

Planning Committee
16 January 2020

Monthly Report on Appeals and Housing Numbers

Ward:	(All Wards);
Contact Officer:	Steven Lewis

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

The Planning Service has received the following Appeal decisions from 3rd December 2019 to 1st January 2020.

Site Address	Planning reference	Description of development	Decision and Costs
The Station House (Stoneleigh Inn) Stoneleigh Broadway Epsom	APP/P3610/Y/19/3237467 18/01522/FUL	Removal and replacement of 3 no antenna, 2no cabinets to be replaced with new and ancillary development (Planning Appeal)	Dismissed – No costs
The Station House (Stoneleigh Inn) Stoneleigh Broadway Epsom	APP/P3610/W/19/3237463 Ref 18/01523/LBA	Removal and replacement of 3 no antenna, 2no cabinets to be replaced with new and ancillary development (Listed Building appeal)	Dismissed – No costs
Epsom Beaumont Care Home 20-22 Church Street, Epsom,	APP/P3610/Y/19/3236451 19/00384/FUL	Two storey rear extension to provide 8 bedrooms and two lounges; alterations to car park. (Listed Building Appeal)	Dismissed – No costs
Epsom Beaumont Care Home 20-22 Church Street, Epsom,	APP/P3610/W/19/3236449 19/00385/LBA	Two storey rear extension to provide 8 bedrooms and two lounges; alterations to car park (Planning Appeal).	Dismissed – No costs
29A Cox Lane, Epsom	APP/P3610/W/19/3235797 19/00291/FUL	Demolition of existing garage and erection of 3 bedroom house	Dismissed – No costs
2 Woodcote Green House,	APP/P3610/W/19/3231366 18/01357/FLH	Erection of first floor rear extension, replacement of existing garage,	Allowed – No costs

Planning Committee
16 January 2020

Woodcote Green Road, Epsom		external and internal alteration'. (Planning Appeal)	
2 Woodcote Green House, Woodcote Green Road, Epsom	APP/P3610/Y/19/3231380 18/00974/LBA,	Erection of first floor rear extension, replacement of existing garage, external and internal alteration'. (Listed Building Appeal)	Allowed - no costs

Summary of Appeal Decisions:

The Station House (formerly Stoneleigh Inn), Stoneleigh Broadway,

The Inspector found that the installation would appear as a jarring feature in sufficient public views as to cause harm to the appreciation of the architectural significance of the listed building and its setting, while the preservation of listed buildings does not rely on a public view in any event.

The level of harm defined was within the 'less than substantial' range but towards the higher end, and the public benefits to be identified needed to be that much greater.

The appellant had not addressed the alternatives for the antenna, facing as it does open land over the railway and car park, and it is unclear why this could not be fixed in a less obtrusive location.

Epsom Beaumont Care Home, 20 - 22 Church Street, Epsom

The Inspector identified the main issues as being that architectural or historic significance of the listed building and its setting and also in the case of the planning appeal additionally the impact on the setting of the conservation area and trees.

With regard to this main issue and Reasons for Refusal 2, 3 and 4, they concluded that the proposal would not cause harm to the character and appearance of the Church Street Conservation Area either through the effect on the garden area or trees, and that the development would accord with the relevant parts of adopted policies.

The Inspector considered that the harm identified to designated heritage assets amount to that; to the listed building and its setting, as 'less than substantial' harm. The public benefits in greater provision to assist in meeting an increasing needs of privacy and comfort for the occupiers was not deemed to outweigh the [preservation of the heritage asset and the appeal was dismissed.

Planning Committee

16 January 2020

29A Cox Lane, Epsom

The Inspector judged that the harm arising from the deficiencies of the proposal in relation to overlooking of an adjacent property, provision of insufficient amenity space for a family dwelling and in respect of biodiversity interests would significantly and demonstrably outweigh the benefit of a single dwelling when assessed against the policies of the Framework taken as a whole.

2 Woodcote Green House, Woodcote Green Road, Epsom

The Inspector concluded that the proposed works and development would preserve the special architectural or historic interest of the listed building as a whole, the group of listed buildings of which it forms a part and would therefore preserve the character and appearance of the Chalk Lane Conservation Area

Net No. of dwellings for which planning permission has been granted

Month	Committee	Delegated	Appeal
January	0	3	0
February	0	6	1
March	0	17	0
April	32	11	0
May	21	14	0
June	0	7	0
July	109	5	1
August	0	2	3
September	0	10	1
October	13	1	0
November	1	3	0
December	6	4	0
Total	271		

Annual target 695 dwellings

It should be noted that the above table and figures only count decisions which have been formally issued and also exclude decisions where there is an extant planning permission to avoid double counting.