

ITEM 6 [N = 6] - APPLICATIONS DECIDED, APPEALS LODGED & DECIDED – for CPC PC, 7th Nov 2024

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N.1. APPLICATIONS DECIDED

N.1.1. w/e 11th Oct

None

N.1.2. w/ 18th Oct

Application Number	Address	Proposal	CPC	EBC	
2024/2132	83 Oaken Lane	Variation of Condition 2 (Approved Plans) of planning permission 2023/2144 (Detached two-storey house with dormer windows, solar panels, cycle store and parking, following demolition of existing house and outbuildings) to allow revised drawing numbers to be listed, pursuant to material minor amendment of the approved design.	Nothing on website [Discussion warranted?]	Refuse Planning Permission The proposed dwelling, by reason of its two-storey appearance and excessive ridge and eaves heights would appear as an incongruous form of development resulting in material harm to local character and the visual amenity of the street scene. The proposal therefore fails to accord with the requirements of Policy CS17 of the Core Strategy 2011, Policy DM2 of the Development Management Plan 2015, the Design and Character SPD and the revised NPPF.	View Details

2024/1267	Rowan Preparatory School 6 Fitzalan Road	Part resurfacing of road.	NO, NC	Grant Planning Permission	View Details
2024/2120	21 Tower Gardens	Extend existing garage above to provide gym and games room.	NO, WC We request consideration of two informatives should planning permission be granted. Firstly, that use of the building as a separate self-contained accommodation or for primary living accommodation such as a bedroom is not permitted as the CIL Application Form states that the development is not for a new dwelling including a residential annex. Secondly, adjacent trees are protected by TPOs including their root systems from damage and harm and undertaking unauthorised works that cause damage to protected trees is an offence under the Town & Country Planning Act 1990. Hence, we believe that a Planning Application for protection of adjacent trees may be required.	Refuse Planning Permission The proposed development, by reason of its mansard type roof does not represent good design, and its scale and bulk results in a visually prominent and incongruous form of development that would cause unacceptable harm to the appearance and character of the streetscene and local area. As such, the proposal would be contrary to Policies CS11, CS17 of the Core Strategy 2011, Policies DM2 of the Development Management Plan 2015 and the NPPF 2023.	View Details
2024/2346	57 Common Road	Prior Approval Schedule 2, Part 1, Class A: Single storey rear extension.	No, NC	Prior Approval Granted	View Details

N.1.3. w/e 25th Oct

Application Number	Address	Proposal	CPC	EBC	
2024/2200	Pavillion House 13 Hermitage Close	Tree Preservation Order EL:258 - Reduce hornbeams screen by 3m and shape. Cut back neighbouring side to match works on garden side. This application is exactly in line	NO, WC To make sure that the reduction to 6M as applied as per the previous comments	Grant Consent [with 2 x Conditions]	View Details

		with all previous applications to purely maintain these healthy trees. Neighbour at no.14 has just had his trees cut back to enable more light to enter the garden and maintain a healthy level for the protected trees- this is the same kind of application as has been done on many occasions over the years.			
2024/2031	67 Hare Lane	Single-storey side extension following demolition of conservatory.	NO, WC The windows on the side extension should be Opaque	Grant Planning Permission 3 x standard conditions [NB: NO condition re opaque glazing]	View Details
2024/2336	52 Red Lane	Tree Preservation Order EL:02/14 - 1. Redwood rear garden - Crown Lift to provide 5.5 metres clearance from ground level by removal of secondary branches, remove major deadwood greater than 25mm in diameter and reduce the lower south western canopy by up to 1 metre 20x13m down to 20x12m works to prevent debris falling in to pool	NO, NC	Grant Consent	View Details
2024/2324	2 Beaconsfield Gardens	Alterations to fenestration.	NC	Grant Lawful Development Cert - Proposed	View Details
2024/2254	29 Claremont Road	Tree Preservation Order EL:11/37: T9 - oak tree in rear green. Most of this tree's canopy hangs outside the owner's property and over Claygate Lodge Close, in particular the front drive and garden of 3 Claygate Lodge Close. The branches hang so low that food delivery vehicles cannot pass underneath and the extremities of some branches are less than 2 metres from the ground. It is oppressive. Lateral growth within the owner's property is suppressed by competition from conifers. Proposal: Crown lift to 4 metres over Claygate Lodge Close (the street and garden of no. 3). Reduce lateral spread over 3 Claygate Lodge Close by 1.5 metres. Current spread 8 metres, final spread 6.5 metres. Reduce height by 1.5 metres. Current height 18 metres, final height 16.5 metres.	No response from CPC PC showing on website, though we are shown as a Consultee [?]	Grant Consent	View Details

2024/2415	Rothney 19 Beaconsfield Road	Claygate Foley Estate Conservation Area - T1 Oak tree situated in front garden of 19 Beaconsfield Road. Tree has a height of approximately 11 metres and spread of approximately 9 metres. Proposed works are to remove selected lower limbs to raise crown to a height of approximately 3.5 metres and reduce remainder of crown by approximately 1-2 metres, leaving tree with a height of approximately 9 metres and spread of approximately 7 metres. These works are being carried out to give clearance from footpath and road, reduce end weight and allow light into garden area beneath.	NO, NC	Conservation Area Tree Works Acceptable	View Details
2024/2528	Highclare 12 Beaconsfield Road	Claygate Foley Estate Conservation Area - T1 Yew - Reduce height by 1.5m to prevent gutter of neighbours house becoming blocked.	NO, NC	Conservation Area Tree Works Acceptable	View Details
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 Do EBC Feel the overlooking issue has been dealt with?	Refuse Planning Permission 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.	View Details

N.1.4. w/e 1st Nov

Application Number	Address	Proposal	CPC	EBC	
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2024/2331	160 Coverts Road	Two-storey side extension incorporating integral garage and single storey rear extension following partial demolition of existing house.	NO, WC Please make sure the 45° rule is applied.	Grant Planning Permission	View Details
2024/2345	57 Common Road	Single storey rear extension.	NO, NC	Grant Planning Permission	View Details

N.2. APPEALS LODGED

N.2.1. w/e 11th Oct

None

N.2.2. w/e 18th Oct

None

N.2.3. w/e 25th Oct

None

N.2.4. w/e 1st Nov

None

N.3. APPEALS DECIDED

N.2.1. w/e 11th Oct

None

N.2.2. w/e 18/10

None

N.2.3. w/e 25th Oct

None

N.2.4. w/e 1st Nov

None