

ITEM 9 [N = 9] - APPLICATIONS DECIDED, APPEALS LODGED & DECIDED – for CPC PC, 23rd May 2024

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Once there, click on tabs “Applications Decided” etc., then on the week you want to view, then “Claygate”]

N.1. APPLICATIONS DECIDED

N.1.1. w/e 26th April

Application Number	Address	Proposal	CPC	EBC	
2024/0517	4 Cavendish Drive	Front porch, pitched roof replacement to existing garage and alterations to fenestration and exterior finish following demolition of existing car port.	Could not retrieve [off edge of page]	Grant Planning Permission 3 x standard conditions	View Details
2024/0118	Station House The Parade	Change of Use from Residential (C3) to 1 Large House in Multiple Occupation (HMO) (Sui Generis) with associated works including refuse store, cycle racks, rooflights to west elevation and alterations to fenestration following demolition of external store.	<p>Objection with Comment</p> <p>1. CPC PC does not believe that the proposal complies with relevant spatial regulations, but accepts, of course, that the Case Officer will make his/her own judgement on this.</p> <p>2. CPC PC does not accept the views expressed in Item 53 of the Officer’s Report on application 2023/1301 as regards parking stress, in particular “However, the parking surveys for previous applications concluded that there is capacity for further on-street parking and..... concluded that there would be no significant adverse effect on parking stress arising from the development.” – especially in the light of recent changes, namely:-</p> <p>a. Claygate Station carpark is no longer free at weekends</p> <p>b. Torrington Lodge carpark is likely to be</p>	Grant Planning Permission 3 x std conditions 1 x Obscure glazing 1 x Noise Insulation 1 x Cycle Parking 1 x Refuse/Recycling	View Details

			<p>developed in the not-too distant future, with a corresponding loss of carparking spaces As a result, CPC PC requests that the question of parking stress in the area be wholly reconsidered.</p> <p>3. In the event the proposal is approved, CPC PC requests that a condition be imposed preventing any fixed structure, or planting, being made within a distance to be determined by EBC from the retaining wall, in order to seek to guarantee its stability over time.</p> <p>4. In the event the proposal is approved, CPC PC request that a Construction Traffic Management Plan be required which, inter alia, prevents deliveries to the site during normal rush hour periods in order to [1] ensure the safety of rail passengers and [2] avoid congestion in the Parade.</p> <p>NB: In addition, CPC Chair, Cllr Holt, made a representation of Objection at the East Area Planning Committee meeting, focussing on parking stress</p>		
2024/0904	4 Littleworth Road	Non-Material Amendment to planning permission 2022/2395 to change the description to remove reference to '62 flats' to simplify the ability to make changes to the scheme.	Could not retrieve [email too wide]	Accept Amendment	View Details

N.1.2. w/ 3rd May

Application Number	Address	Proposal	CPC	EBC	
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2024/0502	56 Common Road	Part two/part single-storey rear extension.	NO, NC	Refuse Planning Permission The proposed part two/part single-storey rear extension would consist of a flat roof and is not considered to integrate with the host building causing significant harm to the host dwelling and streetscene. As such it is not considered that the development would comply with Policy CS17 of the Core Strategy 2011, Policy DM2 of the Development Management Plan 2015 and the Council's Home Extension Companion Guide.	View Details
2024/0556	28 Lower Wood Road	Two-storey rear extension and alterations to fenestration.	NC	Grant Lawful Development Cert - Proposed	View Details
2024/0658	12 Oakhill	Front porch, car port, external insulation and alterations to fenestration and exterior finish.	NO, NC	Grant Planning Permission 3 x standard conditions 1 x Flat Roof - no other use	View Details

N.1.3. w/e 10th May

Application Number	Address	Proposal	CPC	EBC	
2024/0723	Church House Church Road	Replacement windows.	No Objection with Comment The house is in a conservation area and has a special interest. Although the UPVC can look like the real thing - keeping to the original wooden look would be preferred.	Grant Planning Permission 3 x Standard Conditions	View Details

2024/0472	1 Brookfield Gardens	Single-storey rear extension, front porch, single-storey front infill extension and alterations to fenestration following demolition of existing conservatory.	NO, NC	Grant Planning Permission 3 x Standard Conditions	View Details
2024/0704	Magnolia House 16 Albany Crescent	Single-storey side/rear extension, juliet balcony and alterations to existing dormer following removal of chimney.	NO, NC	Grant Planning Permission 3 x Standard Conditions	View Details

N.1.4. w/e 17th May

Application Number	Address	Proposal	CPC	EBC	
2024/0770	19 Derwent Close	Single-storey rear extension, part two/part single-storey side extension, part conversion of garage into living space, new front porch and alterations to fenestration.	NO, NC	Grant Planning Permission 3 x Standard Conditions 1 x Flood risk mitigation All flood mitigation measures shall be carried out in accordance with the approved details set out in the flood risk assessment prepared by Husband and Partners received on 22/03/2024. Reason: To reduce the overall and local risk of flooding and to comply with policy CS26 of the Elmbridge Core Strategy and the Flood Risk Supplementary Planning Document	View Details
2024/0771	19 Derwent Close	Single-storey rear and side extensions, front porch, rear juliet balcony, front bay window, partial conversion of garage into living space and alterations to fenestration and exterior finish.	NC	Refuse Lawful Development Certificate ["The proposed development is not considered lawful and as such planning permission from the local planning authority is required."]	View Details

N.2. APPEALS LODGED

N.2.1. w/e 26th April

None

N.2.2. w/e 3rd May

None

N.2.3. w/e 10th May

None

N.2.4. w/e 17th May

None

N.3. APPEALS DECIDED

N.3.1. w/e 26th April

none

N.3.2. w/e 3rd May

None

N.3.3. w/e 10th May

None

N.3.4. w/e 17th May

Application Number	Address	Proposal	CPC	EBC	Planning Inspector	
2023/2497	46 Oaken Lane	Detached carport canopy.	Comment: The proposed car port by reason of its height, width, enclosed nature and positioning would appear out of keeping and would be harmful	The proposed car port by reason of its height, width, enclosed nature and positioning would appear out of keeping and would be harmful to the overall character and appearance of the street scene. The proposal is therefore contrary to policies CS17 of the Core Strategy (2011), DM2 of the Development Management Plan (2015), the Design	Appeal Allowed 3 x Std Conditions Plus The carport hereby permitted shall not be first brought into use	View Details

			<p>to the overall character and appearance of the street scene. The proposal is therefore contrary to policies CS17 of the Core Strategy (2011), DM2 of the Development Management Plan (2015), the Design and Character Supplementary Planning Document Companion Guide: Home Extensions (2012) and the NPPF. Agreed Unanimously</p>	<p>and Character Supplementary Planning Document Companion Guide: Home Extensions (2012) and the NPPF.</p> <p style="text-align: center;">NB: There is quite a history to this Application. Cllrs wanting a full understanding are advised to read from EBC's website, rather than rely solely on this report.</p>	<p>unless and until pedestrian inter-visibility splays measuring 2.0 x 2.0 metres have first been provided to either side of the access to 46 Oaken Lane, the depth of the splays measured from the back of the footway (or verge) and their width measured outwards from the edge of the access. No obstruction to visibility above 0.6 metres in height above ground level shall be erected/planted within the area of the splays. The visibility splays shall be retained thereafter.</p>	
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