

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

**Appeals Started between 03 September 2025 – 30 September 2025**

Case Ref & Address	Date Started	Procedure	Appeal Ref & Nature
<p>24/01158/FUL</p> <p><b>4 - 5 Broadway Kingston Road Staines-upon-Thames</b></p>	22.09.2025	Written Representation	<p>APP/Z3635/W/25/3372926</p> <p>Erection of first and second storey rear extensions and alterations and extensions to roof including front rooflights to enlarge existing flats. Alterations to ground floor to provide enclosed refuse storage area.</p> <p>As shown on drawing no's: Site Location Plan; 20/726/01 rev C; 20/726/01 rev C; 20/726/02 rev B; 20/726/03 rev B; 20/726/04 rev B; 20/726/05 rev B; 20/726/06 rev B; 20/726/07 rev D; 20/726/08; 20/726/09; 20/726/10; 20/726/11; 20/726/12 rev B received 27.09.2024.</p>

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25/00714/FUL  <b>60 Avondale Road Ashford TW15 3HT</b>	25.09.2025	Written Representation	APP/Z3635/W/25/3373359  First floor rear extension and conversion of existing garage to habitable accommodation to facilitate a Change of use from a 6-person HMO (use class C4) to a 7-person HMO (use class sui generis) (As shown on plans: EX - L003; EX - P001; EX - P002; EX - P003; EX - P004; EX - E001; EX - E002; EX - E003; EX - E004; EX - S001; EX - S002 received 28 May 2025 and PR-L00R Rev A; PR - P001 Rev A; PR - P002 Rev A; PR - P003 Rev A; PR - P004 Rev A; PR - E001 Rev A; PR - E002 Rev A; PR - E003 Rev A; PR - E004 Rev A; PR - S001 Rev A; PR - S002 Rev A and received 17 July 2025)
25/00856/HOU  <b>14 Furzewood Sunbury-on-Thames TW16 6SJ</b>			Proposed single storey side extensions and part single storey & part two storey rear / side double storey extension, front open porch & alterations to fenestration.  As shown on drawing no's: SP/677/01; SP/677/02; SP/677/03; SP/677/04; SP/677/05; SP/677/LP1; SP/677/SP1 received 01.07.2025.
25/00529/FUL  <b>Parking Adjacent To 11 Denman Drive Ashford TW15 2AN</b>			Installation of 2 no. electric vehicle charging units serving 4 no. spaces, with associated plant equipment. Including limited resurfacing works.

**Appeal Decisions Made between 03 September 2025 – 30 September 2025**

Case Ref & Address	Date Started	Procedure	Appeal Ref & Nature	Decision	Decision Date	Comments
25/00395/HOU  <b>59 Kingsmead Avenue Sunbury-on- Thames TW16 5HL</b>	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	Appeal Dismissed	18.09.2025	The Inspector considered that the front dormer although modest in scale and set in from the roof edges, would occupy a narrowed section of roof, making it appear visually dominant and poorly integrated with the overall roof form. Its design contrasts with the pitched roofs of neighbouring dwellings and would be readily visible in views along Kingsmead Avenue. Rather than appearing as a natural extension of the existing form, the dormer would read as an awkward and incongruous addition, disrupting the visual rhythm of the group and detracting from the architectural integrity of the host building. In this instance, the replacement of the garage roof with a pitched roof may offer a limited aesthetic benefit, but the Inspector considered that this does not outweigh the concerns identified in relation to the overall

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						scale, massing, and design of the proposed extension. Additionally, there is no compelling evidence that these alterations to the pitched roof could not be achieved through a more modest intervention, one which better respects the established character of the area and avoids undue prominence. Therefore, the Inspector dismissed the appeal.
25/00677/HOU  <b>4 The Vale Sunbury-on-Thames TW16 7SD</b>	15.08.2025	Fast Track Appeal	APP/Z3635/D/25/3370326 Erection of two storey side and rear extensions and single storey rear extension (amendment to p/a 25/00116/HOU comprising addition of deeper single storey rear extension). (as shown on plan no's 4TV-003/1, -003/2, -003/3, -003/4, -003/5, -003/6, -003/7, -003/8, -003/9 all received 19.05.2025).	Appeal Dismissed	30.09.2025	The Inspector agreed that due to its considerable length and proximity to the boundary, the flank wall of the extension would visually dominate outlook. No. 3 is limited in width, and the projection of the extension would significantly increase the sense of enclosure for the occupants. Sited to the southwest, there would also be some loss of sunlight to the rear of No.3 later in the day, especially during winter months.

**Current/Future Hearings/Inquiries**

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25/00208/TPO  <b>Rowland Hill Almshouses Feltham Hill Road Ashford</b>	14.08.2025	Hearing	APP/TPO/Z3635/10587 TPO264/2020- T1 (indicated within the submitted location plan as Pine Tree)- Monterey Pine- to fell (no work proposed to the Yew Tree- T2).			Waiting for the Inspector to publish dates.
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			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.  The hearing was adjourned until the 13 <sup>th</sup> and 14 <sup>th</sup> November 2025.

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			2023-1338v3-Location received 02.04.2024; amended plan 2023-1338v3-Block received 02.04.2024.			
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.

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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 until the 13 <sup>th</sup> and 14 <sup>th</sup> November 2025.