

ITEM 11 [N = 11] - APPLICATIONS DECIDED, APPEALS LODGED & DECIDED – for CPC PC, May 29th 2025

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N.1. APPLICATIONS DECIDED

N.1.1. w/e 25th April

Application Number	Address	Proposal	CPC	EBC	
2025/0398	4 Stockfield Road	Front porch extension, front canopy, pitched roof replacement to flat garage roof, partial conversion of garage into living space and alterations to fenestration and external finish following demolition of existing car port.	NO, NC	Grant Planning Permission 3 x standard conditions	View Details

N.1.2. w/c 2nd May

Application Number	Address	Proposal	CPC	EBC	
2025/0538	Wheelwright House Ruxley Crescent	Conversion of garage into living space and alterations to fenestration.	NO, NC	Grant Lawful Development Cert - Proposed	View Details
2025/0773	15 Claremont Road	Claygate Foley Estate Conservation Area - Eucalyptus tree. The proposal is to completely remove the tree located in position 1 on the Site Plan (Doc 1) and shown in the picture (Doc 2) Its branches are interfering with an adjacent magnolia tree, which we are keen to allow space	NO, WC “We suggest that Swift Boxes are installed in the walls and also ask that the positioning of Bat Boxes is checked.”	Raise No Objection [Never seen this given as “Decision” before{?}]	View Details

		to continue to develop. Its growth and shallow roots (as shown in Doc 3) are removing disproportionate water from the ground with potential damage to a nearby pear tree which is c. 100 years old. The tree is not indigenous to the country / area. We have plans to plant new more appropriate trees in our garden which will more than offset the loss to the environment from the removal of this single tree. We have never observed a single nest in the tree or any other form of wildlife. (Its branches move too fluidly making it unstable for nests). Conifer / leylandii hedges. The proposal is to completely remove these high trees / hedges located in position 2 on the Site Plan (Doc 1) and shown in the picture (Doc 4). These are old and are higher / wider than they need to be. They will be replaced by more suitable / less dense alternatives.			
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N.1.3. w/e 9th May

Application Number	Address	Proposal	CPC	EBC	
2024/3207	Claygate House Littleworth Road Esher	Confirmation of Compliance with Conditions: 6 (Scheme - Trash Screen (Environment Agency)) and partial discharge of 9 (Potential Land Contamination) of planning permission 2023/2880.	Nothing from PC showing[?]	[Condition(s) - Confirm in Part-Refuse in Part Condition 6 - Scheme - Trash Screen Environment Agency) – confirmed Condition 9 - Potential Land Contamination – refused [NB: there is lengthy commentary on both Conditions. Please access website for full details	View Details

Application Number	Address	Proposal	CPC	EBC	
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2025/0534	10 Claremont Road	Single-storey rear extension, single-storey front porch extension, front bay window, extension of existing front and rear first floor dormer windows, front rooflight, alterations to fenestration and finish and alterations to existing garage.	NO, NC	Grant Planning Permission 3 x std conditions 1 x Balcony Screen – erection of	View Details
2025/0974	83 Oaken Lane	Non-Material Amendments to planning permission 2025/0216 to add a pitched roof over front porch.	NO, NC	Non Material Amendment - Accept Amendment	View Details
2025/0285	27 Dalmore Avenue	Confirmation of Compliance with Conditions: 5 (Ecological Enhancement Plan) and 6 (Landscaping Scheme) of planning permission 2024/0820.	NO, NC	Condition(s) - Confirm in Part-Refuse in Part Condition 5 Ecological Enhancement Plan - refused Condition 6 Landscaping scheme – acceptable [NB: commentary on these conditions is lengthy. Refer to website for details]	View Details
2025/0649	Crown House Church Road	Confirmation of Compliance with Condition 15 (Ecological Enhancement Plan) of planning permission 2023/0798.	Nothing shown	Condition(s) - Confirm Compliance Condition 15 (Ecological Enhancement Plan) – acceptable	View Details

2025/0683	17 Tower Gardens	Tree Preservation Order EL:89/25 - T1, Mature Oak tree on right hand side as you look from the house. Reduce overlong lateral limbs over public footpath by 2-25m to mitigate limb failure. Reduce back over garden by 1.5-2m.T2, Mature Oak tree in the middle. Reduce overlong laterals over public footpath by 2-2.5m for same reasons as T1. T3, Mature Oak tree on left. Reduce overlong laterals over footpath by 2-2.5m for same reasons as T1 &T2. T4, Maple sapling, Tall and leggy fighting for light, poor specimen. Section fell to ground level & Eco plug.	NO, NC	Grant Consent	View Details
2025/0486	5 Langbourne Way	Two-storey side extension with front canopy roof following demolition of existing detached garage.	NO, WC We request that the Officer in charge of this application confirms that it has adequate separation from neighbouring properties.	Refuse Planning Permission The proposed two-storey side extension, by reason of the lack of sufficient set in from the common boundary would result in a bulky, disproportionate, visually intrusive and domineering form of development that would substantially harm the form, proportion and appearance of the host dwelling, relationship with the attached dwelling and uniform properties along the road it forms a part to, character and appearance of the area and visual amenities	View Details

				of the streetscene. As such, it is considered that the development would fail to comply with Policies CS11 and CS17 of the Core Strategy (2011), Policies DM1 and DM2 of the Development Management Plan (2015) alongside the Elmbridge Design Code (2024)	
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N.1.4. w/e 16th May

Application Number	Address	Proposal	CPC	EBC	
2025/0439	Keepers Cottage Common Lane	Single-storey side extensions (following demolition of shed, garage and conservatory) with integral garage; single-storey rear extension with first floor rear roof terrace with metal balustrading (following part demolition of existing rear extension); single storey front porch extension (following demolition of existing porch); alterations to fenestration; removal of pool house (outbuilding) and rear swimming pool with proposed soft landscaping.	Objection With Reason [NB: The Reason cannot be copy/pasted from EBC's website, but it did reference Policy DM 18]	Refuse Planning Permission The proposal constitutes inappropriate development in the Green Belt which by definition is harmful to the Green Belt. Additional harm would also arise to the spatial openness of the Green Belt. Furthermore, sufficient VSCs do not exist to outweigh the identified harm to the Green Belt and any other harm. The proposal is therefore considered contrary to the aims and objectives of the National Planning Policy Framework (2024) alongside Policy DM18 of the Development Management Plan (2015).	View Details

2025/0535	10 and 10A Claremont Road	Changes to vehicular and pedestrian entrance with new dividing fence between properties and new brick pier following partial demolition of front boundary wall.	NO, NC	Grant Planning Permission 3 x standard conditions 1 x Landscaping condition	View Details
2025/0743	14 Rythe Road	Part two/part single-storey rear and side extension, front porch and rear and side rooflights.	Objection, with Comments We request that the Planning Officer looks closely at the bulk and mass of this application. It could be overbearing for Number 16. Obscure glazing should be installed on the side and rear. We ask that permitted development rights are removed in view of the size of the extension.	Refuse Planning Permission The proposed part two part single storey side and rear extension by reason of its overall bulk, mass and design would be disproportionate and incongruous in its appearance compared to the existing dwellinghouse causing harm to the character of the host dwelling and wider area contrary to 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

N.1.5. w/e 23rd May

Application Number	Address	Proposal	CPC	EBC	
2025/0674	11 Arbrook Lane Esher	Hip-to-gable roof extension incorporating rear dormer windows, front roof extension, extension to existing chimneys and side rooflight.	No CPC PC Submission showing on website. [Ed: Application o/s Claygate]	Claygate WardEsher Ward Refuse Planning Permission The proposed hip to gable roof extension and extended chimneys by reason of its overall bulk, mass and design would be disproportionate and incongruous in their appearance and would cause	View Details

				harm to the character of the host dwelling and wider area contrary to 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.	
2024/3086	4 Littleworth Road Esher	Confirmation of Compliance with Condition: 20 (LEMP) of planning permission 2023/2880.	No CPC PC Submission on EBC website	Claygate WardEsher Ward Condition(s) - Confirm Compliance	View Details

Application Number	Address	Proposal	CPC	EBC	
2025/0062	27 The Roundway	Tarmac hardstanding to replace existing grass verge and alterations to existing dropped kerb.	Objection, With Reason We feel that the tarmac is being unnecessarily extended to cover a permeable grass covered area.	Refuse Planning Permission Reason(s): 1 The change of use of the land due to the loss of Green Infrastructure Asset (an informal amenity greenspace within a housing area) and lack of provision of an equivalent replacement elsewhere would result in the loss of informal recreational green space within a housing area. This is contrary to Policy CS14 of the Core Strategy 2011 and Policy DM20 of the Development Management Plan 2015 and the NPPF 2024	View Details

				2 The proposal would have an adverse impact on the character and visual amenity. The parcel of land is considered to be a green lung within an otherwise built-up area and the loss of this green space would significantly detract from the character and appearance of the surrounding area. The proposal would be contrary to policies CS14 and CS17 (in relation to the street scene and local character), and DM2 and DM6 of Development Management Plan 2015 and the NPPF 2024.	
2024/0854	Upper Court Ruxley Crescent	2 detached two-storey houses with basements and rear balconies; one with integral garage and one with attached garage, associated hard and soft landscaping, new access and entrance gates and piers, following demolition of the existing house.	No Objections however Observations below to be noted: (1) Plot 1 Must have mature trees to form a screen at the Rear of the building (2) (2) Any Hard Landscaping must be Permeable CPC notes a lack of detail on surface water drainage, an important issue given the difference in elevation between Plots 1 & 2. We would ask the Officer to check this and impose Conditions to ensure correct standards if appropriate.	Grant Planning Permission 3 x standard conditions 7 x other conditions – for details pls refer to website	View Details

N.2. APPEALS LODGED

N.2.1. w/e 25th April

None

N.2.2. w/e 2nd May

None

N.2.3. w/e 9th May

None

N.2.4. w/e 16th May

Application Number	Address	Proposal	CPC	EBC	
2025/0168	55 Foley Road	First floor rear extension with balcony, two-storey front extension with gable roof to create new main entrance and alterations to fenestration.	NO, WC Please can the First Floor Bedroom have obscure glazing. Also the New Side Windows to have obscure glazing	Refuse Planning Permission Reason(s): 1 The proposed development cumulatively would fail to integrate appropriately with the character and appearance of the local area and given its overall bulk, mass and design would be disproportionate, uncharacteristic and incongruous in its appearance compared to the existing dwellinghouse, that would be dominant and out of keeping with the rhythm of the streetscape. 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 NDG 2019. 2 The proposed development would, by reason of its height and depth, have an unneighbourly and overbearing impact which would be harmful to the front garden area, the amenities and privacy of No. 57 Foley Road. This is contrary to Policy DM2 of the Elmbridge Development Management Plan 2015 and to the advice provided by Design Code 2024.	View Details

N.2.5. w/e 23rd May

None

N.3. APPEALS DECIDED

N.3.1. w/e 25th April

None

N.3.2. w/e 2nd May

None

N.3.3. w/e 9th May

None

N.3.4. w/e 16th May

None

N.3.5. w/e 23rd May

None