

Planning Committee
05 September 2019

MONTHLY REPORT ON PLANNING APPEAL DECISIONS

Report by Steven Lewis, Planning Development Manager/Ruth Ormella, Head of Planning

The Planning Service has received the following 4 Appeal decisions from 13th July 2019 to 19th August 2019.

Site Address	Planning reference	Description of development	Decision and Costs
Aviary Court, 138 Miles Road Epsom	APP/P3610/W/19/3225603 18/01325/FUL	Replacement Garage and hardstanding	Allowed No costs
Land r/o 52- 54 Hook Road Epsom Surrey	APP/P3610/W/19/3222481 18/00944/FUL	Demolition of 2 garages and erection of 1 dwelling.	Dismissed No costs
Office Rear Of 405 Kingston Road Ewell KT19 0BT	APP/P3610/W/19/3221969 18/01172/FUL	Change of use from A2 (Professional Services) to C3a (Residential flat)	Dismissed No costs
107 Dorking Road Epsom Surrey KT18 7JZ	APP/P3610/W/18/3215032 18/00770/FUL	Construction of 1 bedroom bungalow	Allowed Appellant made costs application which was refused
Land at Haddad House, 91 East Street, Epsom	APP/P3610/L/19/120026 17/01395/RES	Appeal against CIL charge following demolition	Dismissed and Surcharge upheld. Costs application by appellant refused

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Summary of Appeal Decisions:

Aviary Court, 138 Miles Road, Epsom:

The Inspector allowed the appeal concluding the following

- Character and Appearance: contemporary design is acceptable and building line was not an alien feature in the area
- Living conditions of neighbours: Due to the length of the garden and low profile roof
- Living conditions: Privacy could be secured by hedging, means of enclosure and blinds

Land rear of 52 to 54 Hook Road, Epsom:

In this the application fell instance policy and SPD require that 40sqm of private outdoor space should be provided with a minimum depth of 10m of domestic rear garden space. The Inspector concluded that the modest contribution of a single dwelling did not outweigh the harm identified in this case.

Office Rear Of 405 Kingston Road, Ewell:

Inspector dismissed the appeal as the loss of employment space had not been adequately justified.

107 Dorking Road, Epsom:

This application follows on from 4 previous planning cases, all of which were refused. The sole reason for refusal in this case surrounded the impact on the character and appearance of the area. Features of concern such as material and balconies were not held to be alien due to other in the proximity.

Land at Haddad House, 91 East Street, Epsom

The appeal resulted from the serving of a CIL Surcharge notice upon a development following demolition of the building. The appellant disputed that the demolition formed part of the development, which the Inspector agreed with the Council summarising that the demolition is development shall be taken as to begun under section 56 (2) and (4) of the Town and Country Planning Act 1990.

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Net No. of dwellings units approved

Month	Committee	Delegated
April	32	11
May	21	14
June	0	7
July	109	5
Total	199	

Annual Target 695 dwellings