

PLANNING COMMITTEE

11 SEPTEMBER 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>121 Aldershot Road, Guildford, GU2 8BE</p> <p>21/P/02473 – The development proposed is 4 additional units in underutilised parts of the site, with associated uses and the removal of side windows to 121 Aldershot Road.</p> <p>Delegated Decision: To Refuse</p> <p>Inspector’s Main Issues:</p> <ul style="list-style-type: none">• the effect of the proposal on the living conditions of the occupants of Nos 115a, 117a, 119a, 121a Aldershot Road, having particular regard to whether the development would be overbearing, and effect on privacy and light;• whether the proposal would provide suitable living conditions of the occupiers of Unit 1 with regards to privacy; and• the effect of the development on the Thames Basin Heaths SPA. <p>Please view the decision letter online via the planning portal.</p>	<p>*ALLOWED</p>
<p>2.</p>	<p>Greyfriars, Hogs Back, Guildford, Surrey GU3 1AD</p> <p>Appeal A</p> <p>22/P/00935 – The development proposed is the demolition of existing extensions to Greyfriars and outbuildings and the erection of a detached four bedroom dwelling.</p> <p>Delegated Decision: To Refuse</p>	<p>DISMISSED</p>

	<p>Appeal B 22/P/00936 - The works proposed are the demolition of existing extensions to Greyfriars and outbuildings and the erection of a detached four bedroom dwelling.</p> <p>Delegated Decision – To Refuse</p> <p>Inspector’s Main Issues: The main issues are:</p> <ul style="list-style-type: none"> • Whether the proposed development is inappropriate development in the Green Belt, and if so, the effect on openness (Appeal A). • The effect on the significance and special interest of Greyfriars a Grade II* listed building (Appeals A & B). • The effect on the character and appearance of the area, including consideration of the Surrey Hills National Landscape (SHNL) and trees (Appeal A). • The effect on the Monkatch Site of Nature Conservation Interest (SNCI) and protected species (Appeal A). • The effect on the SPA (Appeal A), and; • 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 proposals (Appeal A). <p>Please view the decision letter online via the planning portal.</p>	<p>*ALLOWED</p>
<p>3.</p>	<p>Manor Barn House, Browns Lane, Effingham, Surrey, KT24 5NL</p> <p>22/P/01220 - The development proposed is conversion and extension of existing barn to form a dwelling house and creation of two single-storey, semi-detached dwellings all within the garden curtilage of the existing house.</p> <p>Delegated Decision: To Refuse</p> <p>Inspector’s Main Issues: The main issues are:</p> <ul style="list-style-type: none"> • whether the proposed development would preserve or enhance the character or appearance of the Effingham Conservation Area; and • whether the proposed development would adversely affect the setting of a listed building. 	<p>DISMISSED</p>

	Please view the decision letter online via the planning portal.	
4.	<p>Middleton, White Lane, Ash Green, Guildford, Surrey GU12 6HN</p> <p>23/P/00837 – The development proposed is described as the erection of 9 houses following demolition of existing house.</p> <p>Delegated Decision: To Refuse</p> <p>Inspector’s Main Issues</p> <ul style="list-style-type: none"> • On the 30 July 2024, the Government published a Written Ministerial Statement and a list of proposed changes to the National Planning Policy Framework (“the Framework”) for consultation. Some of these proposals centre on further boosting the delivery of housing. However, for the time being the exact details remain in draft and may be subject to change. They therefore carry limited weight in my consideration of this appeal. • Following the submission of the appeal against non-determination, the Council failed to provide a Statement of Case within the deadlines. I note from the appellant’s evidence and issues raised by interested parties that the appeal property is within a designated open space. Therefore, taking the above into account, along with my observations on site, I consider the main issue to be, the effect of the proposed development on designated open space and the character and appearance of the area including trees. <p>Please view the decision letter online via the planning portal.</p>	DISMISSED
5.	<p>Rozelle, Green Dene, East Horsley, Surrey KT24 5RE</p> <p>23/P/00583 – The development proposed is a detached garage.</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 development would be inappropriate development in the Green Belt having regard to the Framework and any relevant development plan policies; • The effect of the development on the openness of the 	DISMISSED

	<p>Green Belt;</p> <ul style="list-style-type: none"> • The effect of the development on the character and appearance of the area, having regard to its location within the Surrey Hill's National Landscape; and • Whether the harm by reason of inappropriateness 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>	
6.	<p>Newlands Way, Shere Road, West Clandon, Guildford, GU4 8SF</p> <p>23/P/01968 – The development proposed is for a detached oak timber frame garage in the place of separate dilapidated garage and outbuilding.</p> <p>Delegated Decision: To Refuse</p> <p>Inspector's Main Issues The main issues are: -</p> <ul style="list-style-type: none"> • whether or not the proposal would be inappropriate development in the Green Belt; • if inappropriate development, the effect of the proposal on the openness of the Green Belt; • if the proposal is inappropriate development, whether the harm by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations, so as to amount to the 'very special circumstances' which would be necessary to justify it. <p>Please view the decision letter online via the planning portal</p>	DISMISSED