



<p>2.</p>	<p><b>Mrs Alicia Grainger</b>  <b>Oakfield Cottage, School Lane, Ockham, GU23 6PA</b></p> <p><b>21/P/02104</b> – The application sought planning permission for proposed single storey rear extension and single storey front porch following demolition of existing rear conservatory, rear extension and timber outbuilding without complying with a condition attached to planning permission Ref 18/P/01367, dated 22 August 2018.</p> <p>Delegated Decision: To Refuse</p> <p><b>Inspector’s Main Issues:</b> This appeal has been submitted on the basis that the Council failed to give notice of its decision within the appropriate period. The Council has not submitted an appeal statement, and it is therefore unclear whether it would have approved or refused the application.</p> <p>Please view the decision letter for further info:  <a href="https://publicaccess.guildford.gov.uk/online-applications/files/F37698A461DDAE51787EDFBC71BA6953/pdf/21_P_02104-APPEAL_DECISION-1789464.pdf">https://publicaccess.guildford.gov.uk/online-applications/files/F37698A461DDAE51787EDFBC71BA6953/pdf/21_P_02104-APPEAL_DECISION-1789464.pdf</a></p>	<p><b>*ALLOWED</b></p>
<p>3.</p>	<p><b>Mr Mark Jennings of Homes by Warwick Ltd</b>  <b>Kelima, Portsmouth Road, Ripley, GU23 6EW</b></p> <p><b>21/P/01387</b> – The development proposed is described as the erection of two dwellings, the formation of a new access, the erection of a double garage following the demolition of the existing garage and conservatory.</p> <p>Delegated Decision: To Refuse</p> <p><b>Inspector’s Main Issues:</b> The main issues are:  whether 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;  the effect it has upon the openness of the Green Belt;  the effect of the proposed development on the character and appearance of the area; the living conditions of the occupants of Hi-Ash1 and The Retreat with specific regard to the privacy of their gardens; and the Thames Basin Heaths Special Protection</p>	<p><b>DISMISSED</b></p>

	<p>Area (SPA); and if the development is inappropriate 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 circumstance necessary to justify the development.</p> <p>Please view the decision letter for further info: <a href="https://publicaccess.guildford.gov.uk/online-applications/files/E2E00881BE477ABEEDF434F0A3735362/pdf/21_P_01387-APPEAL_DECISION-1781901.pdf">https://publicaccess.guildford.gov.uk/online-applications/files/E2E00881BE477ABEEDF434F0A3735362/pdf/21_P_01387-APPEAL_DECISION-1781901.pdf</a></p>	
<p>4.</p>	<p><b>Mr and Mrs W &amp; V Lee</b> <b>Land between Clasford Bridge &amp; Cobbetts Close, Cobbett Hill Road, Normandy, Guildford, GU3 2AA</b></p> <p><b>20/P/00052</b> – The development proposed is the material change in use of land to provide single showman yard for stationing of caravans for residential occupation and storage of rides and equipment, with associated development (hard standing, fencing and package treatment plant).</p> <p>Delegated Decision: To Refuse</p> <p><b>Inspector’s Main Issues:</b> The The need for, and provision of sites, and the availability of alternative sites, with particular regard to Site Policy A48;</p> <ul style="list-style-type: none"> <li>• The effect of the proposal on the openness of the Green Belt and the purposes of including the land within it;</li> <li>• The effect of the proposal on the character and appearance of the surrounding area;</li> <li>• Biodiversity, with particular reference to any direct effects on the Thames Heath Special Protection Area (TBHSPA), Ash to Brookwood Heaths Site of Scientific Interest (SSSI), and the Thurley, Ash Pirbright and Chobham Special Area of Conservation (SAC);</li> <li>• The effect of the proposal on ecology, including protected species;</li> <li>• Whether the proposal would comply with national planning policy which seeks to steer new development away from areas at the highest risk of flooding;</li> <li>• Whether the proposal would provide adequate provision for surface water drainage, and non-mains foul drainage;</li> <li>• The effect of the proposal on the living conditions of the</li> </ul>	<p><b>DISMISSED</b></p>

	<p>occupants of Cobbett’s Close, with particular regard to fumes, noise and disturbance;</p> <ul style="list-style-type: none"> <li>• The effect of the use of the land on the living conditions of future occupants of the site, with particular regard to contamination; and</li> <li>• Would the harm by reason of inappropriateness, any other harm, be clearly outweighed by other considerations as to amount to the very special circumstances required to justify the proposal.</li> </ul> <p>Please view the decision letter for further info:  <a href="https://publicaccess.guildford.gov.uk/online-applications/files/AB4EE29D8A8ABF6DFEEB71BFB374515B/pdf/20_P_00052-APPEAL_DECISION-1782045.pdf">https://publicaccess.guildford.gov.uk/online-applications/files/AB4EE29D8A8ABF6DFEEB71BFB374515B/pdf/20_P_00052-APPEAL_DECISION-1782045.pdf</a></p>	
<p>5.</p>	<p><b>Mr and Mrs Ronald Alderson</b>  <b>Land and buildings, Park Barn Farm, Wisley Common, Woking, Surrey GU23 6QS</b></p> <p><b>20/P/01416</b> – The use for which a certificate of lawful use or development is sought is use of the land and buildings for ancillary residential purposes (Use Class C3) in connection with the lawful use of the three dwellinghouses.</p> <p>Delegated Decision: To Refuse</p> <p><b>Inspector’s Main Issues:</b> The main issue is whether the Council’s decision to refuse to issue a LDC was well-founded. From the evidence before me, that turns on whether the use of the land and buildings materially changed to use for ancillary residential purposes in connection with the use of the three dwellinghouses at least ten years before the date of the application (18 August 2010) and then continued without material interruption for a period of at least ten years thereafter, so as to meet the immunity period from enforcement action under s171B(3) of the 1990 Act.</p> <p>Please view the decision letter for further info:  <a href="https://publicaccess.guildford.gov.uk/online-applications/files/966ECFF5B2AA14FF173FA3B0FAE6C414/pdf/20_P_01416-APPEAL_DECISION-1785949.pdf">https://publicaccess.guildford.gov.uk/online-applications/files/966ECFF5B2AA14FF173FA3B0FAE6C414/pdf/20_P_01416-APPEAL_DECISION-1785949.pdf</a></p>	<p><b>DISMISSED</b></p>
<p>6.</p>	<p><b>Mr Paul Ward</b>  <b>Burrows Farm, Burrows Lane, Gomshall GU5 9QE</b></p>	<p><b>DISMISSED</b></p>

	<p><b>22/P/00053</b> – The development proposed is two storey extension.</p> <p>Delegated Decision: To Refuse</p> <p><b>Inspector’s Main Issues:</b> The main issue is the effect of the proposal on the character and appearance of the host dwelling and surrounding area.</p> <p>Please view the decision letter for further info: <a href="https://publicaccess.guildford.gov.uk/online-applications/files/E5E6C3456F3AC4F6CCE0F9502891FF52/pdf/22_P_00053-APPEAL_DECISION-1787151.pdf">https://publicaccess.guildford.gov.uk/online-applications/files/E5E6C3456F3AC4F6CCE0F9502891FF52/pdf/22_P_00053-APPEAL_DECISION-1787151.pdf</a></p>	
<p><b>7.</b></p>	<p><b>CK Hutchison Networks UK Ltd</b> <b>London Road SWS, London Road, Guildford, GU1 2AL</b></p> <p><b>22/W/00041</b> – The development proposed is proposed telecommunications installation: proposed ‘slim line’ phase 8 monopole c/w wraparound cabinet at base, 3no. additional ancillary equipment cabinets and associated ancillary works.</p> <p>Delegated Decision: To Refuse</p> <p><b>Inspector’s Main Issues:</b> The main issue is the effect of the proposed development on the character and appearance of the surrounding area, with due regard to the location of the site in the Guildford Town Centre CA.</p> <p>Please view the decision letter for further info: <a href="https://publicaccess.guildford.gov.uk/online-applications/files/0608E9CE3C1F96000C9682EEE129B1E7/pdf/22_W_00041-APPEAL_DECISION-1788327.pdf">https://publicaccess.guildford.gov.uk/online-applications/files/0608E9CE3C1F96000C9682EEE129B1E7/pdf/22_W_00041-APPEAL_DECISION-1788327.pdf</a></p>	<p><b>DISMISSED</b></p>
<p><b>8.</b></p>	<p><b>Mr Neel Ramanandi</b> <b>Beech Cottage, Wisley Lane, Wisley GU23 6QN</b></p> <p><b>21/P/02168</b> – The development proposed is part single/part two storey rear/side extensions (part retrospective).</p> <p>Delegated Decision: To Refuse</p>	<p><b>DISMISSED</b></p>

	<p><b>Inspector's Main Issues:</b>  The main issues are whether 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;  The effect of the proposal on the openness of the Green Belt;  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 proposal.</p> <p>Please view the decision letter for further info:  <a href="https://publicaccess.guildford.gov.uk/online-applications/files/237AD11E15763D307D8447579525BC92/pdf/21_P_02168-APPEAL_DECISION-1788593.pdf">https://publicaccess.guildford.gov.uk/online-applications/files/237AD11E15763D307D8447579525BC92/pdf/21_P_02168-APPEAL_DECISION-1788593.pdf</a></p> <p><b>Costs Decision:</b> <a href="https://publicaccess.guildford.gov.uk/online-applications/files/97EE2C94FE842C491BBEFD2F7C161CEC/pdf/21_P_02168-APPEAL_COSTS_DECISION-1788594.pdf">https://publicaccess.guildford.gov.uk/online-applications/files/97EE2C94FE842C491BBEFD2F7C161CEC/pdf/21_P_02168-APPEAL_COSTS_DECISION-1788594.pdf</a></p>	<b>REFUSED</b>
<p><b>9.</b></p>	<p><b>Ms Kay Pysden</b>  <b>Green Tiles, Clandon Road, West Clandon GU4 7UU</b></p> <p><b>21/P/02149</b> – The development proposed is for roof alterations comprising conversion of roofs from flat to pitched, including installation of solar panels/solar tiles; relocation and conversion of existing garage to green house, construction of double garage and enlargement of natural swimming pond.</p> <p>Delegated Decision: To Refuse</p> <p><b>Inspector's Main Issues:</b>  Whether the proposal is inappropriate development in the Green Belt having regard to the Framework and relevant development plan policies;  The effect of the proposal on the openness of the Green Belt;  and;  Would the harm by reason of inappropriateness, and any other harm, 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 for further info:</p>	<b>DISMISSED</b>

	<a href="https://publicaccess.guildford.gov.uk/online-applications/files/9A9A8F75B95C5745BCE9B505E0583B90/pdf/21_P_02149-APPEAL_START_LETTER-1736353.pdf">https://publicaccess.guildford.gov.uk/online-applications/files/9A9A8F75B95C5745BCE9B505E0583B90/pdf/21_P_02149-APPEAL_START_LETTER-1736353.pdf</a>	
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