

PLANNING COMMITTEE

28 FEBRUARY 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>Mrs Clare Dyer Velvets Cottage, Brook Lane, Albury, Guildford, GU5 9DH</p> <p>22/P/01061 – The development proposed is the erection of a single storey rear extension, garage conversion, porch extension, two storey side extension, patio/swimming pool and internal alterations.</p> <p>Delegated Decision: To Refuse</p> <p>Inspector’s Main Issues: The main issue is the effect of the proposal on the setting of the adjacent listed buildings Chennells East and Chennells West (Grade II) and whether this setting would be preserved.</p> <p>Please view the decision letter online via the planning portal.</p>	<p>*ALLOWED</p>
<p>2.</p>	<p>BlackOnyx Projects Ltd Land to the rear of 164 to 176 New Road, Chilworth, Guildford, GU4 8LX</p> <p>22/P/01831 – The development proposed is erection of 3 no. two storey dwellings with associated parking and landscaping together with formation of vehicular access.</p> <p>Planning Committee: 26 April 2023 Decision: To Refuse Officer’s Recommendation: To Approve</p>	<p>*ALLOWED</p>

	<p>Inspector's Main Issues: The main issue is the effect of the proposal on the character and appearance of the surrounding area.</p> <p>Please view the decision letter online via the planning portal.</p>	
<p>3.</p>	<p>TMH 50 Ltd 20 Pit Farm, Guildford, GU1 2JL</p> <p>22/P/01151 – The development proposed is the demolition of existing building and erection of three dwellings.</p> <p>Planning Committee: 4 January 2023 Decision: To Refuse Officer Recommendation: To Approve</p> <p>Inspector's Main Issues:</p> <ul style="list-style-type: none"> • The character and appearance of the area; • Highway safety through the provision of car parking; and • the Thames Basin Heaths Special Protection Area (TBHSPA). <p>Please view the decision letter online via the planning portal.</p>	<p>*ALLOWED</p>
<p>4.</p>	<p>Dr Saskia Wilson-Barnes School Hill Cottage, School Hill, Seale, GU10 1HY</p> <p>22/P/01214 – The development proposed is erection of an outbuilding comprised of an open-sided carport with workshop to rear (part retrospective).</p> <p>Delegated Decision: To Refuse</p> <p>Inspector's Main Issues:</p> <ul style="list-style-type: none"> • Whether or not the proposal would be inappropriate development in the Green Belt having regard to the Framework and any relevant development plan policies; and • The effect of the proposal on the character and appearance of the local area and the appeal property bearing in mind the special attention that should be paid to the extent to which it would preserve or enhance the character or appearance of the Seale Conservation Area 	<p>*ALLOWED</p>

	<p>(‘the CA’).</p> <p>Please view the decision letter online via the planning portal.</p>	
5.	<p>Dr Vijay Vendra Prakash 167 Worplesdon Road, Guildford, Surrey, GU2 9XD</p> <p>23/P/00731 – The development proposed is a single-storey rear extension with pitched roof.</p> <p>Delegated Decision: To Refuse</p> <p>Inspector’s Main Issues: The Council raised no concerns about the scheme, recommending that planning permission be granted. However, having regard to the submissions before me, including the previous refusal for similar works, I consider the main issue in this case to be the effect of the scheme on the living conditions of residents at 165 and 169 Worplesdon Road.</p> <p>Please view the decision letter online via the planning portal.</p>	*ALLOWED
6.	<p>Mr Keith Floyd The Ridings, Lynx Hill, East Horsley, Surrey, KT24 5AX</p> <p>22/P/02110 – The development proposed is construction of a 5-bedroom detached dwelling with integral garage following demolition of existing house.</p> <p>Delegated Decision: To Refuse</p> <p>Inspector’s Main Issues: The main issue in this appeal is the effect of the proposed dwelling on the character and appearance of the area having regard to its design, including scale.</p> <p>Please view the decision letter online via the planning portal.</p>	*ALLOWED
7.	<p>Mr Michael Laurence 73 Burpham Lane, Guildford, Surrey, GU4 7LX</p> <p>23/P/00910 – The development proposed is single storey side/rear extension and minor fenestration changes following demolition of garage.</p>	DISMISSED

	<p>Delegated Decision: To Refuse</p> <p>Inspector's Main Issues: The main issue is the effect of the proposed development on the character and appearance of the existing dwelling and surrounding area.</p> <p>Please view the decision letter online via the planning portal.</p>	
<p>8.</p>	<p>Ms A Larter Wilderness Cottage, Hatch Lane, Ockham, Woking, KT11 1NR</p> <p>23/P/00157 – The development proposed was described as 'erection of a replacement dwelling (revision of 21/P/02204 and resubmission of withdrawn application 22/P/01024)'.</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, having regard to local and national planning policy; • if it is inappropriate development, its effect on the openness of the Green Belt; 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>	<p>DISMISSED</p>
<p>9.</p>	<p>Mr Scott Pluthero Tudor Cottage, Clandon Road, West Clandon, GU4 7UU</p> <p>21/P/02349 – The development proposed is erection of a detached dwelling and associated works.</p> <p>Delegated Decision: To Refuse</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 	<p>DISMISSED</p>

	<p>Framework and any relevant development plan policies;</p> <ul style="list-style-type: none"> • the effect of the proposal on the openness of the Green Belt; and • on the basis that the proposal would be inappropriate development, whether the 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 development. <p>Please view the decision letter online via the planning portal.</p>	
<p>10.</p>	<p>Mr & Mrs Mukalazi Plot F, Land East of Wanborough Woods, Westwood Lane, Wanborough, Guildford, Surrey, GU3 2JN</p> <p>22/P/01326 – The development proposed is the erection of an agricultural storage barn and chicken house together with the retention of the existing boundary fencing and gates (part retrospective).</p> <p>Delegated Decision: To Refuse</p> <p>Inspector’s Main Issues:</p> <ul style="list-style-type: none"> • Whether the fencing constitutes inappropriate development in the Green Belt and the effect on its openness; • The effect of the development on the landscape character of the local part of the Surrey Hills Area of Great Landscape Value (AGLV); and • If inappropriate development, whether the harm caused by this and any other harm is clearly outweighed by other considerations. <p>Please view the decision letter online via the planning portal.</p>	<p>DISMISSED</p>
<p>11.</p>	<p>Mr A Cash Land to the West of North Wyke Farm, Guildford Road, Normandy, Guildford, GU3 2AN</p> <p>22/P/01107 – The development proposed is the demolition of the existing stables and outbuildings and the erection of a single storey dwelling.</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 involves 'inappropriate development' in the Green Belt; • Whether the redevelopment would have a greater impact on the openness of the Green Belt; and • The effect on the Thames Basin Heaths Special Protection Area (TBHSPA). <p>Please view the decision letter online via the planning portal.</p>	
<p>12.</p>	<p>Ms Jasmine Hatch 101 Saffron Platt, Guildford, Surrey, GU2 9XY</p> <p>23/P/01319 – The development proposed is for a loft conversion comprising a gable end roof extension, flat roof rear dormer and roof terrace with privacy screen.</p> <p>Delegated Decision: To Refuse</p> <p>Inspector's Main Issues: The main issue is the effect of the appeal proposal upon the character and appearance of the area.</p> <p>Please view the decision letter online via the planning portal.</p>	<p>DISMISSED</p>
<p>13.</p>	<p>Choudhary and Mandozai Properties Ltd 4 Worplesdon Road, Guildford, GU2 9RL</p> <p>22/P/01036 – The development proposed was described as 'extension, remodelling and change of use from financial services use (A2) to residential and erection of 2 blocks of residential units at rear to provide 3 residential terraced units and 6 flats (9 units in total) with associated 11 off street parking spaces'.</p> <p>Delegated Decision: To Refuse</p> <p>Inspector's Main Issues: The main issues are:</p> <ul style="list-style-type: none"> • whether there would be sufficient space to park and turn vehicles so they could safely enter and exit the site in a 	<p>DISMISSED</p>

forward gear;

- whether satisfactory electric vehicle charging points would be provided on the site;
- the effect of the proposal on trees; and
- its effect on the living conditions of some occupants of Wood Court, having regard to outlook and natural light and to noise and disturbance from a cycle store and two bin stores.

Please view the decision letter online via the planning portal.