



Planning Committee
25 June 2025

Planning Appeals Report – V1.0 ISSUED

Appeals Started between 09 May 2025 – 11 June 2025

Case Ref & Address	Date Started	Procedure	Appeal Ref & Nature
23/00043/ENF Little Stoatswold 43 Lower Hampton Road Sunbury-on-Thames	19.05.2025	Written Representation	APP/Z3635/C/25/3364641 Appeal against the serving of an Enforcement Notice. Without planning permission, the erection of a single storey wrap around extension and cantilevered deck extension
24/00895/CLD	29.05.2025	Written Representation	APP/Z3635/X/25/3365133 Certificate of Lawfulness for the existing use of the land for vehicle parking and storage of containers.

Case Ref & Address	Date Started	Procedure	Appeal Ref & Nature
Land Adjacent To Burnside Horton Road Stanwell Moor			
23/00237/ENF Arcadia Riverway Laleham	12.05.2025	Written Representation	APP/Z3635/C/25/3363759 Appeal against the serving of an Enforcement Notice for the carrying out on the land of building, engineering, mining or other operations, in particular without planning permission the erection of two wooden structures.
25/00199/RVC 35 The Avenue Sunbury-on-Thames TW16 5HY	06.06.2025	Written Representation	APP/Z3635/W/25/3366458 Variation of Condition 2 (approved plans) imposed upon planning permission 24/00369/FUL for the proposed replacement dwelling following demolition of existing dwelling and existing garage, to allow roof alterations to the roof design that also includes the installation of 2 no. additional rear facing dormers.
25/00146/HOU 3 Salcombe Road Ashford TW15 3BP	03.06.2025	Fast Track Appeal	APP/Z3635/D/25/3366506 Erection of a first floor side extension with the installation of rear and front facing dormers.

Appeal Decisions Made between 09 May 2025 – 11 June 2025

Case Ref & Address	Date Started	Procedure	Appeal Ref & Nature	Decision	Decision Date	Comments
24/00441/FUL 4 Sandhills Meadow Shepperton TW17 9HY	02.12.2024	Written Representation	APP/Z3635/W/24/3353029 Demolition of the existing bungalow and erection of a replacement bungalow with accommodation in the roof	Appeal Allowed	21.05.2025	The Inspector considered that compared to the previously dismissed appeal schemes, the current proposal reflects considerable reductions in volume and floorspace. The proposed dwelling would not be materially larger than that which it would replace and therefore would not constitute inappropriate development in the Green Belt.
24/00784/FUL Voyager House 44 London Road Staines-upon-Thames	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 Allowed	03.06.2025	<p>The Inspector identified that the main issues were the impact of the proposals upon character and appearance and the living conditions of adjacent occupiers.</p> <p>The Inspector noted the design of surrounding buildings. They also acknowledged that the extension would incorporate a flat roof with sloping sides. Whilst the materials would contrast with the existing flat roof, the Inspector considered that</p>

Case Ref & Address	Date Started	Procedure	Appeal Ref & Nature	Decision	Decision Date	Comments
						<p>they would provide visual interest, with the host building having a less rectangular form that at present. The Inspector concluded that the proposal would comply with policy EN1 in design terms, as well as the Council's SPD on design and the NPPF.</p> <p>In regards to amenity, the Inspector considered that whilst the building would be taller than the existing the extensions, the sloping side face was considered to limit its bulk. It was noted that the scheme fell short of the separation distances set out in the Council's SPD on design. However, the Inspector noted that the SPD is guidance only. Given the proposals Mansard form, the Inspector did not consider that there would be an overbearing impact. The Inspector also considered that there would be an acceptable impact upon privacy, with screens at each flank, and the depth of gardens at the rear of the site and trees and landscaping</p>

Case Ref & Address	Date Started	Procedure	Appeal Ref & Nature	Decision	Decision Date	Comments
						<p>contributing toward acceptable privacy impacts. The Inspector also considered that the proposals would have an acceptable impact upon light.</p> <p>The Inspector also considered that the absence off-street parking was acceptable in this location.</p> <p>The Inspector also noted that the Council cannot demonstrate a 5-year housing land supply. In conclusion the Inspector considered that the appeal should be allowed.</p>

Current/Future Hearings/Inquiries

Case Ref & Address	Date Started	Procedure	Appeal Ref & Nature	Decision	Decision Date	Comments
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 received 02.04.2024; amended plan 2023-1338v3-Block received 02.04.2024.			Hearing held on 12 th February 2025, but the appeal was then adjourned. The Hearing has been re-arranged for the 3 rd 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.

Case Ref & Address	Date Started	Procedure	Appeal Ref & Nature	Decision	Decision Date	Comments
Stanwell Farm Bedfont Road Stanwell			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 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			Hearing has been postponed until 21 October 2025.

Case Ref & Address	Date Started	Procedure	Appeal Ref & Nature	Decision	Decision Date	Comments
			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 Barclays 39 Church Road Ashford	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 Land South East Of The Ranges (addressed As	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.

Case Ref & Address	Date Started	Procedure	Appeal Ref & Nature	Decision	Decision Date	Comments
1A Priory Stables) Chertsey Road			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.			