

PLANNING COMMITTEE

3 JANUARY 2024

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)

1.	<p>Mrs Tania Brown 54 Cline Road, Guildford, Surrey, GU1 3NH</p> <p>22/P/02002 – The application sought planning permission for a single storey outbuilding and associated excavation works without complying with conditions attached to planning permission Ref. 14/P/00588 dated 18 June 2014.</p> <p>Delegated Decision: To Refuse</p> <p>Inspector's Main Issues: The main issue is whether the non-compliance with condition nos2 and 4 of planning permission 14/P/00588 would protect the living conditions of the occupants of 52 and 56 Cline Road in respect of privacy.</p> <p>Please view the decision letter online via the planning portal.</p>	*ALLOWED
2.	<p>Mr Oliver Stich Suffield Farm, Suffield Lane, Puttenham, Surrey, GU3 1BD</p> <p>22/P/01000 – The development for which a certificate of lawful use or development is sought is a single storey rear extension.</p> <p>Delegated Decision: To Refuse</p> <p>Inspector's Main Issues: The main issue is whether the Council's decision to refuse to grant an LDC for the single-storey rear extension is well-</p>	*ALLOWED

	<p>founded.</p> <p>Please view the decision letter online via the planning portal.</p>	
3.	<p>Mr J Blason (Silver Birch Homes Ltd) 215, 215a, 215b, 215c Worplesdon Road, Guildford GU2 9XJ</p> <p>22/P/00187 – The development proposed is the erection of a single storey dwelling with associated parking following demolition of existing buildings at 215b and 215c Worplesdon Road and existing porch at 215 Worplesdon Road.</p> <p>Delegated Decision: non-determination</p> <p>Inspector's Main Issues: the effect of the development on the character and appearance of the surrounding area; the effect of development upon highway safety; and whether the proposal provides adequate living conditions for future occupiers and those of No 215a.</p> <p>Please view the decision letter online via the planning portal.</p>	<p>DISMISSED</p>
4.	<p>JC Decaux UK Ltd Pavement outside 28-30 High Street, Guildford, GU1 3EL</p> <p>22/P/01421 – The development proposed is the installation of a modern, multifunction hub unit featuring an integral advertisement display and defibrillator.</p> <p>Delegated Decision: To Refuse</p> <p>22/P/01422 – The advertisement proposed is for an 86" LCD screen capable of illuminated static displays in sequence.</p> <p>Delegated Decision: To Refuse</p> <p>Inspector's Main Issues: The main issues in Appeal A are whether the proposed development would preserve or enhance the character or appearance of the Guildford Town Centre Conservation Area and whether the setting of nearby Listed Buildings would be preserved.</p> <p>The main issue in Appeal B is the effect of the proposal on</p>	<p>DISMISSED</p> <p>DISMISSED</p>

	<p>visual amenity, including the Guildford Town Centre Conservation Area and the setting of nearby Listed Buildings.</p> <p>Please view the decision letter online via the planning portal.</p>	
5.	<p>Lord Andrew Campbell against Guildford Borough Council Plots 1a, 1b, 1c, 5b, 5c, 6a, 6b, 6c, 7a and 7b Burpham Court Lane, Burpham, Guildford</p> <p>The breach of planning control as alleged in the notice is: Without permission operational development consisting of the laying of hard core material to create a hard surface.</p> <p>Delegated Decision: To Refuse</p> <p>Inspector's Main Issues: For completeness, the evidence then provided by the Council demonstrates on the balance of probabilities that it took all reasonable steps to identify those with an interest in the land at the date when the notice was issued, as well as attempts to correspond with the purported new owners.</p> <p>Furthermore, there was service at the land affected by the notice, by hand, addressed to the owner/occupier to ensure any potential unknown persons would have been served. Accordingly, prejudice to a person having an interest in the land when the notice was issued cannot therefore be said to have otherwise arisen.</p> <p>Please view the decision letter online via the planning portal.</p>	<p>DISMISSED AND ENFORCEMENT NOTICE UPHELD</p>