

ITEM 8 [N = 8] - APPLICATIONS DECIDED, APPEALS LODGED & DECIDED – for CPC PC, August 28th 2025

[To view original data, click

https://emaps.elmbridge.gov.uk/ebc_planning.aspx?requesttype=parsetemplate&template=WeeklyListAppealsDecidedDetailTab.tmplt&basepage=ebc_planning.aspx&Filter=^id^=%271%27&history=66ccd512ab944904b6f15ad58e52da39&todatetext:PARAM=May%202023&count:PARAM=9&id:PARAM=1.

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 18th July

None

N.1.2. w/c 25th July

Application Number	Address	Proposal	CPC	EBC	
2025/1505	2 Vale Croft Claygate	Single-storey side extension.	NC	Grant Lawful Development Cert - Proposed	View Details

N.1.3. w/e 1st Aug

Application Number	Address	Proposal	CPC	EBC	
2024/2991	Land adjacent to 14 Elm Road	Variation of Condition: 2 (Approved Plans) of planning permission 2023/3326 (Attached two-storey house with associated parking, bin and bicycle stores) to add window to ground floor flank elevation, add solar panels to rear roof and install external air source heat pump.	NO, WC Please can you check and make sure that the level of noise from the Heat Pump is compliant with relevant noise regulations.	Grant Planning Permission 3 x Standard Conditions 3 Others [pls refer to website] [Nil re Heat Pump noise]	View Details

2025/1310	6 Oakhill	Rear raised decking.	NO, NC	Refuse Planning Permission 1 The proposed decking by reason of its height and depth would cause a loss of privacy and amenity to neighbouring properties at no. 8 and 4 Oakhill contrary to Policy DM2 of the Development Management Plan 2015, the Elmbridge Design Code 2024 and the NPPF.	View Details
2025/0387	Holy Trinity Church Church Road	Alterations to Church side access and fenestration, access gate to recreation ground, hard and soft landscaping and installation of security cameras.	NO, WC “The CPC have made a grant for some of the work covered by this application and support the currently planned works, which we understand do not include the War Memorial area. However, we would object to the paving of turfed areas in the War Memorial garden.” [Later amended to “We do not support the idea of paving the currently turfed areas of the War Memorial Garden”]	Grant Planning Permission 3 x standard conditions 1 x Biodiversity Gain Plan 1 x Habitat Management and Monitoring Plan 1 x Biodiversity Enhancement Plan 1 x Tree Retention	View Details
2025/1498	19 Dalmore Avenue	Prior Approval Schedule 2, Part 1, Class A: Single storey rear extension.	NO, NC	Prior Approval Not Required	View Details

N.1.4. w/e 8th Aug

Application Number	Address	Proposal	CPC	EBC	
2025/1546	20 Tower Gardens	Single-storey front extension and front/side canopy.	NO, NC	Grant Planning Permission 3 x std conditions 1 x Potential for Unforeseen Ground Contamination	View Details

2025/1128	15 Claremont Road	New front porch following demolition of existing porch.	NO, NC	Grant Planning Permission	View Details
2025/1455	22 The Avenue	New front porch extension, installation of solar panels to the rear roof and replacement first floor rear windows.	NO, NC	Grant Planning Permission	View Details
2025/1566	Crown House Church Road	Confirmation of Compliance with Condition: 9 (Additional arboricultural information) of planning permission 2023/0798.	NO, NC	Condition(s) - Compliance Refused [NB: Reasons for Refusal are long. Pls see website for details. In essence, while applicant's proposals are deemed satisfactory, work commenced prior to them having been submitted, which was a technical error, leading to refusal.]	View Details
2025/1772	83 Oaken Lane	Non-Material Amendment to planning permission 2025/0216 to remove chimney stack.	[CPC not showing as a Consultee on EBC website[?]] [NB: Only appeared in Applications Validated in w/e 18 th July[?]]	Non Material Amendment - Accept Amendment	View Details

N.1.5. w/e 15th Aug

Application Number	Address	Proposal	CPC	EBC	
2025/1242	85 Oaken Lane	Detached two-storey house with bin and cycle stores and associated landscaping.	[Pls refer to EBC website]	Refuse Planning Permission Reason(s): 1 The proposal, by virtue of the excessive footprint, floorspace and proximity to site boundaries, would result in a cramped overdevelopment of the site, causing material harm to the character of the area and the street	View Details

				<p>scene of Cavendish Road. The application would fail to comply with Policy CS17 of the Core Strategy 2011, Policy DM2 of the Development Management Plan 2015, the Elmbridge Design Code and the NPPF 2024.</p> <p>2 The proposed development, by virtue of its height and proximity to the south boundary, would result in a harmful overbearing effect to the users of the private garden of 83 Oaken Lane, contrary to the requirements of Policy DM2 of the Development Management Plan 2015, the Elmbridge Design Code and the NPPF 2024.</p> <p>3 The proposed development would provide poor quality living accommodation in terms of light, outlook and inadequate private amenity space to the detriment of future occupiers. The proposal would fail to comply with Policies DM2 and DM10 of the Development Management Plan 2015, the Elmbridge Design Code and the NPPF 2024.</p>	
2025/1585	55 Foley Road	Single-storey rear extension.	NC.	Grant Lawful Development Cert - Proposed	View Details
2025/1768	Vellacotts 11 Beaconsfield Road	Claygate Foley Estate Conservation Area - T1 - Holm Oak - situated in front garden adjacent to Yew tree and shrubs on front boundary. The tree was planted by the owners of the house and has a height of approximately 6m and spread of approximately 2-3 metres. Proposed works are to remove the tree due to its close proximity and over competing with neighbouring shrubs and trees. The tree also suffers from discolouration of leaves due to leaf miner. T2 - Tsuga tree in front garden. The tree is twin stemmed and has a height of approximately 14 metres and spread of approximately 4-5	NO, NC	Raise No Objection [??]	View Details

		metres. The tree is in poor health with a very sparse crown and deadwood throughout with low vigour. Proposed works are to remove the tree due to risk of future failure.			
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N.1.5. w/e 22nd Aug

Application Number	Address	Proposal	CPC	EBC	
2025/1408	8 Langbourne Way Claygate Esher Surrey KT10 0DZ	Part two/part single-storey rear/side extension with rear patio/terrace, ground floor front canopy roof extension; rear dormer roof extension (including conversion of roofspace into habitable space), front and rear rooflights; hard and soft landscaping including timber fence/gate and alterations to fenestration following demolition of existing detached garage and removal of side chimney stack.	<p>O, WR</p> <p>“The proposed extensions would result in an unbalanced roofline on a pair of semi-detached houses. All the new windows would have to be obscure glazed.”</p>	<p>Refuse Planning Permission</p> <p>1. The proposed two-storey side/rear extension with regards to the transition from hip to gable end roof extension, by reason of the siting, combined height, width and depth and design would result in an incongruous, bulky, dominating and visually intrusive form of development that would substantially harm the form, proportion and appearance of the dwelling, relationship with no.6 Langbourne Way that it forms a part to, character and appearance of the area and visual amenities of the streetscene. 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) and to the advice provided within the Elmbridge Design Code (2024).</p>	View Details

N.2. APPEALS LODGED

N.2.1. w/e 18th July

None

N.2.2. w/e 25th July

None

N.2.3. w/e 1st Aug

None

N.2.4. w/e 8th Aug

None

N.2.5. w/e 15th Aug

None

N.2.5. w/e 22nd Aug

None

N.3. APPEALS DECIDED

N.3.1. w/e 18th July

None

N.3.2. w/e 25th July

None

N.3.3. w/e 1st Aug

None

N.3.4. w/e 8th Aug

None

N.3.5. w/e 15th Aug

Application Number	Address	Proposal	CPC	EBC	Planning Inspector	
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2025/0060	21 Tower Gardens	Two-storey side/front extension, pitched roof over front porch and rooflights	“Claygate Parish Council would wish to see a report on the trees on the site before this application is determined. “	<p>Refuse Planning Permission</p> <p>The proposed development would, by virtue of its design, appearance, scale, bulk and mass, would result in a dominant and incongruous form of development that would cause an unacceptable harm to the character and appearance of the host dwelling, surrounding area and street scene. As such, the proposal would be contrary to Policies CS11, CS17 of the Core Strategy 2011, Policy DM2 of the Development Management Plan 2015 and the NPPF 2024.</p> <p>2 No arboricultural information has been provided to support this application to ensure that the TPO tree would not adversely be affected. This is contrary to the recommendations of BS5837:2012 and the Council's own requirements. The proposal therefore fails to assess the arboricultural implications of the proposal, contrary to the requirements of Policy DM6 of the Elmbridge Development Management Plan 2015 and the NPPF 2024.</p>	<p style="text-align: center;">Permission Granted</p> <p style="text-align: center;">[Please refer to website for details]</p>	View Details
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N.3.5. w/e 22nd Aug

None