

Report on Planning Applications Decided since the Last Planning Meeting

Application Number	Address	Proposal	CPC Decision
Applications Refused by Elmbridge Borough Council (EBC) excluding LDCs			
2021/3800	9 Lower Wood Road	Non-Material Amendments to planning permission 2021/2015 for addition of a rooflight to side elevation.	- No comment recorded
	EBC Noted <ul style="list-style-type: none"> The addition of a side rooflight would materially alter the approved plans and would require consultation with neighbours. 		
2021/2707	Land adjacent to 14 Elm Road	Detached two-storey building containing two flats with associated parking and bin and cycle store.	No Obj <ul style="list-style-type: none"> Requested Construction Traffic Management Plan Questioned whether an updated tree report is required Concerned about vehicle access to shared drive Suggested Permitted Development Rights removed
	EBC Decision <ul style="list-style-type: none"> The proposed scheme, due to its design, 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, DM2, the Design and Character SPD 2012 and the NPPF 2021. 		
Other Applications Decided:-			
2021/3088	65 Foley Road	Single-storey side/rear extension incorporating garage, single-storey rear extension, front porch, alterations to fenestration following demolition of existing garage.	No Obj <ul style="list-style-type: none"> The proposed garage door could be out of keeping.
	EBC Noted <ul style="list-style-type: none"> The proposed garage door would be of timber, and due to its scale would be acceptable 		
2021/2572	2 Norfolk Road	Single-storey rear extension and alterations to fenestration following demolition of existing rear projection.	No Obj No Comment
	EBC Noted <ul style="list-style-type: none"> The Home Extensions Companion Guide sets out that where a single storey extension does not project more than 3m rearwards, the effect on natural light Page 3 of 4 is minimal, beyond that there should be no breach of the 45 degree from the nearest neighbouring habitable room windows within 8m for single storey. In this instance, both side neighbouring properties have rear extension, and would have its rearward projection not exceeding 3m. 		
2021/3179	7 Claremont Road	Swimming pool.	No Obj <ul style="list-style-type: none"> no mention of replacement trees concerned about the noise of pool equipment
	Non-standard Conditions included: Noise from Pool Plant and Equipment <ul style="list-style-type: none"> Before any fixed plant, machinery, air-moving extraction or filtration, air-conditioning units or like-kind are installed within the development, a detailed noise assessment report shall be submitted to and approved in writing by EBC Tree Pre-commencement Meeting <ul style="list-style-type: none"> No development shall take place and no equipment, machinery or materials shall be brought onto the site for the purposes of the development until a pre-commencement meeting has been held on site to ensure operatives are aware of the agreed working procedures and the precise position of the approved tree protection measures or/and that all tree protection measures have been installed in accordance with all documentation submitted Tree Protection Measures Additional Arboricultural Information <ul style="list-style-type: none"> No development including groundworks and demolition shall take place until all supporting arboricultural information has been submitted to and approved in writing by EBC Site Supervision <ul style="list-style-type: none"> The completion schedule/report of all arboricultural site supervision and monitoring shall be submitted to and approved in writing by EBC Tree Retention <ul style="list-style-type: none"> All existing trees, hedges or hedgerows inside the identified site boundary shall be retained, unless shown on the approved drawings as being removed. No retained tree, hedge or hedgerow shall be cut down, uprooted or destroyed, other than in accordance with the approved plans and/or supporting documents. 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 		
2021/3921	Site of former Claygate House Littleworth Road	Non-Material Amendments to planning permission 2020/2095 to amend internal layout and associated external alterations to South block, window replaced with door at ground floor on west elevation of Pavilion block and associated alterations to balustrade to provide ramped access and 'turning head' annotation removed from the eastern edge of the car park and minor adjustments to the kerb line on part of the internal access road.	No Obj No Comment
	EBC Noted: <ul style="list-style-type: none"> Overall it is considered that the alterations would not be particularly noticeable when considering the scheme as a whole and therefore could be considered to be non-material amendments. 		

Report on Planning Applications Decided since the Last Planning Meeting

Application Number	Address	Proposal	CPC Decision
2021/0160	16 Stevens Lane	Detached two-storey house with rooms in the roof space and a pair of semi-detached two-storey houses one with rooms in the roof space, new access and associated parking, following demolition of existing house.	<p>No Obj</p> <ul style="list-style-type: none"> queried the need for felling so many trees queried whether restrictions should be placed on the front Juliet balcony queried whether permitted development rights should be removed
<p>EBC Noted:</p> <ul style="list-style-type: none"> A number of Class C trees would be removed however replacement planting could be secured through a landscaping scheme It is not considered reasonable to remove permitted development rights in this instance. There are limitations within permitted development and this would restrict how much further extensions etc could extend each house. <p>Non-Standard Conditions include:</p> <p>Tree pre-commencement meeting</p> <p>Tree protection measures</p> <p>Site supervision:</p> <ul style="list-style-type: none"> The completion schedule/report of all the agreed arboricultural site supervision and monitoring shall be submitted to and approved in writing by EBC. This shall include evidence of compliance through supervision and monitoring of the agreed activities by a suitably qualified arboriculturist. <p>Tree Retention</p> <ul style="list-style-type: none"> All existing trees, hedges or hedgerows shall be retained, unless shown on the approved drawings as being removed and shall have effect until the expiration of 5 years from the first occupation of the proposed development. <p>Landscaping Scheme</p> <ul style="list-style-type: none"> Prior to the commencement of any works above slab level written details and plans of landscaping works shall be submitted to and approved in writing by EBC and these works shall be carried out as approved. This scheme shall include: a) positions, height, species of replacement tree planting; b) design, materials and type of boundary treatment(s); c) hard surfacing materials; d) secure and covered cycle storage; and e) refuse/recycling bin storage and collection <p>Modified Access</p> <ul style="list-style-type: none"> No part of the development shall be first occupied unless and until the proposed modified vehicular access to Stevens Lane has been constructed and provided with visibility zones in accordance with the approved plans and thereafter the visibility zones shall be kept permanently clear of any obstruction over 1000mm high. <p>Parking & Turning</p> <ul style="list-style-type: none"> The development shall not be first occupied unless and until space has been laid out within the site in accordance with the approved plans for vehicles to be parked and for vehicles to turn so that they may enter and leave the site in forward gear. Thereafter the parking and turning areas shall be retained and maintained for their designated purposes. <p>Construction Transport Development Plan</p> <ul style="list-style-type: none"> No development shall commence until a Construction Transport Management Plan has been submitted to and approved in writing by EBC. <p>Electric vehicle charging</p> <p>Biodiversity mitigation</p> <p>Noise from Plant & Equipment</p> <ul style="list-style-type: none"> Before any fixed plant, machinery, air-moving extraction or filtration, air-conditioning units, air source heat pumps or like-kind are used within the building, a noise assessment shall be carried out in accordance with the criteria set out in BS4142:2019. A detailed noise assessment report shall be submitted to and approved in writing by EBC. Should the assessment identify mitigation measures are required, then they must be submitted to and approved in writing by EBC prior to use. 			
2021/3520	24 Vale Road KT10 0NJ	Enlargement of existing rear dormer window and alterations to fenestration.	No Obj No Comment
<p>Informative included:</p> <p>No encroachment</p> <ul style="list-style-type: none"> This permission confers no authority for any part of the development including foundations or guttering to encroach upon the adjoining property. The applicants attention is drawn to the requirements of the Party Wall Act. 			
Appeals Decided:-			
2020/2569	ELM10129 - Manor Road North KT10 0AG	Prior Approval Schedule 2, Part 16, Class A: 15m Phase 8 Monopole complete with wrapround Cabinet at base and ancillary development.	N/A
<p>Planning Inspector Upheld Appeal. Included within his report</p> <ul style="list-style-type: none"> "it is harmful to the relatively open, modest height suburban character" Other sites are identified within a 100m search area. One of these is similarly constrained in terms of its character and proximity to residential properties, therefore whilst this may be an alternative, the effects would be likely to be comparable. Consequently, there are no other more suitable sites in this search area. Furthermore, taking into account the constraints of the railway line, the school, and the fact that this area is mainly residential with limited space on non-private land, the likelihood of more suitable sites being reasonably available is low. Although I identify harm with regard to the effect of the proposed development on the character and appearance of the area, I nevertheless find that the site proposed is the most suitable to provide the service required. Taking into account the acceptance of telecommunications equipment by the GPDO this is a strong factor in favour of allowing the appeal. Consequently, this outweighs the visual harm in this case. 			