

PLANNING COMMITTEE

4 DECEMBER 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>Old Pastures, Edwin Close, West Horsley KT24 6LW</p> <p>21/P/02695 – The development proposed is the removal of an existing hedge and garden shed. The Erection of a new garden office and reinstatement of hedge with semi mature purple beech (<i>Fagussylvatica Purpurea</i>) hedge planted at 350 mm centres (approx 8-10 years old).</p> <p>Delegated Decision: To Refuse</p> <p>Inspector’s Main Issues: The main issues are the effect of the development on:</p> <ul style="list-style-type: none">• The character and appearance of the area; and• the living conditions of the occupiers of Charen and Corner Cottage, with reference to outlook. <p>Please view the decision letter online via the planning portal.</p>	<p>*ALLOWED</p>
<p>2.</p>	<p>Long Copse, The Street, West Clandon, Surrey, GU4 7ST</p> <p>24/P/00125 – The development proposed is for the erection of a single storey side extension.</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;	<p>*ALLOWED</p>

	<ul style="list-style-type: none"> • 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>	
<p>3.</p>	<p>The Shed Factory, Portsmouth Road, Ripley GU23 6EW</p> <p>19/P/01126 - The development proposed is erection of 7 residential units, retention of commercial sales area in separate building for established garden shed business and associated development together with demolition of existing building and retention of some display sheds/outbuildings.</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 National Planning Policy Framework (Framework), • Whether the proposed development makes appropriate provision for affordable housing. • The effect of the proposed development on highway safety, with regard to bin storage, • The effect of the proposed development on the character and appearance of the area, • Whether the proposed development makes appropriate provision for sustainable design and construction practices; and • The effect of the proposed development on biodiversity. <p>Please view the decision letter online via the planning portal.</p>	<p>DISMISSED</p>
<p>4.</p>	<p>57 Epsom Road, Guildford, Surrey GU1 3LD</p> <p>23/P/00091 – The development proposed is described as provision of access and parking with landscaping.</p> <p>Delegated Decision: To Refuse</p>	<p>DISMISSED</p>

	<p>not been demonstrated.</p> <p>Please view the decision letter online via the planning portal.</p>	
6.	<p>Sisyphus School Lane, Shackleford, Godalming GU8 6AZ</p> <p>23/P/02013 – The development proposed is alterations to the roof.</p> <p>Delegated Decision: To Refuse</p> <p>Inspector’s Main Issues The appeal site is located within an area of Green Belt. Accordingly, 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 National Planning Policy Framework (the Framework) and relevant development plan policies; • the effect of the proposal on the openness of the Green Belt; • the effect of the proposal on the character and appearance of the existing dwelling; 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>	DISMISSED
7.	<p>116 Oak Hill, Wood Street Village, Surrey GU3 3ES</p> <p>22/P/01371 – The development proposed is the erection of 50 residential dwellings and parish office and hall, including vehicular and pedestrian access, landscaping, car parking, play area, and community open space with youth and adult play.</p> <p>Delegated Decision: To Refuse</p> <p>Inspector’s Main Issues The original application was refused for three reasons. By the time of the Inquiry, the appellant and the Council agreed that matters relating to the Thames Basin Heaths Special Protection Area (SPA) and infrastructure provision could be addressed by condition and the S106 agreement. Therefore, the main issues are as follows:</p>	DISMISSED

	<p>(a) the effect of the proposal on the openness and purposes of the Green Belt;</p> <p>(b) whether the Council can demonstrate a 5 year housing land supply; and</p> <p>(c) 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> <p>Please view the decision letter online via the planning portal</p>	
8.	<p>21 St Omer Road, Guildford, Surrey GU1 2DA</p> <p>23/P/01027 – The development proposed is described as the erection of 2 no. two storey detached dwellings with associated parking and landscaping following demolition of existing chalet bungalow, garages and outbuilding, relocation of existing vehicular access and creation of new vehicular access.</p> <p>Delegated Decision: To Refuse</p> <p>Inspector’s Main Issues The main issues are the effect of the proposed development on:</p> <ul style="list-style-type: none"> • The living conditions of existing occupants with particular reference to light, outlook, and privacy; and • The character and appearance of the area. <p>Please view the decision letter online via the planning portal.</p>	DISMISSED
9.	<p>105 Guildford Park Road, Guildford, Surrey, GU2 7NF</p> <p>24/P/00207 – The development proposed is described as the erection of a new 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 living conditions of:</p> <ul style="list-style-type: none"> • Future residential occupiers with particular reference to floorspace; • Existing and future residential occupiers with particular reference to private outdoor amenity space; and • Future residential occupiers with particular reference to 	DISMISSED

	<p>noise.</p> <p>Please view the decision letter online via the planning portal.</p>	
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