



Planning Committee

29 April 2026

Planning Appeals Report – V1.0 ISSUED

Appeals Started between 12 February 2026 – 15 April 2026

Case Ref & Address	Date Started	Procedure	Appeal Ref & Nature
25/00206/FUL Franklin House Station Approach Shepperton	24.02.2026	Written Representation	APP/Z3635/W/25/3371936 Two-storey front extension and additional floor
23/00358/ENF_A 138 Feltham Road Ashford TW15 1AD	05.03.2026	Written Representation	APP/Z3635/C/26/3377491 Appeal against the serving of an Enforcement Notice without planning permission and within the last 4 years, the material change of use of an outbuilding to a self-contained 2 bedroomed unit of accommodation (Hatched in green on the attached plan)

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23/00358/ENF_B 138 Feltham Road Ashford TW15 1AD	26.02.2026	Written Representation	APP/Z3635/C/26/3377492 Appeal against the serving of an Enforcement Notice the unlawful operational development of fencing and gates (outlined in blue) to create a separate planning unit (hatched in green) without the benefit of planning permission
25/01251/CPD 25 Edward Way Ashford TW15 3AY	03.03.2026	Written Representation	APP/Z3635/X/26/3377677 Certificate for Lawful Development for proposed development of change of use from a 6 Person HMO (Class C4) to a 7 Person HMO (Sui-Generis)
25/00758/CPD Fordbridge Park Fordbridge Road Sunbury-on-Thames	12.03.2026	Written Representation	APP/Z3635/X/26/3378010 Certificate of Lawfulness for the proposed use of the land as a caravan site for up to thirty nine caravans (an additional two caravans on the existing site). As shown on the site location plan received 09.06.2025.
25/01110/FUL 7 Marlborough Road Ashford TW15 3PZ	11.03.2026	Written Representation	6005974 Erection of a single storey side extension and conversion of the existing side/rear extension to create a self-contained flat with a sub-division of the existing plot with associated landscaping, refuse and cycle storage
25/01079/FUL	25.03.2026	Written Representation	6006583 Change of use from a Residential Dwelling (Use Class C3) to a children and young adult's care home (Use Class C2)

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35 Oakfield Road Ashford TW15 1DN			

Appeal Decisions Made between 12 February 2026 – 15 April 2026

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21/00557/DC2 15 Roxford Close Shepperton TW17 8RS	06.01.2025	Written Representation	APP/Z3635/W/24/3348133 Details pursuant to condition 3, (soft & hard landscaping) condition 4, (means of enclosure) condition 5, (renewable energy) condition 6, (vehicular access) and condition 8 (electric charging) reserved from planning permission 21/00557/FUL. (ONLY CONDITION 8 HAS BEEN SATISFIED AND CAN BE DISCHARGED AT THIS STAGE)	Appeal Allowed	13.04.2026	<p>Discharge of conditions (3 Landscaping and 4 boundary treatment for a new dwelling)</p> <p>The Inspector said '<i>...my consideration centres on whether the details submitted to discharge the conditions are sufficient to meet their specific requirements.</i>' the main issue is the effect of the proposed scheme of soft and hard landscaping and the scheme of means of enclosure.</p> <p>Condition 3</p> <p>The immediate streetscene is characterised by houses in large plots which are set back from the road. Some of the houses have front garden areas that are largely grassed, with trees and planting, with smaller areas of hard surfacing that are enclosed by low brick walls and hedging. Others, as seen at Nos 17 and 19, have frontages that are predominantly hard surfaced with less soft landscaping. As these houses do not have a</p>

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						<p>continuous front boundary, they have a more open character.</p> <p>Whilst no front boundary treatment is proposed, which does differ from other houses nearby, the appeal site is situated in a context where some houses already display similar arrangements, with large areas of hard surfacing and relatively open frontages. Therefore, despite the design principles in the SPD and SPG, the frontage would be appropriate given this established character. Although cars would be parked near the flower beds, the modest areas of planting would still be evident in near-range views, as would the tree, which would help to soften the overall extent of hard surfacing to reduce its visual prominence.</p> <p>Condition 4</p> <p>The condition requires details of the position, design, materials and type of boundary treatment. The submitted information shows that wooden gates matching the style of previous ones, would be positioned on either side of the house, while the existing chain-link and wooden fencing to the side boundary and fence along the rear boundary would remain. The</p>

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						<p>specific details required by this condition have therefore been provided.</p> <p>He concludes that the proposed scheme would not cause harm to the character and appearance of the approved development and area. Accordingly, the details comply with Policy PS2.</p>
<p>25/00797/FUL</p> <p>31 Junction Road Ashford TW15 1NJ</p>	28.10.2025	Written Representation	<p>APP/Z3635/W/25/3374847</p> <p>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.</p>	Appeal Dismissed	11.03.2026	<p>The proposal comprises built extensions alongside the change of use of the existing C3 dwellinghouse to an 8-person HMO. The Inspector recognised that the scheme would result in harm to the character and appearance of the area; however, this was afforded neutral weight in the planning balance due to fall-back position established through permitted development rights. The appeal was dismissed on the basis of the substandard living conditions that would be experienced by future occupiers. The Inspector's concerns centred on the quality of the proposed bedrooms, the limited provision of usable external amenity space, and the inadequacy of the communal facilities.</p> <p>Notwithstanding that much of the physical built form could be implemented under</p>

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						permitted development, the internal layout and intensity of occupation were found to be unacceptable. In particular, several bedrooms would experience poor levels of light, outlook, and privacy, while the communal kitchen and garden areas would be insufficient in both size and functionality to adequately serve eight occupants.
25/00865/FUL 25 Edward Way Ashford TW15 3AY	12.11.2025	Written Representation	APP/Z3635/W/25/3374915 Internal alterations to facilitate change of use from dwelling house (Use Class C3) to house of multiple occupancy (HMO - use class Sui Generis) for 7 occupants (As shown on plans: EX - L003; EX - P001; EX - P002; EX - P004; EX - E001; EX - E002; EX - E003; EX - E004; EX - S001; EX - S002 received 02.07.2025 and PR- L003; rev A; PR- L002 rev A; PR- P001 rev A; PR- P002 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-	Appeal Dismissed	23.02.2026	TBC

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			S002 rev A received 19.08.2025)			
25/00291/FUL Terminal House Station Approach Shepperton	04.11.2025	Written Representation	APP/Z3635/W/25/3375056 Two-storey side extension to the commercial building As shown on drawing no's: E00; E01; E02; E03; E04; P00; P01 and P02 received 12 June 2025	Appeal Dismissed	09.04.2026	The Inspector considered that the proposed extension would add a number of first floor windows which would directly overlook the outdoor amenity space of 13 Station Road and would reduce the open outlook currently experienced by this property. Similarly, the extension would look directly onto the rear outdoor amenity space of 6 Old Charlton Road, diminishing the privacy experienced by the occupiers. The Inspector concluded that the proposed extension would be harmful to the living conditions of the occupiers of 13 Station Road and 6 Old Charlton Road and would not comply with the provisions set out in policy PS2 of Spelthorne Local Plan 2024-2039/40 on (adopted on 17 March 2026). An application for an award of costs against the Council was dismissed.
25/00268/FUL	03.11.2025	Written Representation	APP/Z3635/W/25/3375194 Demolition of existing building and	Appeal Dismissed	25.02.2026	The main issue was identified to be the impact upon the character of the area.

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Enterprise House 203 London Road Staines-upon-Thames			redevelopment of site to create a building arranged over ground, first, second, part third and part fourth floors for Class E(g)(i)(office) and Class B8 (self-storage) uses, provision of car and cycle parking, landscaping, plant and associated works.			<p>Even though the top floor of the building would be set back, because of its height, substantial width and depth, the Inspector considered the replacement building to be substantial in mass and scale and would loom over the nearby buildings.</p> <p>The building would also project notably further forward than the adjoining building and would be much taller and bulkier to the road frontage, appearing obtrusive in views along London Road.</p> <p>The proposal was therefore found to be contrary to the objectives of policy EN1 and the appeal dismissed.</p>
25/01028/FUL 4 Burgoyne Road Sunbury-on-Thames TW16 7PW	04.11.2025	Written Representation	APP/Z3635/W/25/3375319 Change of use from C4 (6-person HMO) to sui generis to allow for 8-person HMO facilitated by internal alterations, refuse and cycle storage, and retention of two car parking spaces	Appeal Dismissed	18.02.2026	TBC

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25/01091/FUL 60 Avondale Road Ashford TW15 3HT	12.11.2025	Written Representation	APP/Z3635/W/25/3375431 First floor rear extension to facilitate a change of use from a 6-person HMO (use class C4) to a 7-person HMO (use class sui generis)	Appeal Dismissed	19.02.2026	TBC
25/00295/FUL Stanwell Auto Services Limited Former Fordbridge Service Station Kingston Road	20.11.2025	Written Representation	APP/Z3635/W/25/3375737 Construction of building for the storage of cars with ancillary workshop in association with car sales	Appeal Dismissed	17.03.2026	<p>The main issues were whether the site would be Grey Belt, whether the proposal would be inappropriate development in the Green Belt, the effect on openness, and whether there were any 'very special circumstances' to justify the development.</p> <p>It was noted the site boundary has been extended and the proposed building would not be within the original site.</p> <p>The Inspector considered that a sequential test would be required to assess flooding impacts. However, as a sequential test was not submitted there were considered to be strong flooding reasons to restrict the development, and as a result the site was not considered Grey Belt.</p>

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						<p>The proposal was also found to represent inappropriate development in the Green Belt and was also considered to cause harm to the openness of the Green Belt.</p> <p>The benefits of the scheme did not outweigh the harm, and the proposal was therefore contrary to Green Belt Policy and the appeal dismissed.</p>
<p>25/01064/FUL</p> <p>67 High Street Staines-upon-Thames TW18 4PU</p>	11.12.2025	Written Representation	<p>6002244</p> <p>Change of Use of ground floor from vacant Bank to a proposed Bingo Hall</p>	Appeal Allowed	12.02.2026	<p>The main issues were the impact of the development on the vitality and viability of the Town Centre, and the living conditions of neighbouring occupiers with particular regard to noise and disturbance.</p> <p>It was noted policy TC2 was more restrictive than the NPPF. It was also noted that Bingo Halls are defined as Town Centre uses in the NPPF.</p> <p>As the building is currently vacant the scheme was not considered to undermine the purposes of emerging policy EC2.</p> <p>The façade of the building was not considered to lend itself to a traditional retail use and bringing a vacant building into use</p>

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						<p>was considered to add to vitality and viability of the town centre.</p> <p>The Inspector raised no noise concerns and considered there was no evidence to demonstrate anti-social behaviour. When assessed against the NPPF as a whole the Inspector considered the scheme to be acceptable and allowed the appeal</p>
<p>26/00011/RVC</p> <p>35 Park Road Ashford TW15 1EX</p>			<p>Removal of Condition 4 (restricts the use of the extended property to Use Class C3 only) relating to planning application 25/01088/HOU</p>	No Further Action	14.04.2026	TBC

Current/Future Hearings/Inquiries

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25/00208/TPO Rowland Hill Almshouses Feltham Hill Road Ashford	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.