

PLANNING COMMITTEE

16 AUGUST 2023

PLANNING APPEAL DECISIONS

The following appeal decisions are submitted for the Committee's information and consideration. These decisions are helpful in understanding the manner in which the Planning Inspectorate views the implementation of local policies with regard to the Guildford Borough Local Plan: strategy and sites 2015 - 2034 and the National Planning Policy Framework (NPPF) March 2012 and other advice. They should be borne in mind in the determination of applications within the Borough. If Councillors wish to have a copy of a decision letter, they should contact Sophie Butcher (sophie.butcher@guildford.gov.uk)

<p>1.</p>	<p>Dr Andrew Milne 6 Pine View Close, Chilworth, Surrey GU4 8RS 22/P/00237 - The development proposed is described as “Construction of a first floor front extension, construction of a rear two storey extension, external renovation of dwelling, internal and external alterations”.</p> <p>Delegated Decision: To Refuse</p> <p>Inspector’s Main Issues:</p> <p>The main issue is the effect of the proposed development on the character and appearance of the host dwelling and the surrounding area.</p> <p>Please view the decision letter for further info: https://publicaccess.guildford.gov.uk/online-applications/files/300DA6952DFF7A927211DAAD0E5DE51D/pdf/22_P_00237-APPEAL_DECISION-1827781.pdf</p>	<p>*ALLOWED</p>
<p>2.</p>	<p>Mr & Mrs Phillips Woodland Glen, Green Dene, East Horsley, Surrey KT24 5RD</p> <p>22/P/00964 – The application sought planning permission for <i>erection of a replacement garage</i> without complying with conditions attached to planning permission Ref 20/P/01874,</p>	<p>*ALLOWED</p>

	<p>dated 31 December 2020.</p> <p>The condition in dispute is No. 2 which states: <i>The development hereby permitted shall be carried out in accordance with the following approved plans: RB/WG/PL01, RB/WG/PL04, 1514-KC-XX-YTREE-TPP01 REV 0 & 1514-KC-XX-YTREE-TPP01 REV B received on 05/11/2020.</i></p> <p>The reason given for the condition is: <i>To ensure that the development is carried out in accordance with the approved plans and in the interests of proper planning.</i></p> <p>Delegated Decision: To Refuse</p> <p>Inspector's Main Issues: The</p> <p>Please view the decision letter for further info: https://publicaccess.guildford.gov.uk/online-applications/files/6F36DFC8BCBEC2F5FF3F0B1071059D49/pdf/22_P_00964-APPEAL_DECISION-1834765.pdf</p>	
<p>3.</p>	<p>Ms N Webber Land associated with The Long Barn, Down Lane, Compton, Surrey, GU3 1DQ</p> <p>21/P/01324 – The development proposed is erection of one dwelling.</p> <p>Delegated Decision: To Refuse</p> <p>Inspector's Main Issues: Whether the site is suitable for residential development, having regard to its location, land use and amount of development, with particular regard to; whether the proposal would be inappropriate development in the Green Belt having regard to the National Planning Policy Framework (the Framework) and any relevant development plan policies, The effect of the proposal on the openness of the Green Belt, and whether the harm by reason of inappropriateness, and any other harm, would be clearly outweighed by other considerations, so as to amount to the very special circumstances necessary to justify the proposal.</p> <p>Please view the decision letter for further info: https://publicaccess.guildford.gov.uk/online-applications/files/D0BB438E86602DE7C61773CCE28E3BA3/pdf/21_P_01324-APPEAL_DECISION-1828566.pdf</p>	<p>DISMISSED</p>