



Planning Committee

12 November 2025

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

**Appeals Started between 01 October 2025 – 29 October 2025**

Case Ref & Address	Date Started	Procedure	Appeal Ref & Nature
25/00856/HOU  <b>14 Furzewood Sunbury-on-Thames TW16 6SJ</b>	01.10.2025	Fast Track Appeal	APP/Z3635/D/25/3373467  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	02.10.2025	Written Representation	APP/Z3635/W/25/3373844

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<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.
25/00806/RVC  <b>18 Wellington Road Ashford TW15 3RJ</b>	10.10.2025	Written Representation	APP/Z3635/W/25/3373992  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 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. (1no. 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)
24/01112/FUL  <b>Land To North East Of Eco Park Charlton Lane Shepperton</b>	09.10.2025	Written Representation	APP/Z3635/W/25/3374044  The construction of and operation of a Battery Energy Storage System of circa 100 megawatts electrical output with a total capacity of circa 200 megawatt hours, associated site access and partial cable route, with associated work

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			As shown on drawing no's: EDG113-GC-DD-02 REV1-230713; EDG113-GA-DE-07 REV1-231220; EDG113-GA-DE-02 REV3-20240508; EDG113-GA-DE-03 REV1-230712; EDG113-GC-DD-03 REV1-230713; EDG113-GA-DE-04 REV1-230712; EDG113-GA-DE-05 REV1-231024; EDG113-GA-DE-06 REV1-231220; EDG113-GA-PP-02 REV3-20240829; EDG113-GA-SL-01 REV8-20240829 received 12.09.2024 and EDG001-PL-02 REV 03 and EDG001-PL-01 REV 03 received 02.06.2025
25/00956/PDH  <b>23 Oaks Road Stanwell Staines-upon-Thames</b>	24.10.2025	Fast Track Appeal	APP/Z3635/D/25/3374806  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 3.2 metres and a height of 3 metres to the eaves (as shown within the plans no PL1/SM/3246-01, PL1/SM/3246-02, PL1/SM/3246-03, PL1/SM/3246-04 and PL1/SM/3246-05 Received on 28.07.2025, and PL1/SM/3246-00 Revision A Received on 05.09.2025).
25/00797/FUL  <b>31 Junction Road Ashford TW15 1NJ</b>	28.10.2025	Written Representation	APP/Z3635/W/25/3374847  Rear hip to gable extension, with 2 no. flank dormers, and 2 no. rooflights, to facilitate loft conversion into habitable space. Erection of a single storey rear extension. Changes to fenestration and extension of dropped kerb with new hardstanding on front driveway. All to facilitate the conversion of a C3 dwellinghouse into an 8 person HMO (Sui-Generis) with associated parking and amenities.

**Appeal Decisions Made between 01 October 2025 – 29 October 2025**

Case Ref & Address	Date Started	Procedure	Appeal Ref & Nature	Decision	Decision Date	Inspectors' Comments
23/01264/RVC  <b>The Paddocks Land Rear Of 237-245 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.	Appeal Allowed	23.10.2025	<p>The site is in a high noise control zone due to its proximity to Heathrow. This application stems from an old appeal where the Inspector allowed a temporary and personal consent.</p> <p>In August 2025 new noise contour zone were published and now only the residential part of the site is still in the high noise contour zone</p> <p>The main issues are whether conditions (2) and (3) of planning permission ref. 19/01372/FUL are reasonable and necessary with particular regard to</p> <p>a) whether the site provides acceptable living conditions for its occupants in respect of aircraft noise; and</p>

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						<p>b) whether there are any other material considerations that might otherwise indicate that permission should be granted.</p> <p>The mapped contours are used in decision making by the Council and Inspectors. However, they are, at best, a very good baseline providing a guide to areas that are likely to be exposed to high levels of aircraft noise. And site specific assessments should be undertaken on a case by case basis</p> <p>The appellant's calculations indicate that the building's design allows internal sound levels to be significantly below relevant guidelines but the Inspector found the calculated internal levels with windows open to be unreliable. However, the inspector noted that the covered outdoor area, would likely provide further acoustic shelter to windows, minimising adverse effects when windows are open and therefore found that significant</p>

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						<p>adverse effects on health and quality of life would be avoided</p> <p>Also the Council cannot demonstrate a 5YHLS so the titled balance applies and the proposal would provide one house for a family that would otherwise be made homeless.</p> <p><i>'While I have found that the current proposal is in conflict with CS Policy EN11 which, given the particular sensitivities of this part of the Borough, seeks to minimise all adverse impacts from noise, for the reasons I have described, the actual harm is limited.'</i></p>
24/01400/FUL  <b>Land Outside 46 - 48 High Street Staines-upon-</b>	23.04.2025	Written Representation	APP/Z3635/W/25/3360849 Installation of 1 no. new communications kiosk with integrated defibrillator and advertising display.	Appeal Dismissed	06.10.2025	The Planning Inspector noted that the proposed kiosk given its scale and positioning would give rise to a prominent structure which would resultantly add to a cluttering effect and a further unacceptable erosion of its openness. In addition, it would detract from the appreciation of the

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<b>Thames TW18 4DY</b>						qualities and thus setting of the adjacent listed building. Consequently, the appeal was dismissed.
24/01401/ADV  <b>Land Outside 46 - 48 High Street Staines-upon-Thames TW18 4DY</b>	23.04.2025	Written Representation	APP/Z3635/H/25/3360851 Advertisement consent for the display of 1 no. internally illuminated digital free-standing advertisement within proposed new communications Kiosk.	Appeal Dismissed	06.10.2025	The Planning Inspector considered that the level of illumination and changing nature thereof would be a further detractor to the presence of the listed building. Consequently, the appeal was dismissed.
25/00380/HOU  <b>235 Hithermoor Road Stanwell Moor Staines-upon-Thames</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.  As shown on drawing no's: Site Location Plan; Block Plan; 01 and 02 received 20.03.2025	Appeal Dismissed	01.10.2025	The Inspector considered that the proposal would be inappropriate development in the Green Belt as the extension would constitute disproportionate additions over and above the size of the original building. The appeal scheme would also result in substantial harm to the spatial aspect of the openness of the Green Belt. The appellant did not adequately demonstrate that the very special circumstances necessary to justify the appeal scheme exist.

**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 2023-1338v3-Location			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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			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 was held on 21 October 2025 and the appeal was allowed. Please see appeal decisions in the table above for more details.

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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.