

ITEM 7 [N = 7] - APPLICATIONS DECIDED, APPEALS LODGED & DECIDED – for CPC PC, July 17 2025

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N.1. APPLICATIONS DECIDED

N.1.1. w/e 20th June

Application Number	Address	Proposal	CPC	EBC	
2025/1225	56 Stevens Lane	Tree Preservation Order ESH:34 - Mature Oak tree situated in front garden of 56 Stevens Lane. Tree has a height of approximately 22 metres and spread of approximately 9 metres to south west, 9 metres to south east, 8 metres to north west and 4 metres to north east. Proposed works are to reduce branches in south west section of crown by approximately 2-2.5 metres, leaving spread in this section at approximately 6.5 - 7 metres. Height and remainder of spread will not be affected by these works. These works are being carried out to reduce branches encroaching on property and driveway and to reduce end weight.	NO, NC	Grant Consent British Standard 3998:2010 All tree surgery work shall be in accordance with British Standard 3998:2010 "Tree work - Recommendations". 1.Reason: The amenity value of the tree or trees has been considered with reference to the character of the area. Permission has been given subject to this condition to preserve and enhance the visual amenities of the locality in accordance with industry recognised good arboricultural practice and Elmbridge Borough Council elmbridge.gov.uk/contactus government guidance. Crown reduction - applicant Reduction shall be only as far as lateral growths or branches, so as to leave a	View Details

				flowing crown outline with no stubs. 2 Reason: The amenity value of the tree or trees has been considered with reference to the character of the area. Permission has been given subject to this condition to preserve and enhance the visual amenities of the locality in accordance with industry recognised good arboricultural practice and government guidance.	
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N.1.2. w/c 27th June

Application Number	Address	Proposal	CPC	EBC	
2025/0708	28 Torrington Road	Front dormer windows to replace existing front dormer windows.	[No CPC submission]	Refuse Lawful Development Certificate REASONS FOR REFUSAL OF CERTIFICATE The proposed development does not constitute permitted development under Schedule 2, Part 1, Class A; Condition A.1 (d), A.1 (h), A.1(i), A.1(j) (i) (ii). Class B; Condition B.1 (c) and Class C; Condition C.1 (b) of the General Permitted Development Order 2015 as amended. The proposed development is not considered lawful and as such planning permission from the Local	View Details

				Planning Authority is required.	
2025/1020	Crown House Church Road	Confirmation of Compliance with Condition: 3 (Materials samples) of planning permission 2023/0798.	NO, NC	Condition(s) - Compliance Refused [ED: Reason for refusal is interesting, but too lengthy for here. Worth a read]	View Details
2025/1176	123 Hare Lane	Hip-to-gable end roof extension incorporating rear dormer windows to provide rooms in the roofspace, first-floor rear dormer window, enlargement and reduction of existing chimneys and alterations to fenestration.	NO, WC Window on the East Side needs obscure glazing. Construction vehicles must be safely parked (eg in the trackway at the side), as the house is on the corner of the road.	Grant Planning Permission 3 x standard conditions 1 x Obscure glazing 1 x Construction management	View Details
2025/0561	Crown House Church Road	Confirmation of Compliance with Condition: 12 (Landscaping - tree planting and aftercare) and 13 (Landscaping scheme) of planning permission 2023/0798.	Claygate Parish Council are unable to comment on this application as the building is in progress. We would, however, ask the Officer in charge to check and verify the compliance with Conditions 12 & 13..	Condition(s) - Compliance Refused [Ed: EBC's reasons for refusal are too lengthy to incorporate here. However, they centre on Conditions 12 & 13]	View Details
2025/1177	Wheelwright House Ruxley Crescent	Detached single-storey garage.	Objection, WR This would damage the Street Scene and create an undesirable precedent. It would also be in front of the building line. If this application is approved, it should not have any residential use	Grant Planning Permission 3 x standard conditions 1 x Garage, no conversion 1 x Landscaping scheme	View Details

N.1.3. w/e 4th July

Application Number	Address	Proposal	CPC	EBC	
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2025/0783	19 Glenavon Close Claygate Esher Surrey KT10 0HP	Construction of a part single; part two-storey front/side extension including a porch; part single; part two-storey rear extension; replacement pitched roof with a gable ended roof extension including raising of the ridge height with front dormers and alterations to fenestration including new rooflights following demolition of the existing single storey side/rear extensions including part of the dwelling.	NO, WC We request that the Planning Officer checks for overlooking at the back of the house to ensure the privacy of Common Road back gardens is not affected. [Ed: another judgement call?]	Refuse Planning Permission 1 The proposed development would result in an incongruous, bulky, dominating, visually intrusive and jarring and disproportionate image that would substantially harm the form, proportion and appearance of the dwelling, relationship with no.17[contrary to <policies>] 2 Insufficient arboricultural information has been provided to support this application and to ensure that the surrounding trees are not adversely affected. [Contrary to <policies>] 3 Insufficient ecological and biodiversity information has been provided to support this application to ensure that biodiversity at the site has and would not be adversely affected. [Contrary to <policies>]	View Details
2025/1062	87 Common Road Claygate Esher Surrey KT10 0HU	Variation of Condition: 2 (Approved Plans) and 3 (Materials) of planning permission 2024/2894 (Single storey rear extension, single-storey front and side extension, front bay window and alterations to fenestration and external finish) to reduce height of the single storey rear extension element, land level changes; add ashlar lines to external ground level of the building and insertion of ground floor side window.	NO, NC	Grant Planning Permission 3 x standard 1 x Flat roof use 1 x Obscure glazing 1 x Flood risk mitigation	View Details

2025/1061	87 Common Road Claygate Esher Surrey KT10 0HU	Single storey outbuilding within the rear garden ancillary to the main dwellinghouse following demolition of existing outbuilding.	NO, WC We ask that a Condition be imposed preventing this Outbuilding being used for any residential purposes.	Grant Planning Permission 3 x standard conditions 1 x Flood risk mitigation 1 x Occupancy Single Dwelling 1 x Tree protection measures 1 x Tree retention	View Details
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N.1.4. w/e 11th July

Application Number	Address	Proposal	CPC	EBC	
2025/0989	4 Oaken Lane	Roof extension incorporating dormer window.	Objection, WR This application appears to have a serious overlooking problem. We would ask the officer in charge to check the overlooking. We consider the use of zinc cladding on the dormer inappropriate in the Conservation Area.	Refuse Planning Permission The proposed dormer by reason of its design, incongruous materials, and visibility from the streetscene, would cause harm to the character and appearance of the host dwelling and fail to preserve the character of the conservation area. It is therefore contrary to Policies DM2 and DM12 of the Development Management Plan 2015, Core Strategy Policies CS11 and CS17, the NPPF (2024) and Elmbridge Design Code 2024.	View Details

2025/0926	18 Coverts Road	Roof extension incorporating rear dormer window and single-storey side/rear extension following partial demolition of rear projection.	NO, NC	Refuse Planning Permission The proposed rear dormer would fail to integrate appropriately with the character and appearance of the host dwelling causing harm to the host dwelling and character of the area due to its overall bulk, mass and design. As such, the proposed development would fail to comply with Policy CS11 and CS17 of the of the Core Strategy 2011, Policy DM2 of the Development Plan 2015, the revised NPPF 2024 and Elmbridge Design Code 2024.	View Details
2025/1260	68 Common Road	Rear L-shaped dormer window incorporating front rooflights; removal of rear chimneys and changes to fenestration.	NC	Grant Lawful Development Cert - Proposed	View Details
2025/1166	1 St Leonards Road	Part two/part single-storey rear extension and hip-to-gable roof extension.	Objection, WR The property is adjacent to a conservation area. We consider that the size of the hip to gable extension renders the application unacceptable in terms of Bulk and Mass, especially as this property is semi-detached. The proposed zinc cladding on the dormer is out of keeping with other properties in this area and with the adjacent Conservation Aea.	Refuse Planning Permission 1 The proposed part two and part single-storey rear extension and hip-to-gable roof extension and dormer window by reason of the design, materials, scale and massing would not preserve or enhance the character and appearance of the conservation area. There are no public benefits that would outweigh the	View Details

				harm to the designated heritage asset. This would be contrary to the policies CS11 and CS17 of the Core Strategy 2011, DM2 and DM12 of the Development Management Plan 2015, the Design Code SPD and the revised NPPF. 2 Flood risk assessment- not provided The proposal is located within medium risk of surface water flooding and no Flood Risk Assessment has been submitted to confirm that the flood risk has been adequately assessed and would be safe. The proposal is contrary to the revised National Planning Policy Framework, Policy CS26 Elmbridge Core Strategy 2011 and Flood Risk SPD 2016.	
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N.1.5. w/e 18th July

n/a

N.2. APPEALS LODGED

N.2.1. w/e 20th June

None

N.2.2. w/e 27th June

None

N.2.3. w/e 4th July

None

N.2.4. w/e 11th July

None

N.2.5. w/e 18th July

n/a

N.3. APPEALS DECIDED

N.3.1. w/e 20th June

None

N.3.2. w/e 27th June

None

N.3.3. w/e 4th July

None

N.3.4. w/e 11th July

None

N.3.5. w/e 18th July

n/a