

PLANNING COMMITTEE

24 APRIL 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>Sophie Saunders Reculver, Chapel Lane, Pirbright, Surrey, GU24 0JZ</p> <p>23/P/01321 – The development proposed is replacement of existing front porch, erection of a single storey side extension and erection of a part single / two storey rear extension following the demolition of the rear conservatory and side storage. Existing façade to be renovated with a proposed white render finish without complying with a condition attached to planning permission 22/P/01223 dated 19 January 2023. The condition in dispute is no.2 which states that: The development hereby permitted shall be carried out in accordance with the following approved plans: 101, 102, 300, 203, 202 Rev 01, LP Rev P1, 201 Rev P1, and 100 Rev P1 received 13 July 2022, 9 August 2022 and 12 January 2023.</p> <p>Delegated Decision: To Refuse</p> <p>Inspector’s Main Issues:</p> <p>The main issues are:</p> <ul style="list-style-type: none">• The appeal site comprises a detached two storey dwelling which has planning permission for extensions as described above. The appellant wishes to vary condition 2 of that permission to enable the substitution of drawings to allow a deeper rear extension. The Council’s objection is on Green Belt grounds.• Therefore, the main issue is the effect of varying the	<p>*ALLOWED</p>
-----------	--	------------------------

	<p>condition on whether the development constitutes inappropriate development in the Green Belt.</p> <p>Please view the decision letter online via the planning portal.</p>	
2.	<p>Mr Martin Purcell Land and Buildings to the East of Glaziers Lane, Normandy, Guildford, GU3 2SF</p> <p>EN/20/00168 – The breach of planning control as alleged in the notice is 1. The making of a material change of use to the use of the land for residential purposes through the stationing of caravans 2. The erection on the land of three buildings, gate and fencing 3. The laying of hard surfacing to facilitate the stationing of caravans and the development outlined in 1 and 2 above.</p> <p>Delegated Decision: To Refuse</p> <p>Inspector’s Main Issues: The main issues are:</p> <ul style="list-style-type: none"> • The effect of the operational development on the openness of the Green Belt and the purposes of including land within it; • The effect of the development on the Thames Basin Heaths Special Protection Area (TBHSPA); and • Whether the harm to the Green Belt and any other harm, is clearly outweighed by other considerations, so as to amount to the very special circumstances necessary to justify the grant of planning permission. <p>Please view the decision letter online via the planning portal.</p>	DISMISSED
3.	<p>Mr Shah 3 North Side, The Cardinals, Tongham, Surrey, GU10 1EA</p> <p>22/P/01927 – The development proposed is erection of an attached dwelling following demolition of existing garage, part demolition and alterations to existing single storey rear extension, changes to fenestration, along with associated parking and landscaping.</p> <p>Delegated Decision: To Refuse</p>	DISMISSED

	<p>Inspector's Main Issues:</p> <ul style="list-style-type: none"> The main issue of the proposal is the effect on the character and appearance of the area. <p>Please view the decision letter online via the planning portal.</p>	
<p>4.</p>	<p>Mr and Mrs G Yarborough 1 Fairlands Avenues, Fairlands, Surrey, GU3 3LX</p> <p>23/P/01323 – The development proposed is part single storey rear extension, two storey side extension, loft conversion including three rear dormers and raising of existing rear external wall and ridge, single storey extension incorporating shower room, additional dropped kerb and extended driveway following demolition of existing garage (amended plans received on 14/11/2018 showing a reduction in size and width to the dormer window. In addition, all references to the proposed brick piers and front boundary wall/railings have been omitted from the scheme) without complying with a condition attached to planning permission 18/P/01839 dated 16 November 2018.</p> <p>The condition in dispute is No2 which states that: The development permitted shall be carried out in accordance with the following approved plans: 7128/05, 7128/02, 7128/01 received on 20/09/2018 and amended drawing numbers 7128/04 Rev A, 7128/03 Rev B received on 14 November 2018. The reason given for the condition is: To ensure that the development is carried out in accordance with the approved plans in the interest of proper planning.</p> <p>Delegated Decision: To Refuse</p> <p>Inspector's Main Issues</p> <ul style="list-style-type: none"> the main issue is the effect that varying the condition would have on the character and appearance of the host dwelling and the surrounding area. <p>Please view the decision letter online via the planning portal.</p>	<p>DISMISSED</p>