

Monthly Report on Planning Appeal Decisions

Report by: Martin Holley, Planning Development Manager/Ruth Ormella, Head of Planning

The planning department has received the following 5 appeal decisions from the 1 July up to the 20 August:

Site Address	Planning Reference Numbers	Description of Development	Decision
23 Victory House, West Street, Epsom KT18 7RL	17/00398/FUL APP/P3610/W/17/3189356	Construction of 1x one bedroom and 1x two bedroom flat within the roof space, with new dormers.	Dismissed 2 nd July
107 Dorking Road, Epsom, Surrey KT18 7JZ	17/01109/FUL APP/P3610/W/18/3192824	Appeal A: Construction of a 1-bed bungalow under a pitched roof.	Dismissed 17 th July
107 Dorking Road, Epsom, Surrey KT18 7JZ	17/01508/FUL APP/P3610/W/18/3199477	Appeal B: Construction of a 1-bed bungalow under a pitched Roof with a balcony for existing occupiers.	Dismissed 17 th July
15a Castle Parade, Ewell By-Pass, Ewell KT17 2PR	17/00863/FUL APP/P3610/W/18/3193643	Erection of a mansard roof	Dismissed 18 th July
2 Millers Copse, Epsom, KT18 6HF	17/01427/FLH APP/P3610/D/18/3203818	Erection of rear first floor addition, rear dormer and raised ridge.	Allowed 15 th August
13 Chesterfield Road, Epsom, KT19 9QR	17/01843/FLH APP/P3610/D/18/3203988	Demolition of existing garage and erection of a two storey detached annex building with two new bedrooms and associated living accommodation.	Dismissed 15 th August

Summary of Appeal Decisions:

23 Victory House:

The inspector supported the council in refusing the application for the proposed flats inadequate private amenity space and substandard internal area. The inspector also

supported the council by agreeing that the proposed roof extension would harm the setting of the listed building and the significance of the conservation area.

107 Dorking Road Appeal A:

The inspector supported the council in refusing the application for the proposed 1 bed bungalow as the proposal would not provide enough private amenity space for the existing occupiers of the flat at 107 Dorking Road and would provide inadequate private amenity space for the proposed new dwelling.

107 Dorking Road Appeal B:

The inspector supported the council in refusing the application for the proposed 1 bed bungalow as the proposal would not provide enough private amenity space for the existing occupiers of the flat at 107 Dorking Road and the proposed close boarded fence on the grass verge would adversely affect the character and appearance of the area, eroding the suburban feel.

15a Castle Parade:

The inspector supported the council in refusing the application for the mansard roof, agreeing that it would rise well above the parapet and the pediment and would, in relation to the rest of the parade, appear overly dominant and out of place, particularly due to its relationship with the pediment above.

2 Millers Copse:

The inspector has disagreed with the council that the 1.2 metre raised ridge and rear first floor addition would be detrimental to the character and appearance of the local area stating that existing roof form lacks aesthetic value there is a variation in spread, disposition, levels and landscape within the locality.

13 Chesterfield Road:

The inspector supported the council in refusing the application on the grounds of design, on the basis that it would be out of character with the surrounding area and host dwelling. The inspector also agreed with the Council that the significant mass of built form would be unduly imposing and intrusive from the neighbours' rear garden with a significant gable end and upper level window creating a sense of intrusion upon important garden space.