



Dawn Lacey – Parish Clerk & RFO
Claygate Parish Council
Claygate Village Hall
Church Road

Claygate
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Website:
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PLANNING APPLICATION – 2026/0599

Keepers Cottage, Common Lane, Claygate

This application is identical to 2025/0439, when CPC objected mainly on the grounds of the excessive size of the extension on a Green Belt site (NPPF 154c and Elmbridge policy DM 18a (ii)). There seems no reason to change our view, especially as the Applicants are apparently free to activate the LDC granted in 2021/0194 for a similar but slightly smaller arrangement, the largest extension then being presented as a separate building.

The applicants cite a recent Appeal decision (APP/R3650/W/24/3358096 dated 2nd July 2025). This implies that residential gardens in the Green Belt count as Previously Developed Land (PDL). This is in fact implicit in the definition of PDL in the NPPF (p. 77). This part of the definition however cuts across the provision of NPPF 154c that extension to Green Belt properties are permissible *so long as they do not “result in disproportionate additions”*. However, it seems to us doubtful that a phrase in the definition of Previously Developed Land can extinguish NPPF 154c.

The applicants also refer to Permitted Development Rights. Can officers please check that amount of the curtilage taken up by the proposed extensions does not breach the PDR Guidance on extensions.

Kind regards,

Dawn Lacey, Clerk & RFO



Caring for Claygate Village

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PLANNING APPLICATION – 2026/0682

Averna, The Green, Claygate

Claygate Parish Council Object to the above application on the following grounds. The proposed relocation of the door would disrupt the symmetry resulting in an unbalanced frontage at a key location in a Conservation Area.

Kind regards

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PLANNING APPLICATION 2026/0804

110 Foley Road, Claygate

Claygate Parish Council have NO Objections and NO Comments on the above application.

Kind regards

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PLANNING APPLICATION – 2026/0895

132 Coverts Road, Claygate

Claygate Parish Council Object to the above application on the following grounds. The original application was granted on the basis that the front exterior wall was in brick, but it has now been rendered and is also painted white. This is inconsistent with the street scene and undermines the original application. We are surprised that it has been validated as a Non-material Amendment. Also, it is not marked as a retrospective application.

Kind regards

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PLANNING APPLICATION – 2026/0751

29a The Avenue, Claygate

Claygate Parish Council have NO Objections and NO Comments on the above application.

Kind regards

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PLANNING APPLICATION – 2026/0672

Claygate Village Youth Club, Claygate

Claygate Parish Council have NO Objections and NO Comments on the above application.

Kind regards

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PLANNING APPLICATION – 2026/0913

17 Tower Gardens, Claygate

Claygate Parish Council have NO Objections and NO Comments on the above application.

Kind regards

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PLANNING APPLICATION – 2026/0792

2 Hermitage Close, Claygate

Claygate Parish Council have NO Objections and NO Comments on the above application.

Kind regards

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PLANNING APPLICATION – 2026/0896

132 Coverts Road, Claygate

Claygate Parish Council Object to the above application on the following grounds. There is a serious overlooking issue affecting neighbours' privacy.

Kind regards

Dawn Lacey

Clerk & RFO