



Planning Committee
23 July 2025

Planning Appeals Report – V1.0 ISSUED

Appeals Started between 12 June 2025 – 10 July 2025

Case Ref & Address	Date Started	Procedure	Appeal Ref & Nature
25/00395/HOU 59 Kingsmead Avenue Sunbury-on-Thames TW16 5HL	03.07.2025	Fast Track Appeal	APP/Z3635/D/25/3367822 Erection of a single storey front extension, a front dormer and conversion of the existing garage into a habitable room
25/00569/CPD	03.07.2025	Written Representation	APP/Z3635/X/25/3367965 Certificate of lawfulness for proposed single storey rear extension and reinstatement of part of the original side wall

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Little Stoatswold 43 Lower Hampton Road Sunbury-on-Thames			
24/00150/ENF 10 Stuart Way Staines-upon-Thames TW18 1EP	02.07.2025	Written Representation	APP/Z3635/C/25/3368076 Appeal against the serving of an Enforcement Notice for Unauth COU to SC Accommodation of Outbuilding

Appeal Decisions Made between 12 June 2025 – 10 July 2025

Case Ref & Address	Date Started	Procedure	Appeal Ref & Nature	Decision	Decision Date	Comments
20/00257/ENF _C Stanwell Farm Bedfont Road Stanwell	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 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).	Appeal Dismissed	07.07.2025	TBC
24/01165/HOU	09.01.2025	Fast Track Appeal	APP/Z3635/D/24/3357417	Appeal Dismissed	25.06.2025	The Inspector considered that the proposed two storey rear extension would add considerable scale and

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34 Hawkewood Road Sunbury-on- Thames TW16 6HJ			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			<p>bulk to the appeal property. Nonetheless, it would not look out of character in the context of other properties along Hawkewood Road, several of which have similar two storey rear extensions. Therefore, the Inspector found that the proposal would not harm the character and appearance.</p> <p>However, in regards to the amenity, the Inspector considered that the two-storey rear extension would obscure and restrict the outlook from the neighbouring window. Due to the bulk and proximity of the extension, this would appear overbearing and would harmfully reduce the outlook from the neighbours window. The Inspector considered that the proposal would harm the living conditions of the occupiers of No. 36 with regard to outlook, but not sunlight. The appeal was therefore dismissed.</p>
24/01186/PIP	23.01.2025	Written Representation	APP/Z3635/W/25/3358550 Permission in principle for a maximum of 2 dwellings.	Appeal Dismissed	27.06.2025	

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12 Stanwell Close Stanwell Staines-upon-Thames						
24/01318/HOU 22 Cecil Road Ashford TW15 1RJ	14.03.2025	Fast Track Appeal	APP/Z3635/D/25/3361252 Proposed roof alterations that would include rear extension to the roof together with the extension of the northern and southern flank dormers.	Appeal Dismissed	13.06.2025	<p>The Inspector considered that the significant extension in depth to the main roof, together with the considerable bulk of the extended flat-roofed dormers, would have a dominant appearance which would overwhelm the original design and scale of the host dwelling. This would unacceptably differentiate the host dwelling from the neighbouring chalet-style dwellings in the row and the generally more modest roof forms and depths of other dwellings on the street.</p> <p>The disparities in the depth and massing with other roof forms on Cecil Road would be prominent to passers-by, particularly in views across the frontage of the neighbouring two-storey terrace. Therefore, the Inspector found that the proposal would harm the</p>

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						character and appearance of the area. The appeal was consequently dismissed.

Current/Future Hearings/Inquiries

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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 was re-arranged for the 3 rd July 2025. The hearing was adjourned for a further day in November. The date is yet to be determined.
20/00257/ENF_C	23.09.2024	Hearing	APP/Z3635/C/24/3352057 Appeal against the serving of an Enforcement Notice.	Appeal Dismissed	07/07/2025	Hearing held 7 May 2025

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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).			Appeal Dismissed on all grounds – Enforcement Notice varied. It is directed that the enforcement notice is varied by: The deletion of the word “insultation” and the substitution of the word “insulation” in 5. WHAT YOU ARE REQUIRED TO DO, step (2); and The substitution of 12 months for the 6 months set out in 6. TIME FOR COMPLIANCE. Subject to the variations, the enforcement notice is upheld.
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.

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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 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.

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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.			The hearing was adjourned for a further day in November. The date is yet to be determined.