was overbearing and harmful to neighbouring properties, therefore must be removed within 6 months of the decision.

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			Rev A) of granted permission under 20/00545/HOU.			
24/00577/FUL  <b>Barclays 39 Church Road Ashford</b>	02.09.2024	Hearing	APP/Z3635/W/24/3348201  Change of Use of Basement and Ground Floor from a vacant Bank to an Adult Gaming Centre (AGC)  As shown on drawing no's: Site location Plan; 39ChrAGC/FUL/24/01; 39ChrAGC/FUL/24/02; 39ChrAGC/FUL/24/03 received 08.05.2024	Appeal Allowed	16.04.2025	The Inspector considered that a suitable mix of uses and facilities is essential to serve the interests of all members of society to make choices in which leisure activities they may wish to engage in. The proposed development would further this range of facilities in Ashford, positively contributing toward its diversity and it was considered that the proposed use would not harm the vitality and viability of Ashford Town Centre. The proposed development would therefore accord with the relevant provisions of Policy TC3 of the Core Strategy. However, the Inspector did find that, in part, the proposal would be contrary to the relevant provisions of Policy EN11 of the Core Strategy and concluded that the applicant had not fully demonstrated how the proposal would not cause adverse noise impacts to the living conditions of neighbouring occupants during the

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						most sensitive time periods late into the night and the early hours of the morning. As such, a condition was imposed restricting the hours of operation to between 9am and 11pm rather than the 24 hours that the applicant had originally applied.
24/00349/FUL  <b>235 Hithermoor Road Stanwell Moor Staines-upon- Thames</b>	24.09.2024	Written Representation	APP/Z3635/W/24/3350475  Demolition of existing garage and outbuildings to create one self contained two bedroom bungalow.  As shown on drawing no's: PL1/SM/3152-00; PL1/SM/3152-0; PL1/SM/3146-03 (Proposed Site Plan); PL1/SM/3146-03 (Proposed Ground Floor Plan); PL1/SM/3146-05 (Proposed Elevations); PL1/SM/3146-05 (Proposed Roof Plan); PL1/SM/3146-06 received 18.03.2024.	Appeal Dismissed	28.03.2025	Whilst concluding that the appeal site could be considered as 'grey belt' and that the proposal was not inappropriate development in the green belt, the Inspector considered that, due to the proximity to Heathrow Airport, future occupiers of the development would be adversely affected by unacceptable levels of noise pollution which are harmful to health and quality of life. This harm outweighed any benefits from the proposal and the application would be in conflict with Policy EN11 of the Core Strategy and Policies Development Plan Document and would result in poor living conditions for the future occupiers of the development.

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23/01570/FUL  <b>Brookside Acacia Road Staines-upon- Thames</b>	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.	Appeal Dismissed	28.03.2025	The Inspector considered that the overall height, roofscape bulk and increased width, in comparison with the existing dwelling, would create a form that dominates its immediate neighbours and the full height glazed entrance gable would further emphasise this difference in scale and bulk and would be a discordant feature within the street scene. Therefore, the proposal would not make a positive contribution to the character of the area and would be contrary to Policy EN1 of the Core Strategy and Policies Development Plan Document.
24/00846/HOU  <b>1 The Coppice Ashford TW15 2BP</b>	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).	Appeal Allowed	08.04.2025	The Inspector considered that the first floor extension would result in some additional shading of the garden of No. 8b School Road mid-morning, but only for a relatively short period and not for a substantial proportion of the day. As a result, the Inspector did not consider the proposal would cause significant harm to the living



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						conditions of the occupants of No.8b.
24/01019/FUL  <b>22 Sidney Road Staines-upon-Thames TW18 4LX</b>	13.01.2025	Written Representation	APP/Z3635/W/24/3354984  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.	Appeal Allowed	04.04.2025	<p>The Inspector notes that, ‘... <i>the appeal relates to this substantially sized, detached house which has accommodation over 3 floors.</i>’. The existing house has 6 bedrooms, 3 bathrooms and living/reception rooms and kitchen on the ground floor.</p> <p>The Inspector notes that given the good degree of separation from the neighbouring houses, set within this wide plot and it’s a substantial family home, clearly capable of accommodating a large family, along with the acceptance that it could be converted to a 6 person HMO, ‘...<i>I consider that 8 people residing at the property would be very unlikely to generate noise and activity which is perceptibly greater than these uses, and certainly not at such levels that would unacceptably</i></p>

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						<p><i>disturb neighbours,' and no conflict with Policy EN11</i></p> <p>In relation to car parking, he notes the site is located a short distance from Staines town centre. Residents could access transport and other facilities without the need to rely on a private car and future residents may be less likely to own a car.</p> <p>He notes the space on site for 3 cars and does not consider that the proposal would give rise to conditions on the surrounding streets which would justify the refusal of planning permission. Therefore, there is no conflict with Policy CC3.</p> <p>Appeal allowed.</p>

**Current/Future Hearings/Inquiries**

Case Ref & Address	Date Started	Procedure	Appeal Ref & Nature	Decision	Decision Date	Comments
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 held on 12 <sup>th</sup> February 2025, but the appeal was then adjourned. The Hearing has been re-arranged for the 3 <sup>rd</sup> July 2025.
20/00257/ENF_C	23.09.2024	Hearing	APP/Z3635/C/24/3352057  Appeal against the serving of an Enforcement Notice.			Hearing held 7 May 2025, Awaiting outcome.

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<b>Stanwell Farm Bedfont Road Stanwell</b>			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 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).			
23/01264/RVC  <b>The Paddocks, 235A Hithermoor Road, Stanwell Moor</b>	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			Hearing has been postponed until 18 June 2025.

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			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.			
24/00577/FUL  <b>Barclays 39 Church Road Ashford</b>	02.09.2024	Hearing	APP/Z3635/W/24/3348201 Change of Use of Basement and Ground Floor from a vacant Bank to an Adult Gaming Centre (AGC)  As shown on drawing no's: Site location Plan; 39ChrAGC/FUL/24/01; 39ChrAGC/FUL/24/02; 39ChrAGC/FUL/24/03 received 08.05.2024	Appeal Allowed	16.04.2025	Hearing held on the 26 March 2025. The Inspector issued his decision to allow the appeal on the 16 April 2025 with a condition restricting the hours of operation to between 9am and 11pm rather than on a 24 hour basis that had been originally proposed by the applicant.
22/00231/ENF_A  <b>Land South East Of The Ranges (addressed As</b>	12.02.2024	Hearing	APP/Z3635/C/23/3335127 Appeal against serving of an Enforcement Notice. The carrying out on the land of building, engineering, mining or other operations in			This appeal has been linked with the planning appeal for the same site (24/00203/FUL – see above) and is to be heard at a hearing on the 03 July 2025.

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<b>1A Priory Stables) Chertsey Road</b>			particular the laying of an area of hardstanding and a roadway on Green Belt land. Marked in blue on the attached plan and a change of use of the use of the land to the commercial storage of vehicles.			