



Caring for Claygate Village

MINUTES

PLANNING COMMITTEE MEETING held at 7.30pm on Thursday 23rd March 2023 at Claygate Cricket Pavilion

Present: -

Chair of the Committee:	Michelle Woodward
Committee Member Councillors:	Brian Rawson, Geoff Herbert, Gil Bray, Mark Sugden
Co-opted Committee Members:	Michael Collon, John Bamford
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 of the meeting.

2. Declarations of Interest in items on the agenda.

1. To receive Declarations of Interest from Councillors in items on the agenda.
None
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.

19h32 John Bamford entered the meeting

3. Minutes of the last meeting (23rd February 2023)

It was **unanimously agreed** that the 23rd February 2023 Planning Committee Minutes be approved with no amends.

Cllr Woodward signed the 23rd February 2023 Planning Committee Minutes, witnessed by the Clerk.

AP55 Clerk to upload final minutes for 23rd February 2023 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 Elmbridge Borough Council (EBC) in attendance. **ONGOING**

AP51 Clerk to notify EBC of suspected compliance breach at 13-15 Derwent Close. Response from EBC received and covered under Item 11. **DONE**

AP52 Clerk to notify EBC of decision from CPC on the Dough Shack Street Trading Application. This was actioned and the following response was received from EBC. EBC confirmed that they had granted a street trading consent for one day per week at 2 locations in Claygate. This will be on: -

DELETE
AC
20/4/23

Tuesday 16:00-21:00 Location: The Parade, Claygate, Esher, Surrey, KT10 0NU

Sunday 16:00-21:00 Location: Outside the Griffin, 58 Common Road, Claygate, Surrey, KT10 0HW
EBC will continue to monitor compliance with Street Trading conditions and review any complaints received in line with their Street Trading policy. **DONE**

AP53 Cllr Woodward to finalise the draft response with Councillor comments to EBC's Statement of Community Involvement (SCI) Consultation and send to Clerk for submission. **DONE**

AP54 Clerk to add EBCs consultation on Public Space Protection Orders on Council owned land to full Council agenda on 9th March. **DONE**

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

The Clerk had received the following pieces of correspondence outside those shared within Action Points (APs) and further down the agenda which the Committee noted.

She had secured extensions from EBC Planning Department for the following applications: -

- 2023/0319 15 Bridle Road
- 2023/0333 15 Coverts Road

The Clerk had also received a response from EBC to 2022/3756 - 4 Littleworth Road. EBC had noted that they felt it necessary to point out that an access onto the land does not in and of itself equate to development of the land. EBC's understanding is that the developer of the site is obligated by covenant to provide the access, however an application to develop the land to the east has not been submitted and does not form part of this application. An access does not automatically mean development, for example farmers require vehicular access to their fields but that does not mean that the fields are to be developed. EBC asked if the Parish Council wished to review it's consultation response.

It was **unanimously agreed** to submit the following response to EBC:- CPC are making an amend to the response they submitted for Planning Application 2022/3756 4 Littleworth Road on the 27th January 2023 . We acknowledge the covenant however we have seen no detail about it. We still believe the 4.5m access to be excessive and note that there is suitable alternative access already available illustrated in Planning Application 2021/3921 4 Littleworth Road.

AP56 Clerk to submit response to EBC.

6. Applications and Appeals decided since last 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. The Committee discussed whether the Refusals Register was still required given it had now captured examples of the most common occurring issues that come to the Planning Committee.

It was **unanimously agreed** that the publication of the Refusals Register was no longer required.

7. Applications from Elmbridge Borough Council Weekly Lists

(<https://www.elmbridge.gov.uk/planning>) including confirmation of comments sent to EBC: - w/e 24th February, 3rd March, 10th March, 17th March)

<u>Application Number</u>	<u>Address</u>	<u>Proposal</u>	<u>Claygate Parish Council Response</u>
2023/0319	15 Bridle Road Claygate Esher Surrey KT10 0ET	Two-storey side extension following demolition of the existing detached garage.	No Objection, No Comment Unanimously agreed.
2023/0333	15 Coverts Road Claygate Esher Surrey KT10 0JY	Part two/part single-storey rear extension, hip-to-gable roof extension incorporating rear dormer window, single-storey front extension, pitched roof replacement over single-storey existing house, front canopy, new front bay window and alterations to fenestration.	No Objection, No Comment Unanimously agreed.
2023/0455	14 Torrington Road Claygate Esher Surrey KT10 0SA	Hip-to-gable roof extension incorporating rear dormer window with juliet balcony and front rooflights, new pitched roof over existing side extension incorporating side dormer window, first-floor side extension, rear raised decking with store under and alterations to fenestration following partial demolition of existing house.	No Objection, No Comment Unanimously agreed.
2023/0464	23 Arbrook Lane Esher Surrey KT10 9EG	Part two/part single-storey rear/side and front extensions, rear dormer windows incorporating juliet balconies to provide rooms in the roof space, roof extension over first-floor front extension, conversion of garage	No Comment as CPC believe this Planning Application does not sit within the Claygate Ward.

		into living space and alterations to fenestration following partial demolition of existing house and removal of chimney stack.	
2023/0153	1 Rythe Road Claygate Esher Surrey KT10 9DG	Single-storey rear extension, rear and side rooflights, rear pergola, side balcony, side/rear canopy and alterations to fenestration following partial demolition of existing house and removal of chimney stacks.	No Objection, No Comment Unanimously agreed.
2023/0514	5 Tower Gardens Claygate Esher Surrey KT10 0HB	Tree Preservation Order EL:89/25 - Crown reduce 1 x Horse Chestnut and fell 1 x Oak.	Objection with Comment. The Chestnut is in excellent health and shape and needs only very light pruning, rather than the 4/4.5 m requested in the covering letter. The Oak looks to be in good health and there appears to be no reason why it should be felled. Unanimously agreed.
2023/0538	Highclare 12 Beaconsfield Road Claygate Esher Surrey KT10 0PW	Claygate Foley Estate Conservation Area - Crown reduce and spread of 1 x Ash by 1.5m.	No Objection, No Comment Unanimously agreed.
2023/0341	Amber House Loseberry Road Claygate Esher Surrey KT10 9DQ	Tree Preservation Order EL:10/10 - Re-pollard 3 x Lime trees to 2 foot above the previous pollarded knuckles.	No Objection, No Comment Unanimously agreed.
2023/0544	1 Beaconsfield Gardens Claygate Esher Surrey KT10 0PX	Claygate Foley Estate Conservation Area - Fell 1 x Prunus (T011).	Cllr Sugden noted he knew the applicant and hence would not participate. No Objection, No Comment

			Majority agreed. 1 Cllr abstained.
2023/0539	6 Beaconsfield Road Claygate Esher Surrey KT10 0PW	Claygate Foley Estate Conservation Area - Reduce canopy and spread of 1 x Beech overhanging patio of 8 Beaconsfield Road by 1.5m.	No Objection, No Comment Unanimously agreed.
2023/0330	30 The Avenue Claygate Esher Surrey KT10 0RY	Single-storey side extension and conversion of garage into living space.	No Objection, No Comment Unanimously agreed.
2023/0331	16 Stevens Lane Claygate Esher Surrey KT10 0TE	Tree Preservation Order EL:02/14 - Crown lift 2 x Oak trees to a height of 5m.	Objection with Comment. We see no reason to lift the crown of either Oak to as much as 5m. Unanimously agreed.
2023/0621	13 Crediton Way Claygate Esher Surrey KT10 0EB	Front porch canopy, vehicle charging point and alterations to exterior finish.	No Objection, No Comment Unanimously agreed.

8. EBC's East Area Sub Committee Meeting report.

It was noted that the next meeting of the EBC East Area Sub Committee is to be held on the 27th March 2023. 2022/3621 12 Langbourne Way is on the agenda for discussion.

9. EBC's Planning Committee Meeting Report.

The last meeting of the EBC Planning Committee was held on the 14th March 2023. The Committee noted that there were no further changes to the Local Plan timetable than what had been communicated in the last CPC Planning Committee meeting.

10. Licensing Applications in Claygate.

No licensing application alerts for Claygate have been received by the Clerk.

11. Compliance issues in Claygate.

1 Caerleon Close – No further update.

13-15 Derwent Close – The Clerk had circulated a response from EBC to a possible compliance breach ahead of the meeting. It had been graded a low priority. A review by EBC would take place within 20 days of the 2nd March 2023.

12. To receive an update on 5G Masts.

No updates.

13. Communication of key decisions to Residents.

No updates.

14. Matters for information purposes only.

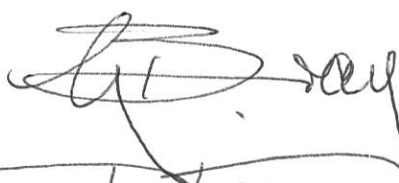
It was noted that Cllr Woodward was leaving Claygate and as such this was the last Planning Committee she would Chair. Committee members thanked her for her outstanding contribution to the Planning Committee, Staffing Committee and the Council in general. They noted that she would be greatly missed and thanked her for her service. The Committee agreed that the Chair for the final meeting of the Planning Committee of this Council year on the 20th April would be agreed at the start of the 20th April Planning Committee meeting.

15. Date of the next meeting 20th April 2023.

Meeting closed: 19h58

Signed:

Dated:


20/4/23-

ITEM 6 - APPLICATIONS DECIDED, APPEALS LODGED & DECIDED – for CPC PC, 23rd March 2023

6.1. APPLICATIONS DECIDED

6.1.1. w/e 24th Feb

Application Number	Address	Proposal	CPC	EBC	
2023/0206	167 Coverts Road	Prior Approval Schedule 2, Part 1, Class A: Single-storey rear extension following demolition of existing rear projection.	NC	Prior Approval Not Required	View Details

6.1.2. w/e 3rd Mar

None

6.1.3. w/e 10th Mar

Application Number	Address	Proposal	CPC	EBC	
2022/3801	18 Trystings Close	Part two/part single-storey rear extension, part two/part single-storey front extension, two-storey side extension, rear pergola and patio and alterations to fenestration following partial demolition of existing house.	NO, NC	Grant Planning Permission 3 x standard conditions 1 x Obscure Glazing [Loss of Privacy - DM2] 1 x Flat Roof – No other use [Loss of Privacy – DM2] 1 x Terrace Screen [Loss of Privacy – DM2] 1 x Tree Pre-commencement Meeting 1 x Tree Protection Measures 1 x Tree Retention	View Details
2022/3733	6 Derwent Close	Hip-to-gable roof extension incorporating front/rear dormer, single-storey rear infill extension, pitched roof over front porch,	NO, NC	Grant Planning Permission 3 x Standard Conditions	View Details

		rooflight, conversion of garage into living space and alterations to fenestration and rendering.			
2023/0074	15 Derwent Close	Single-storey side and rear extensions, front porch, alteration to garage roof and partial conversion of garage into living space.	NC	Refuse Lawful Development Certificate The proposed development is not considered lawful and as such planning permission from the Local Planning Authority is required	View Details
2023/0114	6 Oakhill	Single-storey rear extension and alterations to fenestration.	NO, NC	Grant Planning Permission 3 x Standard Conditions	View Details
2022/2298	Manor Cottage Woodstock Lane South	First floor side extension, side balcony incorporating external stairs, rooflights and alterations to fenestration.	NO, NC	Refuse Planning Permission The proposed extension and balcony, by reason of its excessive scale and use of materials, would be of poor design and result in harm to the host dwelling. The proposal would therefore fail to comply with Policies CS17 of the Core Strategy, DM2 and DM12 of the Development Management Plan, the Design and Character SPD and the revised NPPF. 1. The proposed balcony would result in unacceptable levels of overlooking and a loss of privacy to neighbouring gardens. The proposal would therefore fail to accord with Policy DM2 of the Development Management Plan 2015, the Design and Character SPD and the revised NPPF 2. Arboricultural information has not been provided with this application to ensure that the surrounding trees are not adversely affected. This is contrary to the recommendations of BS5837:2012 and the Council's own requirements. The proposal therefore fails to assess the arboricultural	View Details

					implications of the proposal, contrary to the requirements of Policy DM6 of the Elmbridge Development Management Plan 2015 and the revised NPPF.	
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6.1.4 w/e 17th Mar

Application Number	Address	Proposal	CPC	EBC	
2022/3750	16 Gordon Road	Single-storey side/rear extension, first-floor side extension, roof extension incorporating rear Juliet balcony and side rooflights following partial demolition of existing house.	NO, NC	Grant Planning Permission 3 x Standard Conditions 1 x Patio Privacy Screen [DM2] 1 x Flat Roof No Other Use [DM2]	View Details
2022/3521	2 High Foleys	Single-storey rear extension and alterations to fenestration.	NO, NC	Grant Planning Permission 3 x Standard Condition	View Details
2022/3661	33 Stevens Lane	Variation of Condition: 2 (Approved plans) of planning permission 2019/1400 (Householder extensions) to enlarge left side dormer window and alterations to fenestration.	NO, NC	Grant Planning Permission 1 x Approved Plans [DM2] 1 x Materials to Match [DM2] 1 x Obscure Glazing	View Details
2023/0169	143 Coverts Road	Single-storey rear extension and alterations to fenestration.	NO, NC	Grant Planning Permission 3 x Standard Condition	View Details

6.2. APPEALS LODGED

6.2.1. w/e 24th Feb

None

6.2.2. w/e 3rd Mar

None

6.2.3. w/e 10th Mar

None

6.2.4 w/e 17th Mar

None

6.3. APPEALS DECIDED

6.3.1. w/e 24th Feb

Application Number	Address	Proposal	CPC	EBC	PI	
2022/0384	Land adjacent to 14 Elm Road	Detached two-storey building containing two flats with associated parking and bin and cycle store.	NO, with 5 Comments [pls "View Details"]	The proposed scheme, due to its siting and proportions would provide a jarring visual appearance detrimental to the character and appearance of the area appearing discordant and incongruous. As a result, the proposal would result in adverse harm to the character of the street scene contrary to Policy CS17 of the Core Strategy 2011, Policy DM2 of the Development Management Plan 2015, the Design and Character SPD 2012 and the NPPF 2021.	Refuse Planning Permission [Please "View Details"]	View Details

6.3.2. w/e 3rd Mar

None

6.3.3. w/e 10th Mar

None

6.3.4 w/e 17th Mar

None

Application No	Address	Reason for Refusal/Condition	Policies Contravened
2022/2016	21 Tower Gardens	4. TR103 - Tree Protection Measures (No Pre-Commencement Meeting) No development including groundworks and demolition and no equipment, machinery or materials shall be brought onto the site for the purposes of the development until all tree protection measures have been installed in the positions identified on the approved tree protection plan(s) Grant of Planning Permission Approval Application No: 2022/2016 Type: Householder Application DNFULL CONSULTANT: TREECYCLE/SITE: 21 Tower Gardens Claygate Esher Surrey KT10 0HB/TPP: 2022/2016 21 Tower Gardens Claygate Esher Surrey KT10 0HB/DATE: 2022 and maintained for the course of the development. The development thereafter shall be implemented in strict accordance with the approved details and method statements contained in: CONSULTANT: TREECYCLE/SITE: 21 Tower Gardens Claygate Esher Surrey KT10 0HB/TPP: 2022/2016 21 Tower Gardens Claygate Esher Surrey KT10 0HB/DATE: 2022 5 TR108 - Tree Retention All existing trees, hedges or hedgerows inside the identified site boundary shall be retained, unless shown on the approved drawings as being removed and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the first occupation of the proposed development. No retained tree, hedge or hedgerow providing a screen shall be cut down, uprooted or destroyed, other than in accordance with the approved plans and particulars. If any retained tree, hedge or hedgerow is removed, uprooted or destroyed or dies, another tree, hedge or hedgerow of similar size and species shall be planted at the same place, in the next available planting season or sooner.	4. TR103 - Reason: To protect and enhance the appearance and character of the site and locality, reduce the risk to protected and retained trees in accordance with the approved details pursuant to section 197 of the Town and Country Planning Act 1990, and in accordance with policies CS14, DM6 of the Councils Core Strategy 2011 and Development Management Plan 2015. 5 TR108 - Reason: To protect and enhance the appearance and character of the site and locality, reduce the risk to protected and retained trees in accordance with the approved details pursuant to section 197 of the Town and Country Planning Act 1990, and in accordance with policies CS14, CS15, of the Councils Core Strategy 2011 and DM6 of the Councils Development Management Plan 2015

2022/3573	Horrington Farm, Vale Road	1. The proposed development is inappropriate development in the Green Belt that would, by definition, be harmful to the Green Belt. There are no very special circumstances put forward by the applicant and it is not considered that there are any very special circumstances which would clearly outweigh the definitional harm and any other harms. 2 The proposed development, by reason of its scale, siting and design would result in a more urbanising form of development and material change of use of the land which would fail to respect the rural character and appearance of the site and surrounding area resulting in harm to visual amenity. 3 The proposal would result in an oversupply of on-site parking provision to serve the residential dwelling. 4 The application has failed to provide 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 how trees on site will be afforded adequate level of protection as a result of the proposed development. 5 The application has failed to demonstrate, through the lack of submission of ecological survey information, that the proposed development would not have an adverse impact on wildlife, habitats or protected species.	1. The proposal would therefore be contrary to Policies DM17 and DM18 of the Elmbridge Development Management Plan 2015 and the National Planning Policy Framework 2021. 2 The proposal therefore fails to accord with Policy CS17 of the Core Strategy 2011, Policy DM2 of the Development Management Plan 2015, the Design and Character SPD and the National Planning Policy Framework 2021. 3. contrary to Policy CS25 of the Core Strategy 2011, Policy DM7 of the Development Management Plan 2015 and the Parking SPD 2020. 4 As such, the proposal would be contrary to the terms of Policy DM6 of the Development Management Plan 2015. 5 contrary to Policy CS15 of the Elmbridge Core Refusal of Planning Permission Refusal Application No: 2022/3575 Type: Full Application DNREF Strategy 2011, Policy DM21 of the Development Management Plan 2015 and the provisions of the National Planning Policy Framework 2021.
2022/3730	28 Beaconsfield Road	Balcony Screen No development excluding demolition and ground work shall take place until details of a 1.7m high privacy screen has been submitted to and approved in writing by the borough council. Development shall be carried out in accordance with the approved details and thereafter maintained permanently in strict accordance with the approved details.	To preserve the privacy of neighbouring residents in accordance with policy DM2 of the Elmbridge Development Management Plan 2015
2022/3040	40 Simmill Road	All flood mitigation measures shall be carried out in accordance with the approved details set out in the flood risk assessment prepared by Lewis Barker received 26th October 2022 and 24th January 2023..	To reduce the overall and local risk of flooding and to comply with policy CS26 of the Elmbridge Core Strategy and the Flood Risk Supplementary Planning Document.
N/A	Standard Condition: Materials	Materials to match. The materials to be used in the construction of the external surfaces of the extension shall match as nearly as is practically possible those of the existing building to which it is attached, in colour, type, finish and profile.	To ensure that a satisfactory external appearance is achieved of the development in accordance with policy DM2 of the Elmbridge Development Management Plan.

2022/3384	9 Lower Wood Road	The proposed front wall, piers, railing and gates by virtue of their design, height and appearance would result in a dominant and incongruous form of development which would cause unacceptable harm to the overall appearance of the locality and the street scene.	Contrary to policies CS11 and CS17 of the Core Strategy 2011, Policy DM2 of the Development Management Plan 2015, the Design and Character Supplementary Planning Document 2012 and the National Planning Policy Framework 2021.
2022/3419	34 Rythe Road	Obscure glazing Prior to the first occupation of the development hereby permitted the one window on the side elevation of the development hereby permitted shall be glazed with obscure glass that accords with level three obscurity as shown on the Pilkington textured glass privacy levels (other glass suppliers are available) and only openable above a height of 1.7m above the internal floor level of the room to which it serves. The window shall be permanently retained in that condition thereafter.	Reason: To preserve the reasonable privacy of neighbouring residents in accordance with policy DM2 of the Elmbridge Development Management Plan.
2022/3041	Foley House Ruxley Crescent	Occupancy - single dwelling. The outbuilding hereby permitted shall only be occupied in connection with, and ancillary to, the occupation of the existing dwelling on the site, and in particular shall not be separately let, sold or otherwise occupied as a separate independent dwelling.	Reason: Because of its small size the accommodation would be out of keeping with other properties in the locality, which would be contrary to policy DM10 of the Elmbridge Development Management Plan.
2022/2452	6 St Leonards Road	Obscure glazing. Prior to the first occupation of the development hereby permitted the first floor window on the north east elevation of the development hereby permitted shall be glazed with obscure glass that accords with level three obscurity as shown on the Pilkington textured glass privacy levels (other glass suppliers are available) and only openable above a height of 1.7m above the internal floor level of the room to which it serves. The window shall be permanently retained in that condition thereafter.	To preserve the reasonable privacy of neighbouring residents in accordance with policy DM2 of the Elmbridge Development Management Plan.
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 Kilinside	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 Kilinside. This would cause an unacceptable harm to the amenities of adjoining occupiers 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 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	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 contrary to the National Planning Policy Framework, policy CS26 of the Elmbridge Core Strategy and Flood Risk Supplementary Planning Document.	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
2022/1277	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	1. Policy CS17 of the Core Strategy 2011, 2. 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	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.	1. Policy DM6 of the Development Management Plan 2015.
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.	1. The recommendations of BS5837:2012 2. EBC's own requirements 3. Policy DM6 of the Elmbridge Development Management Plan 2015 and the NPPF 2021
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. 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.	1. The recommendations of BS5837:2012 2. EBC's own requirements 3. 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.	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 3. the Design and Character SPD 4. the revised NPPF.	1. Policy CS17 of the Core Strategy 2. Policy DM2 of the Development Management Plan 3. the Design and Character SPD 4. the revised NPPF.

2022/0716	83 Oaken Lane	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 Policy DM2 of the Development Management Plan Design and Character SPD and the revised NPPF. 2. 3. The
		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.	1. Policy DM2 of the Development Management Plan 2015 Design and Character SPD and the revised NPPF. 2. the
		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.	1. Policy DM6 of the Development Management Plan 2015 2
		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 CS15 of the Core Strategy 2011 Policy DM21 of the Development Management Plan 2015 Revised NPPF. 2. 3. The