



Planning Committee

28 October 2026

Planning Appeals Report – V1.0 ISSUED

Appeals Started between 01 October 2026 – 16 October 2026

Case Ref & Address	Date Started	Procedure	Appeal Ref & Nature
26/00702/HOU 20 St Margarets Avenue Ashford TW15 1DR	14.10.2026	Fast Track Appeal	6016107 Erection of a first floor extension to the existing bungalow with a new roof, a part single storey part two storey rear extension with associated alterations to the materials, roofs, windows and doors (part-retrospective) (To address previously refused application: 25/01089/HOU)

Appeal Decisions Made between 01 October 2026 – 16 October 2026

None.

Carried over Appeal Decisions from Last Report on 10 October 2026 – Inspectors' Comments

Case Ref & Address	Date Started	Procedure	Appeal Ref & Nature	Decision	Decision Date	Inspectors' 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).	Appeal Dismissed	18.08.2026	TBC
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)	Appeal Allowed	25.09.2026	Both schemes relate to the same planning conditions which relate to parking provision. The appellant cited a lack of uptake of parking spaces and proposes to reduce the

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			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)			number of residential parking spaces. The main issue is the effect on highway safety, including the free flow of traffic and the convenience of other highway users, to allow a further reduction in parking spaces against the Council's parking standards. Planning permission was for 489 homes and 5 commercial units, with 346 car parking spaces (341 residential, 5 commercial). The proposal would reduce this to 247 residential and 40 commercial. The Inspector considered that the development has successfully incorporated opportunities to facilitate sustainable and active modes of travel, by encouraging the use of alternative modes of

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						transport and the take up of residential parking spaces has been lower than anticipated, so a reduction in residential parking provision is justified. Policy TR6 of the NPPF proposal should be refused if they would have an unacceptable impact on highway safety, taking into account any mitigation measures proposed, including measures to support sustainable patterns of movement but this scheme would not have an unacceptable impact on highway safety, and therefore a refusal is not justified. Therefore, the proposal would not impede the free flow of traffic or inconvenience other highway users to the extent that highway safety would be

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						adversely affected, and accord with ID2 of the Local plan and T^6 of the NPPF
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 condition imposed upon planning applicaiton 19/01051/AMD5, for the erection of two buildings and flexible commercial space at ground and first	Appeal Allowed	25.09.2026	Please see comments for 25/01245/RVC above.

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			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 35 Park Road, Ashford. TW15 1EX	17.04.2026	Written Representation	6008213 Removal of Condition 4 (restricts the use of the extended property to Use Class C3 only) relating to	Appeal Allowed	12.08.2026	TBC

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			planning application 25/01088/HOU			

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.