

## PLANNING COMMITTEE

8 NOVEMBER 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](mailto:sophie.butcher@guildford.gov.uk))

<p>1.</p>	<p><b>Mr Philip Cooper</b> <b>3 Shere Court, Hook Lane, Shere, Guildford, GU5 9QH</b></p> <p><b>22/P/01692</b> – The development proposed is erection of a summerhouse.</p> <p>Delegated Decision: To Refuse</p> <p><b>Inspector's Main Issues:</b> The main issue is whether the proposed development would be inappropriate development in the Green Belt having regard to the National Planning Policy Framework (the Framework) and any relevant development plan policies; and if so, 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 required to justify the proposal.</p> <p>Please view the decision letter online via the planning portal.</p>	<p><b>*ALLOWED</b></p>
<p>2.</p>	<p><b>Ms Wu</b> <b>11 Caledon Place, Guildford, Surrey, GU4 7YX</b></p> <p><b>22/P/02187</b> – The development proposed is first floor front extension above garage with alteration to roof and single storey rear extension.</p> <p>Delegated Decision: To Refuse</p>	<p><b>*ALLOWED</b></p>

	<p><b>Inspector’s Main Issues:</b> The main issue is the effect of the proposed development upon the character and appearance of the building and surrounding area.</p> <p>Please view the decision letter online via the planning portal.</p>	
<p><b>3.</b></p>	<p><b>Mrs Catherine Wheeler</b> <b>St Thomas Court, 39 Epsom Road, Guildford, GU1 3LA</b></p> <p><b>22/P/00034</b> – The development proposed is the conversion of existing office use B1(a) to residential C3 for 7 no. apartments including: removal of the existing single storey entrance lobby; introduction of a three storey side gable extension, installation of rooflights, provision of and enlargement of the existing basement with external staircase; and associated cycle and car parking and refuse storage.</p> <p>Delegated Decision: non-determination</p> <p><b>Inspector’s Main Issues:</b> The main issues are:</p> <ul style="list-style-type: none"> <li>• the principal of the change of use;</li> <li>• the character and appearance of the locality;</li> <li>• residential amenity for neighbours and future occupiers;</li> <li>• highway safety and parking;</li> <li>• the environment generally; and</li> <li>• the Thames Basin Heath Special Protection Area (TBHSPA) specifically.</li> </ul> <p>Please view the decision letter online via the planning portal.</p>	<p><b>*ALLOWED</b></p>
<p><b>4.</b></p>	<p><b>Mr Simon Persin</b> <b>29 Merrow Woods, Guildford, Surrey, GU1 2LQ</b></p> <p><b>23/P/00087</b> – The development proposed is described as “The proposed works will include a rear and single storey extension, conversion of the garage into habitable space, with a first floor side extension over part of the converted garage and a ground floor extension infill”.</p> <p>Delegated Decision: To Refuse</p> <p><b>Inspector’s Main Issues:</b> The effect of the proposed development on the character and</p>	<p><b>*ALLOWED</b></p>

	<p>appearance of the building and surrounding area; and the living conditions of occupiers of 27 Merrow Woods, with particular regard to light and outlook.</p> <p>Please view the decision letter online via the planning portal.</p>	
5.	<p><b>Mr Neil Thompson</b>  <b>15 Foxenden Road, Guildford, Surrey, GU1 4DL</b></p> <p><b>22/P/00917</b> – The use for which a certificate of lawful use or development is sought is use of property as a house in multiple occupation for 7 persons (Use Class C4).</p> <p>Delegated Decision: To Refuse</p> <p><b>Inspector’s Main Issues:</b>  The appeal is allowed and attached to this decision is a certificate of lawful use or development describing the existing use which is found to be lawful.</p> <p>Please view the decision letter online via the planning portal.</p>	<b>*ALLOWED</b>
6.	<p><b>Mr and Mrs Brown</b>  <b>Grey Timbers, 6 Park Horsley, East Horsley, KT24 5RZ</b></p> <p><b>23/P/00087</b> – The development proposed is described as “The proposed works will include a rear and single storey extension, conversion of the garage into habitable space, with a first floor side extension over part of the converted garage and a ground floor extension infill”.</p> <p>Delegated Decision: To Refuse</p> <p><b>Inspector’s Main Issues:</b>  The main issues are whether the proposal amounts to inappropriate development in the Green Belt, including the effect on the openness of the Green Belt and the purposes of including land within it; The effect of the proposal on the character and appearance of the area; If the development is inappropriate, whether any harm by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations so as to amount to the very special circumstances necessary to justify it.</p> <p>Please view the decision letter online via the planning portal.</p>	<b>*ALLOWED</b>

<p><b>7.</b></p>	<p><b>Mr John George Black</b>  <b>Land at Roundoak, White Hart lane, Wood Street Village, Guildford, GU3 3EA</b></p> <p><b>EN/21/00414</b> – The breach of planning control as alleged in the notice is without permission the erection of brick piers and gates.</p> <p>Delegated Decision: To Refuse</p> <p><b>Inspector’s Main Issues:</b>  The appeal is dismissed and the enforcement notice is upheld. Planning permission is refused on the application deemed to have been made under section 177(5) of the 1990 Act as amended.</p> <p>Please view the decision letter online via the planning portal.</p>	<p><b>DISMISSED AND ENFORCEMENT NOTICE UPHELD</b></p>
<p><b>8.</b></p>	<p><b>Mr Jack Lampard</b>  <b>Land at 4 Lawrence Close, Guildford, GU4 7RD</b></p> <p><b>Appeal Ref: APP/Y3615/C/22/3307904</b> -The breach of planning control as alleged in the notice is without planning permission operational development consisting of the erection of a wall between points A and B on the attached plan.</p> <p>Delegated Decision: To Refuse</p> <p><b>Inspector’s Main Issues:</b>  It is clear that the breach of planning control relates to the erection of a wall. The purpose of the notice is to remedy the breach of planning control by removing all the wall. The removal of all the wall is not therefore an excessive step as it would remedy the breach of planning control. I therefore conclude that the ground (f) appeal fails.</p> <p>Please view the decision letter online via the planning portal.</p>	<p><b>DISMISSED AND ENFORCEMENT NOTICE UPHELD</b></p>

<p><b>9.</b></p>	<p><b>Woodlands Country Homes Ltd</b>  <b>50 Fairlands Avenue, Fairlands, Surrey, GU3 3NB</b></p> <p><b>22/P/01289</b> – The development proposed is described as a ‘detached bungalow’.</p> <p>Delegated Decision: Non-determination</p> <p><b>Inspector’s Main Issues:</b></p> <p>The effect of the proposal on the character and appearance of the area; the effect of the proposal on the living conditions of the occupants of the host property, No50A Fairlands Avenue, having particular regard to the provision of outdoor space, noise and disturbance; and the effect of the proposal on the Thames Basin Heaths Special Protection Area (TBHSPA).</p> <p>Please view the decision letter online via the planning portal.</p>	<p><b>DISMISSED</b></p>
<p><b>10.</b></p>	<p><b>Mr Greg Toynton</b>  <b>Brambles, Mill Lane, Pirbright, Surrey, GU24 0BS</b></p> <p><b>22/P/00927</b> – The development proposed is first floor rear extension.</p> <p>Delegated Decision: To Refuse</p> <p><b>Inspector’s Main Issues:</b></p> <ul style="list-style-type: none"> <li>i) whether the proposed development would be inappropriate development in the Green Belt having regard to the National Planning Policy Framework (the Framework) and any relevant development plan policies;</li> <li>ii) the effect of the proposed development on the openness of the Green Belt; and,</li> <li>iii) if the proposal is inappropriate development, would the harm by reason of inappropriateness, and any other harm, be clearly outweighed by other considerations as to amount to the very special circumstances required to justify the development.</li> </ul> <p>Please view the decision letter online via the planning portal.</p>	<p><b>DISMISSED</b></p>

<p><b>11.</b></p>	<p><b>Mr Michael Croney</b>  <b>7 St Pauls Close, Tongham, Surrey, GU10 1EN</b></p> <p><b>22/P/01108</b> – The development proposed is described as “build two out buildings (sheds) on hard stands beyond dwelling front elevation where curtilage is detached from property (not directly in front of house) as this be the best area keeping it out of site of neighbours. Lawful develop certificate was submitted of this but requires planning because the sheds are beyond front elevation.</p> <p>Delegated Decision: To Refuse</p> <p><b>Inspector’s Main Issues:</b>  The main issue is the effect of the development on the character and appearance of the area.</p> <p>Please view the decision letter online via the planning portal.</p>	<p><b>DISMISSED</b></p>
<p><b>12.</b></p>	<p><b>Mr and Mrs M Jacklin</b>  <b>Springfold House, Shophouse Lane, Albury, Guildford, GU5 9EQ</b></p> <p><b>22/P/00619</b> – The development proposed is first floor rear extension over existing orangery, enclosing of existing open porch and changes to the fenestration.</p> <p>Delegated Decision: To Refuse</p> <p><b>Inspector’s Main Issues:</b>  Whether the proposed development 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; the effect of the proposal upon biodiversity and protected species; 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 required to justify the proposal.</p> <p>Please view the decision letter online via the planning portal.</p>	<p><b>DISMISSED</b></p>

<b>13.</b>	<p><b>Mr and Mrs M Jacklin</b> <b>Springfold House, Shophouse Lane, Albury, Guildford, GU5 9EQ</b></p> <p><b>22/P/01624</b> – The development proposed is removal of existing single glazed windows and doors and replacement with new double glazed A++ high energy efficient PVC windows to match existing in design and colour.</p> <p>Delegated Decision: To Refuse</p> <p><b>Inspector’s Main Issues:</b> The main issue is the effect of the proposed replacement windows on the significance of designated heritage assets, having particular regard to the Ripley (CA) and Elm Tree House, which is a Grade II listed building.</p> <p>Please view the decision letter online via the planning portal.</p>	<b>DISMISSED</b>
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