



Planning Committee

22 July 2026

Planning Appeals Report – V1.0 ISSUED

Appeals Started between 15 May 2026 – 10 July 2026

Case Ref & Address	Date Started	Procedure	Appeal Ref & Nature
25/01245/RVC Eden Grove 17-51 London Road, Staines- Upon-Thames TW18 4EX	15.05.2026	Written Representation	6007619 Variations to conditions 3 (Parking Phasing Plan) and condition 20 (to reduce the 86 car parking spaces within the adjacent multi-storey car park to 27) relating to planning application 23/00273/RVC (which sought the Variation of Condition 1 (Approved Plans), imposed upon planning permission 22/00765/RVC (which sought the variation of Condition 2 imposed upon planning permission 19/00290/FUL for residential homes and flexible commercial space at ground and first floors, car parking, pedestrian and vehicle access, landscaping and associated works and the Condition imposed in 19/00290/AMD4), to allow for alterations to the unit mix in Blocks C and D together with associated elevation and internal alterations and to the PV panels on Block C and D)

Case Ref & Address	Date Started	Procedure	Appeal Ref & Nature
25/01244/RVC Eden Grove 17-51 London Road, Staines-Upon-Thames TW18 4EX	15.05.2026	Written Representation	6007620 Variation to conditions 3 (Parking Phasing Plan) and condition 21 (to reduce the use of 86 car parking spaces within the adjacent multi-storey car park to 27) imposed upon planning permission 22/00766/RVC (which sought the variation of Condition 2 (approved plans) imposed upon planning permission 19/01051/FUL, and the condition imposed upon planning application 19/01051/AMD5, for the erection of two buildings and flexible commercial space at ground and first floors, with landscaping and associated works, to be delivered as an extension to the wider redevelopment of 17-51 London Road, to allow for alterations to the layout of Block F, including a reduction in flexible commercial space, and the addition of 3 residential units, resulting in a total of 176 units across Block E and F, a reduction in the height of Block E and an increase in the parapet height of Block F).
25/00885/FUL 134 Staines Road East, Sunbury-on-Thames. TW16 5AY	20.05.2026	Written Representation	6009563 Erection of a two-storey residential dwelling within the front garden of No. 134 Staines Road East
25/01541/HOU 62 Bryony Way Sunbury-on-Thames TW16 7RH	01.06.2026	Fast Track Appeal	6010153 Erection of 1 no. rear facing dormer, to facilitate loft conversion into habitable space.

Case Ref & Address	Date Started	Procedure	Appeal Ref & Nature
26/00060/HOU 7 Saxonbury Avenue Sunbury-on-Thames TW16 5EY	23.06.2026	Fast Track Appeal	6010316 Erection of a two-storey side extension and single storey rear extension (following demolition of existing detached garage and shed).
26/00172/FUL 7 Caledonia Road Stanwell, Staines-upon-Thames	11.06.2026	Written Representation	6010568 Change of use from an HMO (Use Class C4) for up to 6 residents, to an 8-person HMO (Sui Generis) with cycle and bin storage. As shown on plan no's 001A, 002A, 003A, 004A rec'd 19.02.2026.
25/01365/FUL Manor Farm 1 Ashford Road Laleham, Staines-upon-Thames TW18 1RX	01.07.2026	Written Representation	6010989 Demolition of existing commercial buildings on site and development of new commercial buildings with access, parking and landscaping. Restoration of existing listed buildings for commercial use. Restoration and extension to existing listed farmhouse and use as single family dwelling with separate access from The Broadway.

Appeal Decisions Made between 15 May 2026 – 10 July 2026

Case Ref & Address	Date Started	Procedure	Appeal Ref & Nature	Decision	Decision Date	Inspectors' Comments
25/00206/FUL Franklin House, Station Approach, Shepperton. TW17 8AR	24.02.2026	Written Representation	APP/Z3635/W/25/3371936 Two-storey front extension and additional floor	Appeal Dismissed	30.06.2026	The main issue was the impact on the character and appearance of the area. The Inspector noted the site is on a prominent corner, with the four corresponding corners fronting the crossroads. This creates a sense of arrival and destination, which is a positive feature in the character of the area. He noted the appeal site has the scope to accommodate a three-storey building reflecting the pattern of development on the remaining corner plots, subject to a design and appearance that has a positive effect on the character and appearance of the area. However, the inspector stated that the existing building is restricted and cannot be extended in this way in an acceptable manner, and the

Case Ref & Address	Date Started	Procedure	Appeal Ref & Nature	Decision	Decision Date	Inspectors' Comments
						proposal would elongate and distort the height of the building, which would cause it to appear disproportionate and result in a harmful addition to the streetscene. He went on to note that all four corner plots contain space in front of the buildings, which is a defining feature of the character and appearance of the area. The proposal has enclosed cycle storage in this space, which would interrupt the pattern of development appearing incongruous The inspector concluded that the proposed development would not make a positive contribution to the character and appearance of the area, contrary to Policy PS2.
25/01495/HOU	28.04.2026	Fast Track Appeal	6008311 Retrospective application for the erection of a rear conservatory (As shown on	Appeal Allowed	08.06.2026	The Inspector considered that the new building would be significantly more modest in size than the main building. Although the Inspector noted

Case Ref & Address	Date Started	Procedure	Appeal Ref & Nature	Decision	Decision Date	Inspectors' Comments
2 Cumberland Road, Ashford. TW15 3BX			plans: Location Plan received 11.07.2025 and YSG/48/2025/A; YSG/48/2025/B received 16.07.2025)			the gates onto Portland Road that would enable the annex to be accessed separately from the main dwelling, he considered the rear garden between the annex and associated house would clearly be shared and that this would be likely to result in an appreciable degree of interaction, therefore giving rise to a significant functional relationship between the annex and host dwelling. He therefore did not consider that the proposal would result in an independent dwelling. The Inspector also considered there would be no harm to the character of the area or the living conditions of neighbouring properties

Case Ref & Address	Date Started	Procedure	Appeal Ref & Nature	Decision	Decision Date	Inspectors' Comments
25/01172/FUL 26 Station Crescent, Ashford. TW15 3HH	19.01.2026	Written Representation	6003560 Extension and conversion of 26 Station Crescent, Ashford to create 3 residential flats, including a first-floor side extension with undercroft, two-storey rear extension, single-storey rear extension, internal alterations, and erection of a single-storey, single-occupancy bungalow to the rear to provide a fourth dwelling, provision for two parking spaces, cycle storage, and bin storage.	Appeal Dismissed	20.05.2026	The proposal was for three additional dwellings on an existing plot comprising one dwellinghouse. The main issue was the effect of the proposed development on the character and appearance of the host dwelling (26 Station Road) and surrounding area. The Inspector considered the proposal to be cramped and overdeveloped, and that it would have a harmful impact on the character and appearance of 26 Station Road and the surrounding area. Thus, the proposed development would not comply with the provisions set out in policy PS2.
25/01276/HOU	10.02.2026	Written Representation	6004573 Internal alterations to facilitate the Change of use from C4 (6 person HMO) to Sui Generis (7 person HMO) (As shown on	Appeal Allowed	18.06.2026	The Inspector gave significant weight to the recently adopted local policy context, particularly the HMO Supplementary Planning Guidance, which supports the adequacy of the shared kitchen-dining space without a separate lounge.

Case Ref & Address	Date Started	Procedure	Appeal Ref & Nature	Decision	Decision Date	Inspectors' Comments
25 Edward Way, Ashford. TW15 3AY			plans: EX - L003; EX - P001; EX - P002; EX - P004; EX - E001; EX - E002; EX - E003; EX - E004; EX- L002; EX - S001; EX - S002 and PR- L003; PR- P001; PR- P002; PR- P004; PR- E001; PR- E002; PR- E003; PR- E004; PR- L002; PR- S001; PR- S002 received 20.10.2025)			Although the proposal fell short of recommended garden size standards, this was afforded limited weight given the different way HMOs utilise outdoor space, and overall, the accommodation was considered to provide an acceptable standard of living. The Inspector stated that the proposal would not cause unacceptable harm to neighbouring living conditions, as the spacing between properties would limit noise and disturbance despite a likely increase in comings and goings. Concerns regarding refuse and cycle storage, outlook, odour and parking were also found to be acceptable, with no clear evidence of harm or significant increase in parking demand. While earlier appeal findings and local objections were acknowledged, the Inspector concluded that the scheme complied with the development plan as a whole, and that no material considerations

Case Ref & Address	Date Started	Procedure	Appeal Ref & Nature	Decision	Decision Date	Inspectors' Comments
						outweighed this, leading to the appeal being allowed.

Current/Future Hearings/Inquiries

Case Ref & Address	Date Started	Procedure	Appeal Ref & Nature	Decision	Decision Date	Comments
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).			The Inspector has booked the Hearing date for the 6 th of August 2026. This is expected to last for 1 day at the Council Offices.