

PLANNING COMMITTEE

22 MAY 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>Manor Farm Cottages, East Shalford Lane, Surrey, Guildford, GU4</p> <p>23/P/00379 – The development for which a certificate of lawful use or development is sought is the ‘erection of a single storey rear extension and erection of a detached outbuilding.</p> <p>Delegated Decision: To Refuse</p> <p>Inspector’s Main Issues:</p> <p>The main issue is whether the Council’s refusal in part to grant the LDC was well founded. It is necessary to consider whether the proposed extension would be granted planning permission by Article 3, Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended (GPDO).</p> <p>Please view the decision letter online via the planning portal.</p>	<p>*ALLOWED</p>
<p>2.</p>	<p>Little Romanys, Lawbrook Lane, Surrey, Peaslake, GU5 9QW</p> <p>22/P/01091 – The development for which a certificate of lawful use or development is sought as the erection of a single storey extension.</p> <p>Delegated Decision: To Refuse</p> <p>Inspector’s Main Issues:</p>	<p>*ALLOWED</p>

	<p>The main issue is whether the Council’s refusal to grant the LDC was well founded. It is necessary to consider whether the proposed extension would be granted planning permission by Article 3, Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended (GPDO).</p> <p>Costs against Guildford Borough Council.</p> <p>Please view the decision letter online via the planning portal.</p>	<p>REFUSED</p>
<p>3.</p>	<p>Foxhill Cottage, Huntshill Road, Normandy, Guildford, GU3 2AH</p> <p>21/P/00575 – The development proposed is described as “Proposal to change the existing garage with a bedroom above it to an annexe with additional area approximately 5m x 5.8m area to the west gable of the garage and 1m x 5m area to the south aspect of the existing garage. Another part of the proposal is to add an extension to the east elevation of 3m x 6m housing of the ground source pump and an outside covered area for shelter. This ground source heat pump will serve both the main house and the proposed annexe. The proposed floor plan has an added footprint of less than 20 percent of the existing footprint. The proposal of roofline is 800mm higher than the existing garage with bedroom above and the new additional gables are 300mm below the new ridge line. This is 700mm lower than the main house”. This decision supersedes that issued on 20 May.</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"> • 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 character and appearance of the area, including the appeal property. <p>Please view the decision letter online via the planning portal.</p>	<p>*ALLOWED</p>

<p>4.</p>	<p>87 The Street, West Horsley, Surrey, KT24 6BG</p> <p>23/P/00881 – The development proposed is a two storey rear and side extension following demolition of a single storey rear and side extension.</p> <p>Delegated Decision: To Refuse</p> <p>Inspector’s Main Issues</p> <ul style="list-style-type: none"> • I consider the main issue to be the effect of the proposal on the architectural integrity of the host property, the character of the street scene and thereby whether the development would serve to preserve or enhance the character or appearance of the West Horsley Conservation Area. <p>Please view the decision letter online via the planning portal.</p>	<p>*ALLOWED</p>
<p>5.</p>	<p>Land adjacent to 12 Oak Hill, Wood Street Village, Guildford, GU3 3ER</p> <p>21/P/02036 – The development proposed is the erection of a 4 bedroom detached house on land adjacent to 12 Oak Hill.</p> <p>Planning Committee 1 March 2023 Decision: To Refuse Officers Recommendation: To Refuse</p> <p>Inspector’s Main Issues</p> <p>The main issue in this case is the effect of the proposal on the amenity value of existing trees subject to a Tree Preservation Order (TPO).</p> <p>Please view the decision letter online via the planning portal.</p>	<p>DISMISSED</p>
<p>6.</p>	<p>70 New Road, Chilworth, Surrey, GU4 8LU</p> <p>23/P/01689 – The development proposed is for a first floor rear extension over existing footprint.</p> <p>Delegated Decision: To Refuse</p> <p>Inspector’s Main Issues</p>	<p>DISMISSED</p>

	<ul style="list-style-type: none"> The effect of the proposed development on the living conditions of the occupants of no 68 New Road with specific regard to outlook and light and No 72 New Road with specific regard to privacy. <p>Please view the decision letter online via the planning portal</p>	
7.	<p>76 Frog Grove Lane, Wood Street Village, Surrey, GU3 3HA</p> <p>23/P/01497 – The development proposed is erection of single storey rear extension with green roof.</p> <p>Delegated Decision: To Refuse</p> <p>Inspector’s Main Issues</p> <p>The main issue are:</p> <ul style="list-style-type: none"> whether the proposal constitutes inappropriate development in the Green Belt; Its effect on the openness of the Green Belt; if the development is inappropriate, 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>Please view the decision letter online via the planning portal.</p>	DISMISSED
8.	<p>47 Denzil Road, Guildford, Surrey, GU2 7NG</p> <p>23/P/01546 – The development proposed is described in the application form as follows: <i>“Loft extension consisting of changing the roof shape to add a full rear dormer and raising the ridge height to accommodate a compliant second floor, solar panels and a mix of external and internal insulation to improve the building fabric whilst retaining the front of the house to preserve its architectural style”.</i></p> <p>Delegated Decision: To Refuse</p> <p>Inspector’s Main Issues</p> <p>The main issue to be determined in this appeal is the effect of</p>	DISMISSED

	<p>the proposed development on the character and appearance of the host building and its surroundings.</p> <p>Please view the decision letter online via the planning portal.</p>	
<p>9.</p>	<p>Whipley Manor Farm Workshop, Whipley Manor Farm, Aldershot Road, Normandy, Surrey, GU3 2BE</p> <p>23/P/00572 – The development proposed is the change of use of an area of hard surface directly adjacent to the workshop to allow the parking of non-agricultural vehicles, plant and machinery and the storage of material ancillary to the operation of the site as a workshop.</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"> • whether the proposed development would be inappropriate development in the Green Belt having regard to the Framework and relevant development plan policies; • The effect of the development on character and appearance of the surroundings; and • if the development would be inappropriate, whether the harm to the Green Belt by way 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 it. <p>Please view the decision letter online via the planning portal.</p>	<p>DISMISSED</p>
<p>10.</p>	<p>8 Wayside Cottages, Horsham Road, Holmbury St Mary, Surrey RH5 6NH</p> <p>23/P/00347 – The development proposed is the removal of existing conservatory. Proposal for two additions. One to replace the existing plastic conservatory with a new single storey extension of increased area, using a timber frame on a brick base, with a pitched clay tiled roof with a roof light. The other to provide a new main entrance hall with shower, WC and utility area within a new brick built single storey extension with a pitched clay tiled roof with a roof light.</p>	<p>DISMISSED</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"> • Whether the proposed development 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. • If there is any harm by reason of inappropriateness, and any other harm, would it be clearly outweighed by other considerations. If so, would this amount to the very special circumstances required to justify the proposal. <p>Please view the decision letter online via the planning portal.</p>	
<p>11.</p>	<p>Normay, Forest Road, Effingham Junction, Leatherhead, Surrey, KT24 5HE</p> <p>23/P/01036 – The development proposed is a two storey side extension and single storey rear extension.</p> <p>Delegated Decision: To Refuse</p> <p>Inspector's Main Issues</p> <p>I consider the main issue to be the effect of the proposal on the architectural integrity of the host building, the semi-detached pair and thereby the character and appearance of the street scene.</p> <p>Please view the decision letter online via the planning portal.</p>	<p>DISMISSED</p>
<p>12.</p>	<p>Land at 1 Weyside Gardens, Guildford, Surrey, GU1 1 JD</p> <p>23/P/01660 – The development proposed is a two storey side extension.</p> <p>Delegated Decision: To Refuse</p> <p>Inspector's Main Issues</p>	<p>DISMISSED</p>

	<p>The main issue to be determined in this appeal is the effect of the proposed development on the residential amenities of neighbours (whether unacceptable harm would be caused by overbearing appearance or intrusion on privacy).</p> <p>Please view the decision letter online via the planning portal.</p>	
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