

## ITEM 7 [N = 7] - APPLICATIONS DECIDED, APPEALS LODGED & DECIDED – for CPC PC, 6<sup>th</sup> February 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&todaytext: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&todaytext: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 10<sup>th</sup> Jan

| Application Number | Address           | Proposal                                                                                                                                                    | CPC                                                                                                                                                                    | EBC                                                                               |                              |
|--------------------|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|------------------------------|
| 2024/2907          | 3 Redruth Gardens | Rear dormer windows, single storey rear and front extensions, side rooflight and alterations to fenestration following partial demolition of existing house | NO, WC<br>If the application is approved, then the second floor side windows should have an opening no lower than 1.7m and obscure permeable glazing should be fitted] | Grant Planning Permission<br>3 x Standard conditions<br>[ie no glazing condition] | <a href="#">View Details</a> |

#### N.1.2. w/c 17<sup>th</sup> Jan

| Application Number | Address       | Proposal                                                                        | CPC    | EBC                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                              |
|--------------------|---------------|---------------------------------------------------------------------------------|--------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|
| 2024/1066          | 7 Forge Drive | Construction of 1.8m high fencing on concrete bases with posts (retrospective). | NO, NC | <p><b>Refuse Planning Permission</b></p> <p><b>Reason(s)</b></p> <p>1 The change of use of the adjacent open space land due to the loss of Green Infrastructure Asset (an informal amenity open and greenspace within a housing area) and lack of provision of an equivalent replacement elsewhere has resulted in the loss of informal recreational green space within a housing development. The proposal has had an adverse impact on the character and visual amenity.</p> <p>The previous parcel of land is considered to be a green lung within an otherwise built-up area and the loss of this green space detracts from the character and appearance of the surrounding area. The proposal is contrary to Paragraph 104 of the National Planning Policy Framework (NPPF - 2024), Policies CS14 and</p> | <a href="#">View Details</a> |

|           |                |                                                                                                                                             |                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                              |
|-----------|----------------|---------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|
|           |                |                                                                                                                                             |                                                                                                                     | <p>CS17 of the Core Strategy (2011), Policies DM2, DM6 and DM20 of the Development Management Plan (2015) and the Design and Character Supplementary Planning Document - The character of Elmbridge - an overview (2012).</p> <p>2 The fencing on concrete base and posts installed, by reason of its prominent siting, expanse and projection and overall cumulative size is resulting in an incongruous, visually intrusive and jarring and dominant form of development that is substantially harming the character and appearance of the site and area and resulting in adverse visual impacts to the amenities of the streetscene and the loss of the sense of spaciousness. It is considered that the development fails to comply with Policy CS17 of the Core Strategy (2011), Policies DM2 and DM6 of the Development Management Plan (2015), to the advice provided by Design and Character Supplementary Planning Document - The character of Elmbridge - an overview (2012) and the National Planning Policy Framework – NPPF (2024).</p> <p>3 No arboricultural information has been provided to support this application and to ensure that the immediate tree has not been adversely affected. This is contrary to the recommendations of BS5837:2012 and the Council's own requirements. The application has failed to assess the arboricultural implications of the proposal, contrary to the requirements of Policy CS14 of the Core Strategy (2011), Policy DM6 of the Elmbridge Development Management Plan (2015) and the National Planning Policy Framework - NPPF (2024).</p> |                              |
| 2024/2894 | 87 Common Road | Single storey rear extension, single-storey front and side extension, front bay window and alterations to fenestration and external finish. | <p><b>NO, WC.</b><br/> <b>If the application is approved – the Outbuilding should not be used as a dwelling</b></p> | <p><b>Grant Planning Permission</b><br/> 3 x Standard Conditions<br/> 1 x Flat Roof – no other use<br/> 1 x Flood Risk Mitigation<br/> 1 x Obscure Glazing<br/> <b>[NB: No restriction on use of outbuilding]</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <a href="#">View Details</a> |

### N.1.3. w/e 24<sup>th</sup> Jan

| Application Number | Address | Proposal | CPC | EBC |  |
|--------------------|---------|----------|-----|-----|--|
|--------------------|---------|----------|-----|-----|--|

|           |                      |                                                                                                                                                                                              |                                                               |                                         |                              |
|-----------|----------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------|-----------------------------------------|------------------------------|
| 2024/3236 | 15 Beaconsfield Road | Claygate Foley Estate Conservation Area: Liquidamber styraciflua (T1): Reduce crown by 2m all round. Height after work, 6m. Width after work, 6m Dead rowan (T2): Take down to ground level. | [We were a Consultee, but website shows no response from us.] | Conservation Area Tree Works Acceptable | <a href="#">View Details</a> |
|-----------|----------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------|-----------------------------------------|------------------------------|

#### N.1.4. w/e 31<sup>st</sup> Jan

None

#### N.2. APPEALS LODGED

##### N.2.1. w/e 10<sup>th</sup> Jan

| Application Number | Address                | Proposal                                                                                                                                      | CPC                                                                                                                                                                 | EBC                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                              |
|--------------------|------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|
| 2024/2185          | Langford Raleigh Drive | Alterations and extensions to existing single-storey bungalow to create a two-storey dwelling following partial demolition of existing house. | NO, WC<br><br>“Do EBC feel that the overlooking issues have been dealt with?”<br>[ie recognizing that 2185 was an adaptation of the previous application 2024/0639] | <b>Refuse Planning Permission</b><br><br>The proposed development, due to the presence of windows above ground floor within the east and west elevations, would result in an unacceptable level of actual and perceived overlooking and loss of privacy to the detriment of existing and future occupiers of Raleigh House and The Lodge, contrary to the requirements of Policy DM2 of the Development Management Plan 2015, the Design and Character SPD and the revised NPPF. | <a href="#">View Details</a> |

##### N.2.2. w/e 17<sup>th</sup> Jan

None

##### N.2.3. w/e 24<sup>th</sup> Jan

None

##### N.2.4. w/e 31<sup>st</sup> Jan

None

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

**N.2.1. w/e 10<sup>th</sup> Jan**

**None**

**N.2.2. w/e 17<sup>th</sup> Jan**

**None**

**N.2.3. w/e 24<sup>th</sup> Jan**

**None**

**N.2.4. w/e 31<sup>st</sup> Jan**

**None**