

## ITEM 7 [N = 7] - APPLICATIONS DECIDED, APPEALS LODGED & DECIDED – for CPC PC, September 25<sup>th</sup> 2025

[To view original data, click

[https://emaps.elmbridge.gov.uk/ebc\\_planning.aspx?requesttype=parsetemplate&template=WeeklyListAppealsDecidedDetailTab.tmplt&basepage=ebc\\_planning.aspx&Filter=^id^=%271%27&history=66ccd512ab944904b6f15ad58e52da39&todatetext:PARAM=May%202023&count:PARAM=9&id:PARAM=1](https://emaps.elmbridge.gov.uk/ebc_planning.aspx?requesttype=parsetemplate&template=WeeklyListAppealsDecidedDetailTab.tmplt&basepage=ebc_planning.aspx&Filter=^id^=%271%27&history=66ccd512ab944904b6f15ad58e52da39&todatetext:PARAM=May%202023&count:PARAM=9&id:PARAM=1).

Once there, click on tabs “Applications Decided” etc., then on the week you want to view, then “Claygate”]

### N.1. APPLICATIONS DECIDED

#### N.1.1. w/e 29<sup>th</sup> Aug

| Application Number | Address         | Proposal                                                                                                                                                                                                                                                                                      | CPC                                                                                                                                                      | EBC                                                                                                                              |                              |
|--------------------|-----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------|------------------------------|
| 2025/1209          | 19 Crediton Way | Construction of a single storey outbuilding within the rear garden ancillary to the main dwellinghouse; demolition of the existing side/rear garage and replacement with patio; boundary treatment including planting and installation of an Air Source Heat Pump to an existing garden shed. | <b>NO, WC</b><br>“We ask that the Shed/Studio/Gym should not be used for cohabitation.<br>Also to check the noise level is compliant for the heat pump.” | <b>Grant Planning Permission</b><br>3 x standard conditions<br>1 x Occupancy Single Dwelling<br>1 x Noise from Plant & Equipment | <a href="#">View Details</a> |

#### N.1.2. w/c 5<sup>th</sup> Sept

| Application Number | Address       | Proposal                                                                                                                                                                                                                | CPC           | EBC                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                              |
|--------------------|---------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|
| 2025/1584          | 55 Foley Road | First-floor rear extension, two-storey front extension with gable roof to create new main entrance, side rooflights and alterations to fenestration and external finish following partial demolition of existing house. | <b>NO, NC</b> | <b>Refuse Planning Permission</b><br>1. The proposed rear extension, by reason of its cumulative bulk, full-width span, and overall massing, is considered to result in an overly dominant and visually incongruous form of development that fails to integrate with the host dwelling or the surrounding built context. The proposal is therefore contrary to Policy CS11 and CS17 of the Core Strategy 2011, Policy DM2 of the Development Management Plan 2015, and the guidance set out in the Elmbridge Design Code 2024 and the NPPF 2024.<br><br>2. The proposed development, by reason of its height, depth and close proximity to the shared boundary with No. 57 Foley Road, would result in a harmful overbearing impact and an unacceptable sense of | <a href="#">View Details</a> |

|           |                                  |                                                                                                                                                                              |                     |                                                                                                                                                                                                                                                                                                   |                              |
|-----------|----------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|
|           |                                  |                                                                                                                                                                              |                     | enclosure. The proposal fails to comply with the Design Code 2024 in relation to the 15-metre rule for two-storey development and would cause material harm to the amenity of neighbouring occupiers, contrary to Policy DM2 of the Elmbridge Development Management Plan 2015 and the NPPF 2024. |                              |
| 2025/1972 | 3 Claremont Road Surrey KT10 0PL | Claygate Foley Estate Conservation Area - 1b. Holly front garden - Fell to as close to ground level as possible and treat stump to inhibit regrowth 12x5m Out grown location | No Submission made. | Raise No Objection                                                                                                                                                                                                                                                                                | <a href="#">View Details</a> |

### N.1.3. w/e 12<sup>th</sup> Sept

| Application Number | Address                    | Proposal                                                                                                                                                                                                                                                                                      | CPC                                                                                                                                                                       | EBC                                                                                                                                            |                              |
|--------------------|----------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|
| 2025/1820          | 18 Coverts Road            | Rear dormer window and front rooflights.                                                                                                                                                                                                                                                      | NC                                                                                                                                                                        | Grant Lawful Development Cert - Proposed                                                                                                       | <a href="#">View Details</a> |
| 2025/1880          | 63 The Maples Stevens Lane | Tree Preservation Order EL:92/12 - Ash Tree - A couple of limbs have already fallen and snapped out from the tree, it has Limb Failure and the tree is in decline. It is showing signs of Ash die back. Russell Gibbons TPO officer for Elmbridge borough council has been out to assess tree | NO, NC                                                                                                                                                                    | Grant Consent                                                                                                                                  | <a href="#">View Details</a> |
| 2025/0769          | 4 Oaken Lane               | Single-storey rear/side extension, replacement of existing front wooden fence and alterations to fenestration.                                                                                                                                                                                | NO, WC<br>This property is located in a Conservation Area. We note that the proposed extension, while invisible from the street, is wholly out of character with the rest | Grant Planning Permission<br>3 x Standard Conditions<br>1 x Obscure glazing<br><br><b>NB: The following extracts from the Officer's Report</b> | <a href="#">View Details</a> |

|           |                                   |                                                                                                                                                                                                                                                           |                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                              |
|-----------|-----------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|
|           |                                   |                                                                                                                                                                                                                                                           | of the house and with the Conservation Area.                                                                                                                                                              | <p><b>7. Claygate Conservation Area Advisory Committee – no response.”</b></p> <p><b>Conclusion</b><br/> <b>21.The proposed extension, as amended to include a pitched roof, is considered acceptable in design terms and would preserve the character of the conservation area.</b></p>                                                                                                                                                                                              |                              |
| 2025/1860 | 52 Red Lane                       | Tree Preservation Order EL:02/14 - 1. Willow rear garden LHS. Re-Pollard back to previous pollard points. Retain some internal growth for screening to neighbours. Height pre 18m post 13m Crown spread pre 18m post 12m Cyclical pollarding              | NO, NC                                                                                                                                                                                                    | Grant Consent                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <a href="#">View Details</a> |
| 2025/0003 | 31 Stevens Lane                   | Detached two-storey house with rooms in the roofspace and a pair of semi-detached two-storey houses with rooms in the roofspace, new vehicular access to No 31 from Raymond Way, conversion of garage to habitable accommodation with elevational changes | <p>7/3/25 3 Objections</p> <p>8/9/25 Letter from PCllr Sheppard [Material is too lengthy to include here. Please refer to website. Note, though, that our main objection centred around the oak tree]</p> | <p><b>Refuse Planning Permission</b></p> <p>The proposed development, by reason of the loss of the oak tree and the insufficient replacement planting which would not adequately mitigate the loss of the oak tree, would result in material harm to the character and appearance of Stevens Lane. The proposed development would therefore be contrary to Policy CS17 of the Core Strategy 2011, Policies DM2 and DM6 of the Development Management Plan 2015 and the NPPF 2024.</p> | <a href="#">View Details</a> |
| 2025/0675 | The Winning Horse 35 Coverts Road | Detached two-storey house and conversion of public house to create a pair of semi-detached two-storey houses following partial demolition of existing public house.                                                                                       | <p>25/7/25</p> <p>Letter of Objection [Please refer to website for full text]</p>                                                                                                                         | <p><b>Grant Planning Permission</b></p> <p>3 x standard conditions<br/> 12 other conditions [please refer to website for details]</p>                                                                                                                                                                                                                                                                                                                                                 | <a href="#">View Details</a> |
| 2025/1866 | 8 Raymond Way                     | Part single; part two-storey side/rear extension, rear patio/terrace with external steps and balustrading.                                                                                                                                                | <p>NO, WC</p> <p>“We note that the extension comes right up to the boundary all along its length. Is this</p>                                                                                             | <p><b>Grant Planning Permission</b></p> <p>3 x standard conditions<br/> 1 x Flat Roof – no other use.</p> <p>[NB: Officer’s Report made no reference to our Comment.]</p>                                                                                                                                                                                                                                                                                                             | <a href="#">View Details</a> |

|  |  |  |                                                         |  |  |
|--|--|--|---------------------------------------------------------|--|--|
|  |  |  | acceptable, given this is a part two storey extension?" |  |  |
|--|--|--|---------------------------------------------------------|--|--|

#### N.1.4. w/e 19<sup>th</sup> Sept

| Application Number | Address            | Proposal                                                                                                                                                                                                                                                                                                                                                                                         | CPC    | EBC                                                                                      |                              |
|--------------------|--------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|------------------------------------------------------------------------------------------|------------------------------|
| 2025/1570          | 10 Claremont Road  | Variation of Condition: 3 (Materials) of planning permission 2025/0534 (Single-storey rear extension, single-storey front porch extension, front bay window, extension of existing front and rear first floor dormer windows, front rooflight, alterations to fenestration and finish and alterations to existing garage) to alter the window materials from "white" to "french grey".           | NO, NC | Grant Planning Permission<br>3 x standard conditions<br>1 x Balcony screen to be erected | <a href="#">View Details</a> |
| 2025/1854          | 20 Foley Road      | Hip-to-gable roof extension incorporating rear dormer windows to provide rooms in the roofspace, two-storey front extension, first-floor rear extension, front rooflights and raised chimney, front porch canopy, alterations to roof of existing ground floor extension, conversion of garage into living space and alterations to fenestration following partial demolition of existing house. | NO, NC | Grant Planning Permission<br>3 x standard conditions                                     | <a href="#">View Details</a> |
| 2025/1883          | 2 St Leonards Road | Tree Preservation Order EL:90/19 - I have one tree in the front garden that has a TPO , British Telecom has installed an                                                                                                                                                                                                                                                                         | NO, NC | Grant Consent                                                                            | <a href="#">View Details</a> |

|           |                   |                                                                                                                                                                                                                                                                                                                                           |                                                                               |                                                                                    |                              |
|-----------|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------|------------------------------------------------------------------------------------|------------------------------|
|           |                   | overhead cable to supply broadband to the property and , due to the location of the pole the cable runs through some of the foliage of the tree and touching some thin branches . I am concerned that in stormy weather the branches and the cable may be damaged and would like to trim the foliage and branches so there is no contact. |                                                                               |                                                                                    |                              |
| 2025/1686 | 8 Cavendish Drive | Two-storey rear extension and rooflight following demolition of existing conservatory.                                                                                                                                                                                                                                                    | <b>NO, WC</b><br>“The West Facing Window upstairs requires obscured glazing.” | <b>Grant Planning Permission</b><br>3 x standard conditions<br>1 x obscure glazing | <a href="#">View Details</a> |

### N.1.5. w/e

## N.2. APPEALS LODGED

### N.2.1. w/e 29<sup>th</sup> Aug

### N.2.2. w/e 5<sup>th</sup> Sept

### N.2.3. w/e 12<sup>th</sup> Sept

| Application Number | Address                  | Proposal                                                | CPC                                                                                                         | EBC                                                                                                                                                          |                              |
|--------------------|--------------------------|---------------------------------------------------------|-------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|
| 2025/0062          | 27 The Roundway Claygate | Tarmac hardstanding to replace existing grass verge and | O, WR<br>“We feel that the tarmac is being unnecessarily extended to cover a permeable grass covered area.” | <b>Refuse Planning Permission</b><br>1. The change of use of the land due to the loss of Green Infrastructure Asset (an informal amenity greenspace within a | <a href="#">View Details</a> |

|           |                                                   |                                          |        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                              |
|-----------|---------------------------------------------------|------------------------------------------|--------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|
|           | Esher Surrey<br>KT10 0DP                          | alterations to existing<br>dropped kerb. |        | <p>housing area) and lack of provision of an equivalent replacement elsewhere would result in the loss of informal recreational green space within a housing area. This is contrary to Policy CS14 of the Core Strategy 2011 and Policy DM20 of the Development Management Plan 2015 and the NPPF 2024</p> <p>2. The proposal would have an adverse impact on the character and visual amenity. The parcel of land is considered to be a green lung within an otherwise built-up area and the loss of this green space would significantly detract from the character and appearance of the surrounding area. The proposal would be contrary to policies CS14 and CS17 (in relation to the street scene and local character), and DM2 and DM6 of Development Management Plan 2015 and the NPPF 2024.</p> |                              |
| 2025/1310 | 6 Oakhill<br>Claygate<br>Esher Surrey<br>KT10 0TG | Rear raised decking.                     | NO, NC | <p><b>Refuse Planning Permission</b></p> <p>“The proposed decking by reason of its height and depth would cause a loss of privacy and amenity to neighbouring properties at no. 8 and 4 Oakhill contrary to Policy DM2 of the Development Management Plan 2015, the Elmbridge Design Code 2024 and the NPPF.”</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <a href="#">View Details</a> |

#### N.2.4. w/e 19<sup>th</sup> Sept

None

#### N.2.5. w/e

### **N.3. APPEALS DECIDED**

**N.3.1. w/e 29<sup>th</sup> Aug**

None

**N.3.2. w/e 5<sup>th</sup> Sept**

None

**N.3.3. w/e 12<sup>th</sup> Sept**

None

**N.3.4. w/e 19<sup>th</sup> Sept**

None

**N.3.5. w/e**