



Planning Committee

20 August 2025

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

**Appeals Started between 11 July 2025 – 07 August 2025**

Case Ref & Address	Date Started	Procedure	Appeal Ref & Nature
25/00380/HOU <b>235 Hithermoor Road, Stanwell Moor, TW19 6AZ</b>	22.07.2025	Fast Track Appeal	APP/Z3635/D/25/3369200 Proposed first floor extension to create a two storey house from existing bungalow
25/00423/PAP <b>Maynard Court Rosefield Road, Staines TW18 4QD</b>	11.07.2025	Written Representations	APP/Z3635/W/25/3368564 Prior Approval notification for the erection of two floors of residential flats on top of the existing detached block of flats. The proposed third and fourth floor extension would consist of 4 apartments per floor with associated parking and refuse facilities.

Case Ref & Address	Date Started	Procedure	Appeal Ref & Nature
24/01299/FUL <b>Land At Catherine Drive,  Sunbury-on-Thames  TW16 7TF</b>	17.07.2025	Written Representations	APP/Z3635/W/25/3369002 Erection of 6 no. two-storey affordable dwellings grouped into two buildings, with the creation of an enhanced public amenity space and retention of Urban Open Land and associated parking provision

**Appeal Decisions Made between 11 July 2025 – 07 August 2025**

Case Ref & Address	Date Started	Procedure	Appeal Ref & Nature	Decision	Decision Date	Comments
20/00257/ENF_C  <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 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

Case Ref & Address	Date Started	Procedure	Appeal Ref & Nature	Decision	Decision Date	Comments
24/01186/PIP  <b>12 Stanwell Close Stanwell Staines-upon-Thames</b>	23.01.2025	Written Representation	APP/Z3635/W/25/3358550 Permission in principle for a maximum of 2 dwellings.	Appeal Dismissed	27.06.2025	<p>The proposal was for permission in principle. The scope for consideration was limited to location, land use and the amount of development permitted. Whilst the Planning Inspector found that the location for residential development was suitable, he however a two-storey house or pair of houses would not be subordinate to the main house in terms of massing, resulting in a disproportionately bulky and discordant feature when seen from outside the site. Such outcomes would be contrary to the advice contained in the Council's Design of Residential Extensions and New Residential Development Supplementary Planning Document April 2011. Consequently, the appeal was dismissed.</p> <p>In addition, the Planning Inspector refused an award of costs raised by the appellant. He was in a view that unreasonable behavior resulting in unnecessary or wasted expense, has been demonstrated.</p>

Case Ref & Address	Date Started	Procedure	Appeal Ref & Nature	Decision	Decision Date	Comments
24/01395/FUL and 24/10396/ADV  <b>Footpath outside 51 Staines Road West Sunbury-on- Thames TW16 7AH</b>	04.04.2025	Written Representations	APP/Z3635/W/25/3361981 and APP/Z3635/W/25/3361982  Installation of 1no. BT street hub unit and associated advertisement panels on either side of the unit	Appeals Dismissed	22.07.2025	<p>The Inspector considered that, by virtue of its size and freestanding position, the proposed structure and associated advertisement panels would create harmful visual clutter, appear discordant in the street scene and that the proposed advertisement would harm visual amenity and concluded that the proposed street hub would harm the character and appearance of the area. This would conflict with Policy EN1 of the Spelthorne Core Strategy and Policies Development Plan Document 2009 (DPD). Whilst noting that the street hub would provide several benefits to the local community and it would be powered by renewable energy, these benefits would not outweigh the harm caused to character, appearance and visual amenity.</p>

Case Ref & Address	Date Started	Procedure	Appeal Ref & Nature	Decision	Decision Date	Comments
24/01233/T56 <b>Area of Grass Verge</b> <b>Douglas Road</b> <b>Stanwell</b> <b>Surrey</b> <b>TW19 7NB</b>	25.04.2025	Written representations	APP/Z3635/W/25/3363298 Installation 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.	Appeal Allowed	01.08.2025	The Inspector considered that the grassed area on which the mast is to be sited is a prominent location that contributes to the open and verdant character of the surrounding area and there would be harm caused to the character and appearance of the surrounding area. However, the Inspector noted that there is an identified need for coverage in the local area to replace an existing mast and several alternative sites have been considered and subsequently discounted. The Inspector concluded that the harm caused to the character and appearance of the area would be outweighed by the need for the installation to be sited as proposed.

Case Ref & Address	Date Started	Procedure	Appeal Ref & Nature	Decision	Decision Date	Comments
24/01506/ADV <b>Highways Land Just Before Entrance To Communications House, South Street Staines TW18 4QE</b>	19.03.2025	Written Representations	APP/Z3635/Z/25/3362163 Display of double-sided free standing illuminated totem advertisement.	Appeal Dismissed	04.08.2025	The Inspector considered that due to its imposing, monolithic form and isolated positioning on the footway, the totem advertisement would be an unsympathetic and visually intrusive feature which would poorly relate to the spacious character of the immediate surroundings and would appear especially incongruous. Therefore, the proposal would cause harm to the visual amenity of the area and would conflict with the National Planning Policy Framework.
24/01474/FUL <b>29 Scotts Avenue, Sunbury-on-Thames, TW16 7HY</b>	25.03.2025	Written representations	APP/Z3635/W/25/3362241	Appeal Dismissed	23.07.2025	The Planning Inspector noted that Scotts Avenue was an area to be characterised by dwellings that front onto the highways and have long rear gardens. Therefore, she took a view that a dwelling at backland location would be out of character with a cramped layout. Concerns were also raised on the harmful impact to the living conditions of existing and future occupiers. Consequently, the appeal was dismissed.

Case Ref & Address	Date Started	Procedure	Appeal Ref & Nature	Decision	Decision Date	Comments
25/00146/HOU <b>3 Salcombe Road, Ashford, TW15 3BP</b>	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 Dismissed	01.08.2025	Planning Inspectorate noted that the adjacent neighbouring detached property has a flat-roofed two storey side extension, which has been built up to the common boundary. The proposal would extend right up to that boundary and would result that no 3a Salcombe Road and the appeal semi-detached dwelling would part of a terrace. The Inspector took a view that this would not be in rhythm with the character and grain of the dwellings on this side of Salcombe Road. It was concluded that the proposal would unduly harm the character and appearance of the host dwelling and streetscene. Consequently, the appeal was dismissed.



### 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	<p>APP/Z3635/W/24/3348103</p> <p>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.</p> <p>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.</p>			<p>Hearing held on 12<sup>th</sup> February 2025, but the appeal was then adjourned. The Hearing was re-arranged for the 3<sup>rd</sup> July 2025.</p> <p>The hearing was adjourned for a further day in November. The date is yet to be determined.</p>

Case Ref & Address	Date Started	Procedure	Appeal Ref & Nature	Decision	Decision Date	Comments
20/00257/ENF_C  <b>Stanwell Farm</b> <b>Bedfont Road</b> <b>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 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	Hearing held 7 May 2025  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.

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

Case Ref & Address	Date Started	Procedure	Appeal Ref & Nature	Decision	Decision Date	Comments
22/00231/ENF_A  <b>Land South East Of The Ranges (addressed As 1A Priory Stables) Chertsey Road</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 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.			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.  The hearing was adjourned for a further day in November. The date is yet to be determined.