Planning Committee

11 November 2026

Planning Appeals Report – V1.0 ISSUED

Appeals Started between 17 October 2026 – 29 October 2026

None.

Case Ref & Address	Date Started	Procedure	Appeal Ref & Nature

Appeal Decisions Made between 17 October 2026 – 29 October 2026

Case Ref & Address	Date Started	Procedure	Appeal Ref & Nature	Decision	Decision Date	Inspectors' Comments	
25/00885/FUL **134 Staines Road East Sunbury-on-Thames TW16 5AY**	12.05.2026	Written Representation	6009563 Erection of a two-storey residential dwelling within the front garden of No. 134 Staines Road East	Appeal Dismissed	27.10.2026	The Inspector concluded that the proposed two-storey dwelling within the front garden of 134 Staines Road East would cause significant harm to the character and appearance of the area. Although the street contains a variety of property types, the Inspector found that Nos. 132 and 134 make a positive contribution through their shared symmetry and setback from the road. The new dwelling would occupy a prominent front garden location, obscure much of No. 134, erode the openness of the plot, and create a cramped and incongruous form of "tandem" development. As a result, the proposal was considered an overdevelopment of the site that failed to respect the established pattern of development and conflicted with Policy PS2 of the Spelthorne Local Plan 2024-2039/40. The Inspector also found that the proposal would provide poor living conditions for both future and existing residents. Future occupiers would experience an oppressive outlook from a first-floor bedroom and would have inadequate private	

						outdoor space that would not function effectively as a usable amenity area. In addition, neighbouring occupiers at Nos. 132, 134 and 136 would suffer harm through loss of outlook, reduced daylight and, in the case of No. 134, the complete loss of its only private outdoor space. While the Inspector acknowledged the benefits of providing an additional dwelling, making efficient use of land and contributing to housing supply in a sustainable location, these benefits were given substantial weight but were ultimately outweighed by the proposal's adverse impacts on design quality and residential amenity. The appeal was therefore dismissed.	
26/00495/HOU **13 Salcombe Road Ashford TW15 3BS**	12.09.2026		Loft conversion with a front and rear dormer	Invalid	27.10.2026	Appellant documents not submitted to the Planning Inspector in time.	

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