

ITEM 7 [N = 7] - APPLICATIONS DECIDED, APPEALS LODGED & DECIDED – for CPC PC, 18th July 2024

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N.1. APPLICATIONS DECIDED

N.1.1. w/e 21st June

Application Number	Address	Proposal	CPC	EBC	
2024/0512	Treetops 4 Common Lane	Single-storey front infill extension and alterations to fenestration.	NO, NC	Grant Planning Permission 3 x standard conditions	View Details

N.1.2. w/ 28th June

Application Number	Address	Proposal	CPC	EBC	
2024/0320	17 Langbourne Way	First-floor side extension, single-storey rear extension, front/rear rooflights and alterations to fenestration following demolition of existing conservatory.	NO, NC	Grant Planning Permission 3 x standard conditions	View Details
2024/1159	67 Foley Road	Single storey rear extension and front porch canopy.	NO, NC	Grant Planning Permission 3 x standard conditions	View Details
2024/1039	18 Lower Wood Road	Single storey rear extension and alterations to fenestration.	NO, NC	Grant Planning Permission 3 x standard conditions	View Details

2024/0964	Greenshutters Hillview Road	Front and rear dormer windows to provide rooms in the roofspace, two-storey front extensions incorporating bay windows, part two/part single storey rear and side extensions incorporating rear balcony and integral garage, front rooflight and alterations to fenestration following demolition of existing garage.	Format Issue 24/05/2024	Grant Planning Permission	View Details
2024/0639	Langford Raleigh Drive	Alterations and extensions to existing single-storey bungalow to create a two-storey dwelling following partial demolition of existing house.	NO, NC	<p>Refuse Planning Permission</p> <p>Reason(s)</p> <p>1 The proposed development, due to the cramped appearance would result in unacceptable material harm to local character, contrary to the requirements of Policies CS17 of the Core Strategy 2011 and DM2 of the Development Management Plan 2015, the Design and Character SPD and the revised NPPF.</p> <p>2 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.</p> <p>3 The proposed development, by virtue of insufficient consideration given to flood mitigation and climate change, would increase the level of flood risk in the local area and fail to demonstrate that the proposed dwelling would be safe in the future, contrary to the requirements of Policy CS26 of the Core Strategy 2011, the Flood Risk SPD and the revised NPPF.</p>	View Details
2024/1156	14 Telegraph Lane	Hip-to-gable roof extension incorporating rear dormer window and front rooflights, single-	No vertical dims to outbuilding. Remain concerned re bulk and mass issues, and width of	Grant Planning Permission 3 x standard conditions 1 x Non-residential use of outbuilding	View Details

		storey side/rear extensions, alterations to existing rear outbuilding and alterations to fenestration following demolition of the attached garage.	gap to side. Outbuilding to have a non-residential condition attached.		
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N.1.3. w/e 5th July

Application Number	Address	Proposal	CPC	EBC	
2024/1133	1 Hermitage Close	Part two/part single storey side extension, two-storey front extension, single-storey rear extension, hip-to-gable roof extension with rear dormer windows and rooflights, alterations to fenestration and finish following partial demolition of the existing house.	When permission was granted to Application 2021/3134, Elmbridge Borough Council attached Condition 4: "Prior to the first occupation of the development hereby permitted the second floor side window on the eastern side elevation of the development hereby permitted shall be glazed with obscure glass that accords with level three obscurity as shown on the Pilkington textured glass privacy levels (other glass suppliers are available) and only openable above a height of 1.7m above the internal floor level of the room to which it serves. The window shall be permanently retained in that condition thereafter." Application 2024/1133 makes no reference to this. Claygate Parish Council suggests that if permission is	Grant Planning Permission	View Details

			granted, the same condition should be attached."		
2024/1425	Holy Trinity Church Church Road	Claygate Village Conservation Area - Fell 1 x Pear (T3), Fell 1 x Cypress (T4), Crown reduce 1 x Yew and Crown reduce 1 x Irish Yew.	NO, NC. Suggest planting with native species	Conservation Area Tree Works Acceptable	View Details
2024/1380	Hare And Hounds The Green	Claygate Village Conservation Area - Fell 1 x Purple plum, fell 1 x Conifer and fell 3 x Ash.	NO, WC Suggest planting with Native species	Conservation Area Tree Works Acceptable	View Details
2024/1484	11 Elm Gardens	Non-Material Amendments to planning permission 2024/0223 to alter fenestration and finish.	O, WC Grey bricks incongruous. Pls require a brindled brick.	Non-Material Amendment – Refused I can confirm that the above works cannot be considered as a minor amendment to the above mentioned planning permission and a new planning application will be necessary. Condition 2 attached to planning permission 2024/0223 required samples of the materials to be used in the construction of the external surfaces of the extension to be submitted to and approved in writing by the Local Planning Authority. The existing property's external material is a brick finish/tile hang and roof tiles. The proposal to use Blockley Black smooth wirecut facing brick has to be assessed on discharge of condition application (2024/1415). However, the K rendering and changes to the windows on the side and rear elevations would materially alter the approved scheme. Thus, you would be advised to apply for S73 (Variation of Condition) application to assess whether the part K rendering and fenestration alterations would be acceptable.	View Details
2024/1062	3 Ruxley Ridge	Part two/part first-floor front/side extension	NO, NC	Grant Planning Permission	View Details

		incorporating garage, front porch and alterations to fenestration.			
2024/1479	Killara 17 Beaconsfield Road	Claygate Foley Estate Conservation Area - Crown reduce 1 x Ash and Fell 1 x Sweet chestnut.	NO, NC	Conservation Area Tree Works Acceptable	View Details

N.1.4. w/e 12th July

Application Number	Address	Proposal	CPC	EBC	
2024/1412	7 Homestead Gardens	New front porch, conversion of garage into living space rooflights and alterations to fenestration.	NO, NC	Grant Planning Permission 3 x standard conditions	View Details
2024/1415	11 Elm Gardens	Confirmation of Compliance with Condition 2 (Materials samples) of planning permission 2024/0223.	O, WC See 2024/1484	Condition(s) - Compliance Refused This is the main part of the Decision document:- “The works are well underway above slab level, and although two external material options proposed are ‘Freshfield Lane select Dark Brick 65mm and MBH PLC Brockleys Black smooth wirecut facing brick, the works have progressed with use of the latter facing brick. This external brick selection does not match as close in colour and texture to the existing brickwork, thus this material selection cannot be accepted.”	View Details
2024/1339	12 Claremont Road	Roof extension incorporating rear dormer, increase in ridge height, first-floor front/side and rear/side extensions, rooflights and new chimney	NO, NC	Grant Planning Permission 3 x standard conditions	View Details

2024/1558	15 Beaconsfield Road	Claygate Foley Estate Conservation Area - Fell 1 x Conifer.	Nothing showing on EBC website.	Conservation Area Tree Works Acceptable	View Details
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N.2. APPEALS LODGED

N.2.1. w/e 21st June

None

N.2.2. w/e 28th June

None

N.2.3. w/e 5th July

None

N.2.4. w/e 12th July

None

N.3. APPEALS DECIDED

N.2.1. w/e 21st June

None

N.2.2. w/e 28th June

Application Number	Address	Proposal	CPC	EBC	Planning Inspector	
2023/0702	83 Oaken Lane Claygate Esher Surrey KT10 0RQ	Detached two-storey house following demolition of existing house	No further comment to what has been submitted prior [ie for 2022/0716]	Refuse Planning Permission. “The proposed development, by virtue of the low quality contrived design and inappropriate roof form would appear as an incongruous form of development resulting in material harm	Refuse Planning Permission The Inspector’s letter – setting our reasons for refusal – is lengthy. Please go to website.	View Details

				to local character and the street scene of Oaken Lane. The proposal would conflict with the requirements of Policy CS17 of the Core Strategy 2011, Policy DM15 of the Development Management Plan 2015, the Design and Character SPD and the revised NPPF. “		
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N.2.3. w/e 5th July

None

N.2.4. w/e 12th July

None