

<p>2.</p>	<p>Eversleigh, Lower Edgeborough Road, Guildford GU1 2DY</p> <p>23/P/00929 – The development proposed is demolition of existing block of flats (4 no.) and garage block (5 garages) and the erection of 4 new-build semi-detached houses, including the re-use of existing, altered dropped kerb and formation of new dropped kerb for access to new front drive.</p> <p>Delegated Decision: To Refuse</p> <p>Inspector’s Main Issues: The main issues are the effect of the proposed development on:</p> <p>(a) the character and appearance of the surrounding area, including Waterden Road Conservation Area and the locally listed building known as Abbeyfield; and</p> <p>(b) the living conditions of future occupiers of the development.</p> <p>Please view the decision letter online via the planning portal.</p>	<p>*ALLOWED</p>
<p>3.</p>	<p>Regent House, Ward Street, Guildford GU1 4LH</p> <p>Appeal A 21/P/02471 – The development proposed is change of use of building from Class D1 (Education) to Class C3 (Residential) to form 9 flats together with alterations.</p> <p>Appeal B 21/P/02472 - The works proposed are the same as Appeal A.</p> <p>The appeal is allowed and listed building consent is granted for change of use of building from Class D1 (Education) to Class C3 (Residential) to form 9 flats together with alterations at Regent House, Ward Street, Guildford GU1 4LH in accordance with the terms of the application Ref 21/P/02472 and the plans submitted with it, subject to the 9 conditions set out in the attached annex.</p> <p>Delegated Decision: To Refuse</p>	<p>DISMISSED</p> <p>*ALLOWED</p>

	<p>Inspector’s Main Issues:</p> <p>The main issues are: The main issue common to Appeals A and B is the effect of the proposal on the special interest of the Grade II listed building known as Ward Street Temperance Hall.</p> <p>The main issues relating only to Appeal A are as follows: (a) the effect of the proposal on the living conditions of future occupiers of the development; (b) whether the proposal would make adequate provision for cycle parking; and (c) the effect of the proposal on the provision of community facilities.</p> <p>Please view the decision letter online via the planning portal.</p>	
4.	<p>Three Acre Barn, Guildford Road, Effingham KT24 5QQ</p> <p>22/P/02136 – The development proposed was described as ‘a residential dwelling’.</p> <p>Delegated Decision: To Refuse</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; • the effect of the proposal on protected trees; • whether the dwelling would be sustainable in design and construction; and • whether any harm by reason of inappropriateness, and any other harm, would be clearly outweighed by other considerations so as to amount to very special circumstances required to justify the proposal. <p>Please view the decision letter online via the planning portal.</p>	DISMISSED
5.	<p>‘Wayside’, Dawney Hill, Pirbright, Woking, Surrey, GU24 0JB</p> <p>23/P/01462 – The development proposed is described in the application form as a “Proposed rear roof extension to enable a loft conversion to habitable accommodation.</p> <p>Delegated Decision: To Refuse</p>	DISMISSED

	<p>Inspector’s Main Issues</p> <ul style="list-style-type: none"> • The first main issue to be determined in this appeal is whether the proposal is “inappropriate development” having regard to the ‘National Planning Policy Framework’ and any relevant development plan policies. If so, in this case, it is necessary to consider the effect of the proposed development on the openness of the Green Belt as well as the impact of the proposed development on the character of the host building and its surroundings in the Pirbright Conservation Area. . It is then necessary to determine 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 that are required to justify inappropriate development in the Green Belt. • If the proposed development is to be categorised as “not inappropriate”, it is nonetheless necessary, in this case, to consider the impact of the proposed development on the character of the host building and its surroundings in the Pirbright Conservation Area. <p>COSTS DECISION</p> <p>The appeal was made against the refusal of planning permission for “proposed rear roof extension to enable a loft conversion to habitable accommodation”.</p> <p>Notwithstanding the Council’s approach, therefore, I find that unreasonable behaviour resulting in unnecessary or wasted expense, as described in the ‘Planning Practice Guidance’, has not been demonstrated. Hence, I have refused the application for costs against Guildford Borough Council.</p> <p>Please view the decision letter online via the planning portal.</p>	<p>REFUSED</p>
<p>6.</p>	<p>142 Envis Way, Fairlands, Guildford, Surrey, GU3 3NL</p> <p>23/P/01569 – The development proposed is demolition of existing detached single car garage. Proposed single storey side and rear extensions with living accommodation in the loft space with front, side and rear dormers.</p> <p>Delegated Decision: To Refuse</p>	<p>DISMISSED</p>

	<p>Inspector's Main Issues</p> <p>The main issues are the effect of the proposed development on:</p> <ul style="list-style-type: none"> • the character and appearance of the area; and • the living conditions of the occupiers of 144 Envis Way, with particular reference to privacy. <p>Please view the decision letter online via the planning portal</p>	
<p>7.</p>	<p>Woodside, New Road, Albury, Surrey GU5 9DB</p> <p>22/P/01832 – The development proposed is extension and alterations to the dwelling, including replacement studio/annexe; the erection of replacement garaging; a replacement swimming pool; garden landscape works; and demolition of 7 outbuildings.</p> <p>Delegated Decision: To Refuse</p> <p>Inspector's Main Issues</p> <p>The main issues are:</p> <ol style="list-style-type: none"> a) whether the proposed development would be inappropriate development in the Green Belt having regard to the Framework and any relevant development plan policies; b) the effect of the proposal on the openness of the Green Belt; c) the effect of the proposed development on the character and appearance of the area, with particular regard to the Surrey Hills National Landscape; d) the function and scale of the extension/annex in relation to the main dwelling; e) the effect of the proposed development on protected species; and f) 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>8.</p>	<p>Grove Fruit Farm, Epsom Road, West Horsley, Surrey KT24 6AP</p> <p>23/P/00306 – The development proposed is the change of use of land from agricultural to a recreational use for glamping including the positioning of two glamping pods and associated</p>	<p>DISMISSED</p>

	<p>washroom buildings with access from Epsom Road.</p> <p>Delegated Decision: To Refuse</p> <p>Inspector's Main Issues The site is in the Green Belt, in countryside near the Surrey Hills National Landscape¹ and in an Area of Great Landscape Value. The main issues are:</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 Surrey Hills National Landscape and the Area of Great Landscape Value; and • whether any harm by reason of inappropriateness, and any other harm, would be clearly outweighed by other considerations so as to amount to very special circumstances required to justify the proposal. <p>Please view the decision letter online via the planning portal.</p>	
<p>9.</p>	<p>Tangley Lea, New Road, Chilworth, Surrey GU4 8LZ</p> <p>22/P/00901 – The development proposed is erection of six dwellings, including access and parking following the demolition of the existing dwelling.</p> <p>Delegated Decision: To Refuse</p> <p>Inspector's Main Issues The main issues are the effect of the proposed development on the character and appearance of the area and the effect on the living conditions of neighbouring occupiers with particular regard to Casa Mia and 155-157 New Road.</p> <p>Please view the decision letter online via the planning portal.</p>	<p>DISMISSED</p>
<p>10.</p>	<p>1 Castle Hill, Guildford, Surrey GU1 3SX</p> <p>23/P/01075 - The development proposed is described on the application form as 'implementation of a roof terrace following permitted roof works'.</p> <p>Delegated Decision: To Refuse</p>	<p>DISMISSED</p>

<p>Inspector's Main Issues</p> <p>a) the living conditions of occupiers of 3 Castle Hill with particular regard to privacy; and</p> <p>(b) the significance and setting of various heritage assets, namely Guildford Castle Scheduled Monument; the Grade I listed building known as The Castle Keep; the Grade I listed building known as Remains of Shell Keep at Guildford Castle; the Grade II listed building known as The Chestnuts; Guildford Town Centre Conservation Area; and the non-designated heritage asset known as 1 Castle Hill.</p> <p>Please view the decision letter online via the planning portal.</p>	
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