

PLANNING COMMITTEE

31 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)

<p>1.</p>	<p>Mr Nick Buckland 33 Juniper Close, Guildford, Surrey, GU1 1NX</p> <p>23/P/01009 – The development proposed is a ground floor rear extension, first floor side extension, front porch infill and associated internal alterations.</p> <p>Delegated Decision: To Refuse</p> <p>Inspector’s Main Issues: The main issue is the effect of the development on the character and appearance of the host dwelling and the surrounding area.</p> <p>Please view the decision letter online via the planning portal.</p>	<p>*ALLOWED</p>
<p>2.</p>	<p>Mr James Hill 73 High Path Road, Guildford, GU1 2QL</p> <p>23/P/00369 – The development proposed is the erection of two storey and single rear extension following demolition of existing two storey and lean two extensions and conversion of loft space to habitable accommodation with changes to roof to include gable end type roof to the front elevation with roof lights.</p> <p>Delegated Decision: To Refuse</p>	<p>DISMISSED</p>

	<p>Inspector's Main Issues:</p> <ul style="list-style-type: none"> • The character and appearance of the host property and the surrounding area; and • The living conditions of the occupiers of the neighbouring properties (No.71 and No.75) with particular regard to light and overbearing impact. <p>Please view the decision letter online via the planning portal.</p>	
<p>3.</p>	<p>Mrs Elizabeth and Tyrone Bernal-Soria Purse Ryde Cottage, Westwood Lane, Normandy, Surrey GU3 2JF</p> <p>22/P/01881 – The development proposed is planning application for erection of 2 storey side extension, internal alterations, installation of 2 velux windows on the side roof slope and sun tunnels in the front and rear roof slopes.</p> <p>Delegated Decision: non-determination</p> <p>Inspector's Main Issues:</p> <ul style="list-style-type: none"> • whether the proposal would be inappropriate development in the Green Belt having regard to the Framework and any relevant development plan policies; • the effect of the proposal on the openness of the Green Belt; and • whether any 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>Please view the decision letter online via the planning portal.</p>	<p>DISMISSED</p>
<p>4.</p>	<p>Mr Jake and Mrs Jasmin Johnson South Cottage, Redhill Road, Cobham, KT11 1EF</p> <p>22/P/01784 – The development proposed is demolition of buildings, removal of hardstanding and the erection of two detached dwellinghouses, with landscaping, parking and access.</p> <p>Delegated Decision: To Refuse</p>	<p>DISMISSED</p>

	<p>Inspector's Main Issues:</p> <ul style="list-style-type: none">• whether the proposal is inappropriate development in the Green Belt, including its effect on openness, having regard to local and national planning policy;• its effect on the Thames Basin Heaths Special Protection Area; and• whether any harm by reason of inappropriateness, or any other harm, is clearly outweighed by other considerations to amount to very special circumstances required to justify the proposal.• <p>Please view the decision letter online via the planning portal.</p>	
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