

PLANNING COMMITTEE

24 MAY 2023

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>AHD Homes 133 Worplesdon Road, Guildford, GU2 9XA</p> <p>21/P/01466 – The development proposed is the conversion of the unused rear part of the existing estate agents to a 1 bed flat with some minor fenestration changes.</p> <p>Delegated Decision: To Refuse</p> <p>Inspector’s Main Issues: The main issue is whether the proposed flat would provide reasonable living conditions for the future occupier in terms of space and privacy; and the effect on the Thames Basin Heaths Special Protection Area TBHSPA.</p> <p>Please view the decision letter for further info:</p> <p>https://publicaccess.guildford.gov.uk/online-applications/files/1B849C7918703B3995CC13C77B8FFB9A/pdf/21_P_01466-APPEAL_DECISION-1792184.pdf</p>	<p>*ALLOWED</p>
<p>2.</p>	<p>Mrs Mark Leahy Ridings, Cuthbert Road, Ash Vale, Aldershot, GU12 5ES</p> <p>22/P/00562 – The development proposed is a loft conversion with dormer windows to create first-floor to existing bungalow. Extension to the front and side of the ground floor.</p>	<p>*ALLOWED</p>

	<p>Delegated Decision: To Refuse</p> <p>Inspector's Main Issues: The main issue is the effect of the development on the host property and the character and appearance of the surrounding area.</p> <p>Please view the decision letter for further info: https://publicaccess.guildford.gov.uk/online-applications/files/5A4E36C6FA2EFCC9E58D3DD7189BD547/pdf/22_P_00562-APPEAL_DECISION-1793524.pdf</p>	
<p>3.</p>	<p>Mr Stuart Jefferson 90 Ash Street, Ash, Aldershot, GU12 6LW</p> <p>22/P/01387 – The development proposed is described as proposed addition of roof with front rooflights and rear dormer, changes to side fenestration</p> <p>Delegated Decision: To Refuse</p> <p>Inspector's Main Issues: The main issue is the effect of the proposal on the character and appearance of the neighbouring area.</p> <p>Please view the decision letter for further info: https://publicaccess.guildford.gov.uk/online-applications/files/E050BD0FD15C324FC324B4DD9BC66628/pdf/22_P_01387-APPEAL_DECISION-1796544.pdf</p>	<p>*ALLOWED</p>
<p>4.</p>	<p>Allianz Insurance Plc 57 Ladymead, Guildford, GU1 1DB</p> <p>21/W/00094 – The development proposed is for prior approval for the proposed change of use from office to residential providing 108 units.</p> <p>Delegated Decision: To Refuse</p> <p>Inspector's Main Issues: The main issue is whether sufficient information has been provided to demonstrate that the proposed development complies with condition O.2 (1) (c) of Part 3 of Schedule 2 of the GPDO regarding flooding risks on the site.</p> <p>Please view the decision letter for further info:</p>	<p>*ALLOWED</p>

	https://publicaccess.guildford.gov.uk/online-applications/files/630B2D3A11B52BCA8540D17E47E53719/pdf/21_W_00094-APPEAL_DECISION-1797279.pdf	
<p>5.</p>	<p>Mr Marcus Gray La Ruana, Lynx Hill, East Horsley, Leatherhead, KT24 5AX</p> <p>22/P/00227 – The development proposed is a single storey detached single garage.</p> <p>Delegated Decision: To Refuse</p> <p>Inspector’s Main Issues: The main issue is the effect of the development on the host property and the character and appearance of the area.</p> <p>Please view the decision letter for further info: https://publicaccess.guildford.gov.uk/online-applications/files/A4E4CEE98CCCE23E4E39A17DC84941D8/pdf/22_P_00227-APPEAL_DECISION-1793554.pdf</p>	<p>DISMISSED</p>
<p>6.</p>	<p>Mrs Mary Margetson Firbank Cottage, Guildown Road, Guildford, GU2 4EQ</p> <p>22/P/01158 – The development proposed is the erection of extensions and alterations.</p> <p>Delegated Decision: To Refuse</p> <p>Inspector’s Main Issues: The main issues are the effect of the development on the character and appearance of the host property and the surrounding area including the St. Catherine’s Conservation Area.</p> <p>Please view the decision letter for further info: https://publicaccess.guildford.gov.uk/online-applications/files/244F0045CB1100C372059ABB865BE4BF/pdf/22_P_01158-APPEAL_DECISION-1793982.pdf</p>	<p>DISMISSED</p>

<p>7.</p>	<p>Mr N Sergent, Virtus Design and Build Ltd Land to rear of Pinecroft, Pirbright Road, Normandy, GU3 2HU</p> <p>21/P/01756 – The development proposed is subdivision of site, erection of a detached chalet style dwelling, creation of new access, and associated works.</p> <p>Delegated Decision: To Refuse</p> <p>Inspector’s Main Issues: The main issues are whether or not the proposal would be inappropriate development in the Green Belt having regard to the National Planning Policy Framework (the Framework) and any relevant development plan policies.</p> <p>The effects of the proposal on the living conditions of neighbouring and future occupiers, with particular regard to the effects on privacy.</p> <p>Please view the decision letter for further info: https://publicaccess.guildford.gov.uk/online-applications/files/CAB2B1496C8E2853322CA066FE18966F/pdf/21_P_01756-DECISION_NOTICE-1690838.pdf</p>	<p>DISMISSED</p>
<p>8.</p>	<p>Mr Kevin Watts Land known as land to the rear of 120 -130 Potters Lane, Send, Woking, GU23 7AL</p> <p>Appeal A EN/21/00440– The breach of planning control as alleged in the notice is without planning permission, the carrying out of operational development consisting of an engineering or other operation to construct a tarmac access/crossover, the installation of drainage and the laying of hardcore material to create a hardsurface/track and the carrying out of operational development to partially construct steel and brick posts/piers.</p> <p>Delegated Decision: To Refuse</p> <p>Appeal B 21/P/01443 - The development proposed is described as <i>‘retrospective application for the introduction of a new access point to the site in order to provide safer access for vehicles and pedestrians’</i>.</p> <p>Delegated Decision: To Refuse</p>	<p>ENFORCEMENT NOTICE CORRECTED</p> <p>DISMISSED</p>

	<p>Please view the decision letter for further info: https://publicaccess.guildford.gov.uk/online-applications/files/006E027CFBE91CE26EBF2FE3FFF0FF20/pdf/21_P_01443-APPEAL_DECISION-1796404.pdf</p> <p>Costs Decision:</p>	REFUSED
9.	<p>ECL Property Ltd Land to the rear of Tanglewood, Vespers and Cleverleys, Oakwood Drive, East Horsley, Surrey, KT24 6QF</p> <p>19/P/00073/2 – The development proposed is the erection of two detached 3 bedroom dwellings with detached garages on land to the rear of Tanglewood, Vespers and Cleveleys, via existing access at end of the cul-de-sac Oakwood Drive, with associated parking and landscaping.</p> <p>Delegated Decision: To Refuse</p> <p>Inspector’s Main Issues:</p> <p>Application 18/P/02083 was granted permission for 2 new dwellings, accessed off a drive leading to Oakwood Drive, in East Horsley. The officer report set out that the applicant confirmed that the proposal is for bins to be placed at the entrance to the development for collection, and a bin collection plan (received 11 February 2018) shows a space for the bins to be placed on bin collection day close to the entrance to the site with Oakwood Drive.</p> <p>Condition 7 required compliance with these bin storage details <i>‘or alternative arrangements as agreed in writing by the local planning authority’</i>, and it is this matter to which the appeal before me relates.</p> <p>The main issue is therefore whether the details submitted pursuant to condition 7 of the permission make adequate provision for refuse storage facilities and provide an appropriate refuse storage strategy.</p> <p>Please view the decision letter for further info: https://publicaccess.guildford.gov.uk/online-applications/files/C16B2099C125118AF55C0E2DA791C985/pdf/</p>	DISMISSED

