



Caring for Claygate Village

MINUTES

PLANNING COMMITTEE MEETING held at 7.30pm on Thursday 5th January 2023 at Claygate Village Hall

Present: -

Chair of the Committee:	Michelle Woodward
Committee Member Councillors:	Brian Rawson, Geoff Herbert, Mark Sugden, Gil Bray
Co-opted Committee Members:	John Bamford, Michael Collon
In attendance:	Sally Harman (Parish Clerk & RFO)

The Clerk noted at the start of the meeting that she would be recording the meeting to assist with her minutes and that the recording would be destroyed upon approval of the meeting's minutes at the next Council meeting.

1. Apologies for absence

Cllr Wang, Cllr Grose and Cllr Swift sent their apologies in advance.

2. Declarations of Interest in items on the agenda.

1. To receive Declarations of Interest from Councillors in items on the agenda.
Cllr Sugden noted that he was also a Surrey County Councillor. He had no interests in items on the agenda in his role as Surrey County Councillor but if there were Highway matters, they can be referred to the County Council and he may be consulted.
2. To note written requests for dispensations received 7 days prior to the meeting:
None.
3. To note decisions made on any dispensation requests noted in agenda item.
None.

3. Minutes of the last meeting (1st December 2022)

It was **agreed in an unanimous decision** that the 1st December 2022 Planning Committee Minutes be approved with no amends.

Cllr Woodward signed the 1st December 2022 Planning Committee Minutes, witnessed by the Clerk.

AP36 Clerk to upload final minutes on to website.

4. Actioning of Items from Previous minutes

AP15 Cllr Bray to organise meeting with the agent of CK Hutchinson as well as the representative for Vodafone/O2s contractors with EBC in attendance. **ONGOING**

AP31 Clerk to upload 3rd November 2022 final minutes on to website. **DONE**

AP32 Clerk, with review by Cllr Woodward, to write response to BECG regarding Land North of Raleigh Drive. **DONE**

AP33 Clerk to circulate link to minutes from the 12th August 2021 Planning Committee that Cllrs needed to review and add Notice of public consultation under Regulation 18 of The Town and

Country Planning (Local Planning) (England) Regulations 2012 (as amended) on the first draft of the Local Plan for the Royal Borough of Kingston upon Thames (RBK) to 5th January agenda.

DONE

AP34 Clerk to request an extension and add the EBC Licensing Consultation to the 5th January agenda for discussion. EBC confirmed they had made an error missing off CPC in their communication of the consultation but an extension couldn't be secured. Clerk circulated an email to Cllrs to see if they wanted an Extraordinary Meeting to discuss instead. No request for an Extraordinary Meeting was received by the Clerk. **DONE**

AP35 Cllr Woodward to write Planning Committee update article and circulate for review at the 5th January Planning Committee. Discuss under item 15 **DONE**

5. Planning correspondence, notification of applications and outstanding results.

In addition to correspondence shared within Action Points (APs) and further down the Agenda, the Clerk had secured extensions from Elmbridge Borough Council's Planning Department for Planning Committee feedback to the 6th January 2023 on the following Planning Applications: -

2022/3383 - 1 Lower Wood Road

2022/3449 – 15 Forge Drive

2022/2054 - Re-consultation 33 Foley Road

2022/3419 - 34 Rythe Road

2022/3438 – Papplewick, Loseberry Avenue

2022/3384 – 9 Lower Wood Road

2022/3377 – 46 Oaken Lane

2022/3470 – 17 The Avenue

2022/3603 – 23 Torrington Road

The Clerk had received communication from EBC regarding Planning Application 2022/3211 - 114 Foley Road. EBC had noted the concerns CPC raised but following a full assessment the scheme was found to be acceptable and had been designed sympathetically to its surroundings. The applicant also offered to further mitigate any potential effects via screening which EBC had secured via condition.

The Clerk has received communication from EBC on their EBC Design Code engagement visioning workshop taking place on the 24th January 2023 5.30pm – 7pm at the EBC Civic Centre. She noted that Committee members needed to register if they wished to attend.

AP37 Clerk to circulate email to Committee Members and send out via CPC Facebook.

Finally, the Clerk had received a letter from a local resident which noted their response to the Woolf Bond consultation regarding Land North of Raleigh Drive which she had circulated to the Committee.

6. Applications and Appeals decided since last meeting.

19h35 John Bamford entered the meeting.

The Clerk had circulated two reports from Cllr Bray in advance of the meeting (Appendix A and Appendix B). The Committee noted the reports and discussed how the importance of trees appeared to be growing in significance in Planning Application decisions at Borough and Planning Inspectorate level.

AP38 Clerk to invite tree wardens to next Planning Committee meeting and notify them of the trend the Planning Committee are seeing.

7. Applications from Elmbridge Borough Council Weekly Lists

(<https://www.elmbridge.gov.uk/planning>) including confirmation of comments sent to EBC: - w/e w/e 2nd December, 9th December, 16th December, 23rd December & 30th December.

<u>Application Number</u>	<u>Address</u>	<u>Proposal</u>	<u>Claygate Parish Council Response</u>
2022/3377	46 Oaken Lane Claygate Esher Surrey KT10 0RG	Car port Canopy.	No Objection, No Comment. Unanimously agreed.
2022/3383	1 Lower Wood Road Claygate Esher Surrey KT10 0EU	Single-storey rear extension and alterations to fenestration following partial demolition of existing house.	No Objection, No Comment. Unanimously agreed.
2022/3419	34 Rythe Road Claygate Esher Surrey KT10 9DF	First-floor rear extension.	No Objection, No Comment. Unanimously agreed.
2022/3384	9 Lower Wood Road Claygate Esher Surrey KT10 0EU	Front boundary wall and entrance gates.	No Objection, No Comment. Majority agreed. 1 Cllr abstained.
2022/2054	33 Foley Road Claygate Esher Surrey KT10 0LU	Single-storey rear extension, roof extension with front/side/rear rooflights, juliet balcony and alterations to fenestration.	No Objection, No Comment. Unanimously agreed.
2022/3449	15 Forge Drive Claygate Esher Surrey KT10 0HR	Two-storey front extension, single-storey rear extension, conversion of garage into living space, front porch and alterations to fenestration.	No Objection, No Comment. Unanimously agreed.
2022/3438	Papplewick Loseberry Road Claygate Esher Surrey KT10 9DQ	Single-storey side/rear link extension to garage, juliet balcony, new pitched roof over existing front porch, render to front elevation, alterations to fenestration and render.	No Objection, No Comment. Unanimously agreed.

2022/3433	167 Coverts Road Claygate Esher Surrey KT10 0LE	Single storey rear extension with alterations to fenestration.	Lawful Development Certificate. No Comment Unanimously agreed.
2022/3371	The Willows Albany Crescent Claygate Esher Surrey KT10 0PR	Tree Preservation Order ELM:40 - Crown reduce 1 x Horse Chestnut by up to 1.5- 2m.	As the Tree Wardens were unable to assess the Tree application due to EBC Website technical issues it was agreed that the Clerk should notify the Tree Wardens to contact EBC directly if they have any concerns on this application. Unanimously agreed.
2022/3470	17 The Avenue Claygate Esher Surrey KT10 0RX	Two-storey rear extension and alterations to fenestration.	No Objection, No Comment. Majority agreed. 1 Cllr abstained.
2022/3594	16 Stevens Lane Claygate Esher Surrey KT10 0TE	Tree Preservation Order EL:02/14 - Crown lift 1 x Oak.	As the Tree Wardens were unable to assess the Tree application due to EBC Website technical issues it was agreed that the Clerk should notify the Tree Wardens to contact EBC directly if they have any concerns on this application. Unanimously agreed.
2022/3603	23 Torrington Road Claygate Esher Surrey KT10 0SA	Hip to gable roof extension incorporating rear dormer rooflights, juliet balcony and alterations to fenestration following demolition of existing dormer.	No Objection, No Comment. Unanimously agreed.
2022/3575	Horrington Farm Vale Road Claygate Esher Surrey KT10 0NN	Detached single storey outbuilding following demolition of existing outbuildings.	No Objection, No Comment. Unanimously agreed.

2022/3733	6 Derwent Close Claygate Esher Surrey KT10 0RF	Hip-to-gable roof extension incorporating front/rear dormer, single-storey rear infill extension, pitched roof over front porch, rooflight, conversion of garage into living space and alterations to fenestration and rendering.	No Objection, No Comment. Unanimously agreed.
2022/3601	35 Foley Road, Claygate, Esher, KT10 0LU	Single-storey rear extension, increase in ridge and eaves height, attached outbuilding, rear dormer with juliet balcony to create rooms in the roof space, rooflights and alterations to fenestration.	No Objection, No Comment. Unanimously agreed.

8. East Area Sub Committee Meeting report.

Nothing relating to Claygate. The next East Area Sub Committee is on the 16th January 2023.

9. EBC Planning Committee Meeting Report.

Both the 13th December 2022 and the 10th January 2023 EBC Planning Committee meetings had been cancelled. The next meeting is expected to take place on the 7th February 2023.

10. Licensing Applications in Claygate.

No licensing application alerts for Claygate had been received.

11. Compliance issues in Claygate.

1 Caerleon Close – No further updates at this time. No other compliance issues were raised by the Committee.

12. To discuss and consider a response to the notice of public consultation under Regulation 18 of the Town and Country Planning (local Planning) (England) Regulations 2021 (as amended) on the first draft of the Local Plan for RBK (closing date 28th February 2023).

The Committee noted that RBK's Draft Local Plan proposed no development adjacent to Claygate and looked to preserve the existing Greenbelt. The Committee agreed that they were supportive of RBK's proposal.

It was **agreed in an unanimous decision** that Michael Collon draft a response to RBK's Public Consultation noting CPC's support for the proposal and bring to the full Council meeting on the 12th January 2023 for approval.

AP39 Michael Collon to prepare draft for 12th January 2023 CPC meeting.

13. To discuss and consider a response to Elmbridge Borough Council's draft Local Heritage Asset List consultation (closes 13 January 2023).

CPC had submitted its nominations to SCC Local Heritage Asset List project back in 2021. The County Council had reviewed these nominations and had passed the outcome of their review of all nominations received, back down to the Borough Council. The Borough Council were now carrying out their own Draft Consultation. Observations of EBC's Draft Local Heritage Asset list made by

John Bamford had been circulated to the Committee in advance of the meeting (Appendix C). This covered errors as well as missing buildings from CPC's original submission to SCC Local Heritage Asset List Project back in November 2021. The Committee noted and agreed with John Bamford's observations.

It was **agreed in an unanimous decision** that John Bamford and the Clerk draft a response on the basis of Appendix C and submit to EBC.

AP40 John Bamford and Clerk to submit response.

14. To receive an update on 5G Masts.

The Committee noted that no further responses had been received from 5G Mast providers following Cllr Bray's emails. Cllr Bray would continue to pursue the companies involved via email in accordance with AP15.

15. Communication of key decisions to Residents.

A proposed Planning Committee article prepared by Cllr Woodward had been circulated to Cllrs ahead of meeting. The Committee suggested Cllr Woodward ask EBC's Head of Planning for a status update quote on EBC's Draft Local Plan which could be included and align the articles comments with the submission on the RBK Draft Local Plan feedback being prepared by Michael Collon.

AP41 Cllr Woodward to make updates to article and submit to Peter Whitehead.

16. Matters for information purposes only.

None

17. Date of the next meeting 26th January 2023.

Meeting closed: 20h26

Signed:

M Woodward

Dated:

26/1/23

EM 6 - APPLICATIONS DECIDED, APPEALS LODGED & DECIDED – for CPC PC, 5th January 2023

1. APPLICATIONS DECIDED

1.1. w/e 2nd Dec

Application Number	Address	Proposal	CPC	EBC	
2022/3098	Gastons 1 Beaconsfield Road	Claygate Foley Estate Conservation Area - Crown Reduce 1 x Eucalyptus tree	NO, NC	Conservation Area Tree Works Acceptable	View Details
2022/3341	60 Hare Lane	Non-Material Amendments to planning permission 2021/1039 for alterations to ground and first-floor rear fenestrations and rooflight and add french doors to side elevation.	NC	Non-Material Amendment – Refused "...cannot be considered as a minor amendment to the above mentioned planning permission and a new planning application will be necessary."	View Details

1.1.2. w/e 9th Dec

Application Number	Address	Proposal	CPC	EBC	
2022/2982	10 Glenavon Close	Single-storey side and rear extension following demolition of existing garage.	NO, WC Request 0.3m gap	Grant Planning Permission 3 x std conditions 1 x No encroachment [This permission confers no authority for any part of the development including foundations or guttering to encroach upon the adjoining property]	View Details
2022/2452	6 St Leonards Road	First-floor side extension, rooflights and alterations to fenestration.	?? No CPC Response visible.	Grant Planning Permission 3 x std conditions 1 x Obscure glazing 3 x tree measures 1 x site supervision	View Details
2022/2940	100 Coverts Road	Single-storey side infill extension.	NO, NC	Grant Planning Permission 3 x std conditions	View Details

6.1.1.3. w/e 16th Dec

Application Number	Address	Proposal	CPC	EBC	
2022/3148	158 Coverts Road	Front porch.	NO, NC	Grant Planning Permission 3 x standard conditions	View Details
2022/3043	9 Foley Road	Part two/part single-storey rear extension, hip-to-gable roof extension incorporating rear dormer window, front and rear roof lights and single-storey rear outbuilding following partial demolition of existing dwelling.	NO, WC TW's concerns re no of trees to be cut down. Request for replacements. Also, request against residential occupation of outbuilding	Refuse Planning Permission 1 The proposed rear extension by reason of its height combined with its length and proximity to the boundary would result in be overbearing when viewed from the rear windows and private amenity space of No. 7. The proposal is therefore contrary to CS17 of the Core Strategy (2011), DM2 of the Development Management Plan (2015), the Design and Character Supplementary Planning Document Companion Guide: Home Extensions (2012) and the NPPF. 2 The loss of 11 trees as result of the proposed development would result in a degradation of the local environment and have an adverse impact on the overall character of the area which the trees make a positive contribution to. The proposal would be in conflict with policies CS14 and DM6 of the Core Strategy 2011 and Development Management Plan 2015. 3 The application has failed to demonstrate, through inadequate surveys/assessments that the proposed development would not have an adverse impact on protected species contrary to policy CS15 of the Core Strategy 2011, policy DM21 Development Management Plan 2015 and the NPPF.	View Details
2022/3099	Baringa 16 Beaconsfield Road	Tree Preservation Order EL: 94/11 - crown reduce 1 x Holm Oak.	NO, W 3xC 1. 10% thin – NO 2. 1.5m reduce spread – NO, on condition.. 3. 2m reduce height - object	Grant in Part/Refuse in Part – TPO [In essence, application refused apart from "Remove deadwood"]	View Details

2022/2822	7 Claremont Road	Single-storey side/rear extension, rear solar panels, pergola, side rooflight, internal alterations and to fenestration following partial demolition of existing house.	NO, WC [re: possible impact of pump noise on neighbour]	Grant Planning Permission 3 x std conditions 3 x tree related conditions 1 x biodiversity mitigation 1 x Obscure glazing 1 x Flat Roof, no other use	View Details
2022/3166	Torrington House 111 Hare Lane	Tree Preservation Order EL:97/14 - Reduce 1 x Deodar Cedar.	NO, WC's No objection to removing 3 x defective limbs Object to 3m reduction of radial spreads	Grant Consent	View Details

6.1.4. w/e 23rd Dec

Application Number	Address	Proposal	CPC	EBC	
2022/3162	Lorien 2 Common Lane	Single-storey rear extension, front porch, rear terrace, rear pergola and side roof lights following demolition of existing conservatory and outbuilding.	NO, NC	Grant Planning Permission ?? No "Decision" Document. Mailed EBC's NL to enquire.	View Details
2022/0901	10 Hermitage Close	Retrospective application for single-storey side extension.	NO, NC [x 2]	Grant Planning Permission 2 x std conditions [Approved drawings & Materials to Match] 1 x Tree Retention 1 x Flood risk mitigation	View Details
2022/3211	114 Foley Road	Retrospective application for a car port canopy.	O, with Reason [The car port does not preserve or enhance the appearance of the area contrary to DM2B . etc]	Grant Planning Permission 3 x std conditions 1 x Tree planting & Aftercare [Reason: To preserve and enhance the visual amenities of the locality in accordance with policy DM6 of the Elmbridge Development Management Plan.]	View Details

6.1.5 w/e 30th Dec

None

6.2. APPEALS LODGED

6.2.1. w/e 2nd Dec

None

6.2.2. w/e 9th Dec

None

6.2.3. w/e 16th Dec

None

6.2.4. w/e 23rd Dec

None

6.2.4. w/e 30th Dec

None

6.3. APPEALS DECIDED

6.3.1. w/e 2nd Dec

Application Number	Address	Proposal	CPC	EBC	Planning Inspector	
2021/0988	31 Stevens Lane	Two-storey detached house, pair of two-storey semi-detached houses with rear and side dormer windows, associated parking and landscaping. AND Conversion of garage into living space, alterations to fenestration and front portico to existing house	Objection, with 10 No Comments	Reasons 1 The proposed development, by reason of its siting, contrived design and the quantity of the built form in the front garden of the plot, would be out of keeping and incongruous with the prevailing character and setting of the area. The proposed development would therefore be contrary to Policies CS11 and CS17 of the Core Strategy 2011,	Summary 14. Consequently, the proposed development would have an acceptable effect on the character and appearance of the area with regard to the built form. As such, in this regard, I do not find conflict with Policies CS11 and CS17 of the	View Details

				Policy DM2 of the Development Management 2015 and the revised NPPF 2021. 2 The proposed development, by reason of the loss of trees, including a semi-mature Oak tree, that make a significant contribution to the character and amenity of the area and the lack of suitable replacement, would be contrary to policy DM6 of the Development Management Plan 2015 and the revised NPPF 2021. 3 The proposal would, by reason of the lack of a legal agreement to secure a contribution towards the provision of affordable housing, be contrary to the requirements of Policy CS21 of the Core Strategy 2011 and the Development Contributions SPD 2020. Informative(s): (if applicable) 1 Community Infrastructure Levy (Refusal) Notwithstanding the above reason(s) for refusal the applicant is advised that the local planning authority has adopted the Community Infrastructure Levy (CIL) on any planning Refusal of Planning Permission Refusal Application No: 2021/0988 Type: Full Application DNREF application determined after 01 April 2013. This is a non-negotiable land charge based on per sqm of development (internal gross floorspace). In the event of an appeal situation this planning application will likely be liable for CIL, further details of which can be found on the	Core Strategy 2011 (CS) and Policy DM2 of the Development Management Plan 2015 (DMP) which together provide considerations to achieve high quality design, including within Claygate. 15. However, the lack of harm in this regard does not alter the fact that there would be a harmful effect on the character and appearance of the area with regard to trees. As such, the proposed development would be contrary to Policy DM6 of the DMP which, in part, require that proposals should not result in loss of trees that make a significant contribution to the character and appearance of the area. [NB: Further considerations re: Affordable Housing]	
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					council's website at elmbridge.gov.uk/planning/cil-process		
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6.3.2. w/e 9th Dec

Application Number	Address	Proposal	CPC	EBC	Planning Inspectorate	
2022/0778	27 Crediton Way	Two-storey side extension with rear juliet balcony, rear and side roof lights, front open porch and alterations to fenestration.	NO, NC	The proposed two-storey side extension, by reason of its proximity to the side boundary shared with No. 29 Crediton Way, would result in an unacceptable terracing effect causing material harm to the character of the area and the street scene. The proposal would fail to accord with Policy CS17 of the Core Strategy 2011, the Development Management Plan 2015, the Design and Character SPD and the revised NPPF.	Appeal Dismissed PI decision has 10 paragraphs, the final one of which is as below:- 10. For the reasons given above I conclude that the appeal proposal would have unacceptable adverse effects on the character and appearance of the locality. Accordingly, the appeal is dismissed. [In essence, the PI upholds EBC's antipathy to "terracing"]	View Details
2021/0988	31 Stevens Lane	Two-storey detached house, pair of two-storey semi-detached houses with rear and side dormer windows, associated parking and landscaping. AND Conversion of garage into living space, alterations to fenestration and front portico to existing house.	As above.	As above.	As above.	View Details

6.3.3. w/e 16th Dec

Application No	Address	Reason for Refusal	Policies Contravened
2022/3043	9 Foley Road	1. The proposed rear extension by reason of its height combined with its length and proximity to the boundary would result in be overbearing when viewed from the rear windows and private amenity space of No. 7. 2 The loss of 11 trees as result of the proposed development would result in a degradation of the local environment and have an adverse impact on the overall character of the area which the trees make a positive contribution to. 3 The application has failed to demonstrate, through inadequate surveys/assessments that the proposed development would not have an adverse impact on protected species	1. The proposal is therefore contrary to CS17 of the Core Strategy (2011), DM2 of the Development Management Plan (2015), the Design and Character Supplementary Planning Document Companion Guide: Home Extensions (2012) and the NPPF. 2. The proposal would be in conflict with policies CS14 and DM6 of the Core Strategy 2011 and Development Management Plan 2015. 3. contrary to policy CS15 of the Core Strategy 2011, policy DM21 Development Management Plan 2015 and the NP
2022/2487	17 The Avenue	The two-storey element of the rear extension, by reason flat roof design would have a harmful effect on the character of the host dwelling and the wider area.	The proposal is therefore contrary to the National Planning Policy Framework 2021, policies CS11 & CS17 of the Elmbridge Core Strategy 2011, policy DM2 of the Development Management Plan 2015 and the guidance contained within the Council's adopted Supplementary Planning Document on 'Design and Character' 2012
2022/2128	12 Langbourne Way	The proposed two-storey side extension would provide distances from first floor level to the side boundary shared with No. 14 Langbourne Way of less than 1m, creating a terracing effect that would result in unacceptable harm to the character of the area and street scene.	Policy CS17 of the Core Strategy 2011, Policy DM2 of the Development Management Plan 2015, the Design and Character SPD and the revised NPPF.
2022/2229	35 Foley Road	The proposed rear dormer being overly large and dominating of the roof space would result in an adverse and harmful impact on the host dwelling and the character of the area.	CS17 of the Core Strategy (2011), DM2 of the Development Management Plan (2015), the Design and Character Supplementary Planning Document Companion Guide: Home Extensions (2012) and the NPPF.

2022/2120	10 Glenavon Close	The proposed crown roof would not accord with the overall roof pattern of the street scene and would result in a harmful impact on the character of the area and the visual amenities of the street scene.	Policies CS17 of the Core Strategy 2011 and Policy DM2 of the Development Management Plan 2015 and the Home Extension Companion Guide 2012.
2022/1377	5 Beaconsfield Gardens	Conditions 7 (Tree Retention) and 8 (Tree planting and maintenance) of application 2022/0265 were imposed to replace a previously felled protected tree that provided amenity, wildlife habitat, contributed to reducing the effects of climate change and contributed to the overall tree canopy cover of the borough helping to reduce the carbon footprint of Elmbridge. Removal of these conditions would result in an adverse impact on the landscape amenity of the surrounding area contrary to Policy DM6 of the Development Management Plan 2015.	Policy DM6 of the Development Management Plan 2015.
		The proposed development, by virtue of its design, scale, bulk, mass, and proximity to the boundary, would result in a dominant and incongruous form of development that would appear as an overdevelopment of the site. This would cause an unacceptable harm to the character and appearance of the host dwelling, surrounding area and street scene.	Policy CS17 of the Elmbridge Core Strategy 2011, Policy DM2 of the Elmbridge Development Management Plan 2015, guidance within the Design and Character Supplementary Planning Document (Home Extensions Companion Guide) 2012 and the National Planning Policy Framework 2021.
2022/2159	2 Kilnside	The proposed development, by virtue of its scale, bulk and proximity to the boundary, would result in an overbearing impact for the adjoining occupiers of No. 4 Kilnside. This would cause an unacceptable harm to the amenities of adjoining occupiers	Policy CS17 of the Elmbridge Core Strategy 2011, Policy DM2 of the Elmbridge Development Management Plan 2015 and guidance within the Design and Character Supplementary Planning Document (Home Extensions Companion Guide) 2012.
		The proposal is located within an area of medium risk of surface water flooding and the submitted flood risk assessment fails to demonstrate that the proposal is safe and does not increase flood risk elsewhere and contains no measures to mitigate such risk.	The proposal is contrary to the National Planning Policy Framework, policy CS26 of the Elmbridge Core Strategy and Flood Risk Supplementary Planning Document.
2022/1277	7 Stevens Lane	The proposed side extension would provide distances from first floor level to the side boundary shared with No. 9 Stevens Lane of less than 1m, creating a terracing effect that would result in unacceptable harm to the character of the area and street scene. The	1. Policy CS17 of the Core Strategy 2011, 2. Policy DM2 of the Development Management Plan 2015 3. Design and Character 4. The revised NPPF
2022/1186	28 Lower Wood Road	1. The proposed two storey extension, as a result of its scale, height, design and siting, would result in unacceptable harmful impact upon the amenity of the neighbouring dwelling to the south, 1 Melbury Close, by virtue of loss of outlook and an overbearing impact.	1. Policy DM2 of the Development Management Plan 2015 2. the Design and Character SPD 3. The National Planning Policy Framework 2021.

2022/1186	28 Lower Wood Road	The application has failed to provide sufficient supporting arboricultural information , to British Standard 5837:2012 - Trees in relation to design, demolition and construction - Recommendations, and produced by a suitably qualified and experienced professional, to demonstrate that that reasonable protection will be fully afforded to retained trees and significant trees adjacent to the site which are subject to a TPO, as a result of the proposed development.	1. Policy DM6 of the Development Management Plan 2015.
2022/1519	Tiaira 29 Ruxley Ridge	No arboricultural information has been provided to support this application and to ensure that the surrounding trees are not adversely affected. The proposal therefore fails to assess the arboricultural implications of the proposal,	1. The recommendations of BS5837:2012 2. 3. EBC's own requirements Policy DM6 of the Elmbridge Development Management Plan 2015 and the NPPF 2021
2022/0996	Fig Tree House 131 Coverts Road	The height and depth of the proposed first floor extension, would result in an overbearing impact when viewed from the rear windows and private amenity space of No. 133 Coverts Road.	1. Policy CS17 of the Core Strategy 2011 2. Policy DM2 of the Development Management Plan 2015 3. the Design and Character SPD Companion Guide: Home Extensions 2012 and the NPPF 2021.
		The proposed front gates, piers and boundary wall would be an incongruous form of development resulting in material harm to the character of the area and the visual amenity of the street scene.	1. Policy CS17 of the Core Strategy 2. Policy DM2 of the Development Management Plan Design and Character SPD revised NPPF. 3. the Design and Character SPD
		The proposed dwelling, by reason of its excessive ridge and eaves heights and resultant second storey would appear as an incongruous form of development resulting in material harm to local character and the visual amenity of the street scene.	1. Policy CS17 of the Core Strategy 2. Policy DM2 of the Development Management Plan Design and Character SPD and the revised NPPF.
2022/0716	83 Oaken Lane	The proposed dwelling would result in material harm to the amenity of the occupants of No. 85 Oaken Lane in terms of light and overbearing effect due to its height, depth and breach of 45o sightlines within 15m of front facing windows of this property. The proposed outbuilding and gates, piers and boundary wall would be located within the root protection areas of trees and are likely to result in a substantial and unacceptable impact upon the future health and survival of those trees. The application has failed to submit up to date and sufficient information required to adequately address the impact of the proposal development upon all legally protected species, habitats and biodiversity.	1. Policy DM2 of the Development Management Plan 2015 2. the Design and Character SPD and the revised NPPF. 1. Policy DM6 of the Development Management Plan 2015 2 1. Policy CS15 of the Core Strategy 2011 2. Policy DM21 of the Development Management Plan 2015 3. The Revised NPPF.