

Report of the Chair on the Work of the Planning Committee

This report gives an overview of the key items considered by the Committee at its meetings on 23 July, 20 August and 17 September 2025

1. Planning Committee Meeting – 23 July 2025

1.1 The Committee considered two applications.

1.2 **Application No. 25/00659/HOU** - Erection of a single storey outbuilding at the rear of the site (following demolition of outbuilding).

1.3 The application was **approved** subject to conditions as set out in the recommendation section of the report.

1.4 **Application No. 25/00683/PDH** – Prior approval notification for a single storey rear extension extending 6 metres beyond the rear wall of the original house, with a maximum height of 3 metres and a height of 2.9 metres to the eaves (following demolition of the existing garage and single storey rear extension)

1.5 The application was approved – no prior approval was required.

2. Planning Committee- 20 August 2025

2.1 The Committee considered 4 applications.

2.2 **Application No. 25/00617/FUL** – Proposed 2 no. attached dwellings and extensions with alterations to existing dwellings, with associated parking and amenity space following the demolition of the existing garages and the creation of a new vehicular crossover.

2.3 The application was **overturned** and **refused** for the following reason:

The proposal is considered to be out of character as it is creating a terrace of properties and narrow plots and so does not positively contribute to the street scene and similarly does not respect the prevailing character of the semi-detached properties on the road, contrary to Policy EN1 of the Core Strategy and Policies DPD 2009, the Supplementary Planning Document (SPD) on the Design of Residential Extensions and New residential Development 2011, and the NPPF 2024.

2.4 **Application No. 25/0206/FUL** – Two storey front extension and additional floor

2.4 The application was **overturned** and **refused** for the following reason:

The development does not positively contribute to the street scene and the character of the area due to the size and scale contrary to Policy EN1 of the Core Strategy and Policies DPD 2009 and the NPPF 2024.

The following two applications were considered at the carry over meeting held on 27 August 2025

2.5 **Application No. 25/00714/FUL** – First floor rear extension to facilitate a change of use from a 6-person HMP (use Class C4) to a 7-person HMO (use Class SUI Generis)

2.6 The application was **overturned** and **refused** for the following reasons:

The application will not promote a high standard of amenity for occupants, as there will be no communal living area and removal of the second kitchen, and this will result in more intensive use and disturbance to neighbours due to the lack of on-site communal amenities. Furthermore, the additional occupant will likely increase the parking strain in the area. The proposal is therefore contrary to Policies EN1 and CC3 of the Core Strategy and Policies DPD 2009, and the NPPF 2024.

2.7 **Application No. 25/00788/FUL** – Provision of access to roof via painted, galvanised steel external staircases and provisions of safety railings to flat roofs as required.

2.8 The application was **approved** subject to the conditions as set out in the recommendation section of the report.

3. Planning Committee – 17 September 2025

3.1 The Committee considered three applications.

3.2 **Application No 24/0112/FUL** – The construction of and operation of a Battery Energy Storage System of up to 100 megawatts electrical output with a total capacity of circa 200 megawatt hours, associated site access and partial cable route, with associated work.

3.3 The application was **overturned** and **refused** for the following reason:

The development is inappropriate in the Green Belt and there are no very special circumstances that outweigh the harm, contrary to Saved Policy GB1 of the Spelthorne Borough Local Plan 2001 and the NPPF 2024.

3.4 **Application No 25/00710/FUL** – proposed roof extension with ridge height increase and 2 no. side-facing dormers to facilitate a change of use from a single dwelling (Use Class C3) to a house of multiple occupancy for 7 occupants (HMO) – Sur Generis

3.5 The application was **approved** subject to conditions as set out in the recommendation section of the report.

3.6 **Application No. 25/00806/RVC** – Variation to Condition 3 (Approved Plans) relating to planning permission 24/01542/FUL for roof alterations and extensions to create habitable roof space, with insertion of 1 no. front facing dormer and 1 no. rear facing dormer, erection of a single storey side extension and a single storey rear extension. Changes to fenestration and extension of dropped kerb. All to facilitate the subdivision of the property into 2 no. flats (1 no. 2 bed and 1 no. 3 bed) with associated parking and amenity space.

Changes to single storey side extension to reduce set in from boundary (retrospective).

3.7 The application was **overturned** and **refused** for the following reasons:

The proposal is rejected due to the poor design and negative effect on amenity of the neighbouring 20 Wellington Road property due to loss of light and overbearing nature under EN1 of the Core Strategy and Policies Development Plan Document, adopted 26th February 2009, the NPPF and the SPD on Design of Residential Extensions and New Residential Development, April 2011.