

Planning Appeals Report – V1.0 ISSUED

Appeals Started between 11 July 2026 – 30 September 2026

Case Ref & Address	Date Started	Procedure	Appeal Ref & Nature
26/00366/PAP Maynard Court Rosefield Road Staines-upon-Thames	07.08.2026	Written Representation	6013734 Prior Approval for the erection of one floors of residential flats on top of the existing detached block of flats. The proposed third floor extension would consist of 7 apartments with associated parking and refuse facilities.
25/01366/LBC Manor Farm 1 Ashford Road Laleham	27.07.2026	Written Representation	6012626 Listed Building Consent for the 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.

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26/00524/HOU 3 Vereker Drive Sunbury-on- Thames TW16 6HQ	21.07.2026	Written Representation	6012892 Erection of a part single, part two-storey rear extension. Garage conversion into habitable space with raising of roof height and single storey extension behind. Single storey front porch extension. Associated changes to fenestration.
25/00371/ENF 23D Green Lane Sunbury-on- Thames TW16 7NX	20.07.2026	Written Representation	6012652 Appeal against the serving of an Enforcement Notice without planning permission, the erection of a lean-to type structure with kitchen cupboards and worktop and fencing to create an enclosure (the location of which is shown in green and blue on the attached plan)
25/01015/OUT Land To The Rear Of 1-4 New Road Shepperton	18.08.2026	Written Representation	6013557 Outline application for the erection of 2 no. two storey buildings comprising 4 no. two bed maisonettes with associated amenity space, car-parking and access.
25/01016/OUT Land At 3-12 New Road Shepperton TW17 0QQ	18.08.2026	Written Representation	6013565 Outline application for the erection of 6 no. two bed maisonettes and 2 no. two storey dwellings with associated amenity space, car-parking and accesses.
26/00171/FUL	04.08.2026	Written Representation	6013710

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5 St Marys Crescent Stanwell Staines-upon-Thames			Erection of a detached two storey 1 no. bedroom dwelling house together with associated parking (facilitated by a vehicle crossover), cycle storage and bin store
26/00412/FUL 505 Staines Road West Ashford TW15 2AB	28.08.2026	Written Representation	6014534 Removal of part of landscape strip and installation of proposed new driveway and crossover. (As shown on plan no's EXL003, P003, E001, E002, E003, E004, S001, S002 rec'd 22.04.2026 and PR L003, L002, L001, P003, E001, E002, E003, E004, S001, S002, L001 rec'd 01.06.2026.)
26/00519/FUL Wild Briars Horton Road Stanwell Moor	08.09.2026	Written Representation	6014634 The creation of a new access and use of the land in association with adjacent dog training and exercise area
26/00612/HOU Cockaigne Sandhills Meadow Shepperton	23.09.2026	Fast Track Appeal	6015113 Alteration and extension to the existing rear roof

Appeal Decisions Made between 11 July 2026 – 30 September 2026

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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).	Appeal Dismissed	18.08.2026	TBC
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)	Appeal Withdrawn	24.07.2026	N/A

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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	Appeal Dismissed	24.07.2026	The Inspector considered that the development would have harm to the character of the area, which would be clearly visible in the street and highly prominent. Furthermore, the proposed development would result in unacceptable living conditions for existing and future occupiers with regard to privacy. The development would not secure a well-designed place, function well or provide a high standard of amenity for existing and future users. Nor would it maintain the area's prevailing character and setting and as such it would not be an effective use of land in this regard. As such, the Inspector considered that these serious adverse effects significantly and demonstrably outweigh the modest benefits set out above when assessed against

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						the NPPF and Planning Policies. Consequently, the presumption in favour of sustainable development does not apply in this case. The appeal was dismissed. _
25/01079/FUL 35 Oakfield Road, Ashford TW15 1DN	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)	Appeal Dismissed	04.08.2026	The Inspector considered that the staff shift changes is likely to result in a regimented pattern of vehicle movements at each shift change with consequent periods of cars idling, car doors closing and the potential for headlamp lights, conversation and noise from car radios to be noticeable from neighbouring windows, particularly at ground floor. The number of arrivals and departures of staff cars entering and exiting the front yard is likely to result in a noticeable increase in activity, particularly for residents of the immediately adjoining property at No 37

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						using their adjoining living room. This would result in harmful noise and disturbance to occupiers of that adjoining property. The evidence presented does not convincingly demonstrate that the staff would be well-served by non-car modes of transport. Whilst there may be railway stations and bus stops in proximity to the site, including on Feltham Road, there is no indication that these provide regular services that would align well with the shift times indicated and provide a realistic alternative to using private cars. The Inspector considered that the proposal would provide acceptable living conditions for the intended occupiers with particular regard to bedroom sizes. In relation to the need, the Inspector considered that the proposal would re-use

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						brownfield land within an existing settlement for new homes, as supported by the NPPF. However, as the proposal would make use of an existing dwellinghouse, and in the absence of detailed evidence to demonstrate otherwise, it is reasonable to conclude that the overall effect on housing supply would be neutral. There is also no substantive evidence to indicate that the site is underutilised in its existing use. As such, these factors would not adequately justify the proposal. The harm caused from the operation proposed would conflict with the Council's Policies which would not outweigh the benefits of providing care. The appeal was subsequently dismissed. _

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25/01245/RVC Eden Grove, 17-51 London Road, Staines-Upon-Thames	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	Appeal Allowed	25.09.2026	TBC

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			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)			
25/01244/RVC Eden Grove, 17-51 London Road, Staines-Upon-Thames	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	Appeal Allowed	25.09.2026	TBC

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			condition imposed upon planning applicaiton 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).			
26/00011/RVC	17.04.2026	Written Representation	6008213	Appeal Allowed	12.08.2026	TBC

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35 Park Road, Ashford. TW15 1EX			Removal of Condition 4 (restricts the use of the extended property to Use Class C3 only) relating to planning application 25/01088/HOU			
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.	Appeal Dismissed	17.08.2026	The Inspector concluded that the proposed rear dormer would appear overly bulky and dominant due to its full-width design and limited set in from the ridge and eaves. Given the visibility of the rear roof slope and the largely unaltered roofscape of the surrounding terrace, the dormer was found to be out of keeping with the character of both the host dwelling and the wider area. Although revisions had reduced its size and the proposal would provide additional living accommodation, these benefits were not considered

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						sufficient to outweigh the identified design harm.
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).	Appeal Dismissed	06.08.2026	The Inspector noted that the two-storey side extension would sit flush with the host dwelling's front elevation and would not appear sufficiently subordinate and would visually compete with, and detract from the front gable, a distinctive feature from the south, due to lack of setback. Overall, the extension would disrupt the spacious pattern and rhythm of development along this part of Saxonbury Avenue, harming the character of the area. Consequently, the appeal was dismissed. _
26/00172/FUL	11.06.2026	Written Representation	6010568	Appeal Dismissed	16.09.2026	The Inspector considered the quality of the communal space provided would be deficient for the proposed

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7 Caledonia Road Stanwell Staines-upon-Thames			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.			level of occupancy. Furthermore, the Inspector noted the properties sited around the Protected Urban Open Space, maintain an open aspect to the frontage and considered the scale of the bin and cycle storage facility would be out of keeping with the character and appearance of the area. The Inspector also noted the insufficient bike storage provision, which could lead to further demand for on street parking.

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).	Appeal Dismissed	18/08/2026	Hearing was held on 6 August 2026.