

Planning Committee  
12 March 2020

**Monthly report on Appeals and Housing Numbers**

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

The Planning Service has received the following Appeal decisions from 1<sup>st</sup> January to 20<sup>th</sup> February 2020.

<b>Site Address</b>	<b>Planning reference</b>	<b>Description of development</b>	<b>Decision and Costs</b>
135 Holmwood Road, Sutton SM2 7JS	APP/P3610/Y/19/3235797 19/00569/PDE	Single storey rear extension.	<b>Dismissed</b> – No costs
132 Reigate Road, Epsom, KT17 3BX	APP/P3610/Y/19/3235973 19/00785/PDE	Prior Notification for a single storey rear extension.	<b>Dismissed</b> – No Costs
15 Downs Road, Epsom, KT18 5JF	APP/P3610/Y/19/3238643 19/00672/FLH	New porch and front steps extension, with amendments to fenestration and external materials.	<b>Split decision</b> – No Costs  Porch <b>Dismissed</b>  Front steps extension, fenestration external materials. <b>Allowed</b>
Il Capricio, 43-47 High Street, Ewell, KT17 1RX	APP/P3610/W/19/3239160 19/00817/FUL	Retention of boundary fence measuring 1.33m tall with bottom 1m frosted panels and upper 0.33m translucent panels	<b>Dismissed</b> – No costs

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## 12 March 2020

### Summary of Appeal Decisions:

#### **135 Holmwood Road, Sutton SM2 7JS**

The appeal centred on whether a previous extension should be considered original or not. The Inspector concluded that they did not have conclusive evidence demonstrate that the 'original' property did not include the existing rear kitchen extension and dismissed the appeal.

#### **132 Reigate Road, Espom, KT17 3BX**

The appeal and case centred around a prior notification where the judgement is factual based on whether the proposal meets the provisions of the General Permitted Development Order 2015. The Inspector concluded that the proposed development is not permitted development under the above Order as the proposed extension would extend beyond a side elevation of the original dwellinghouse and would have a width greater than half of that of the original dwellinghouse.

#### **15 Downs Road, Epsom, KT8 5JF**

The main issue was the effect of the development on the character and appearance of the host property and the Downs Road Estate Conservation Area.

With regards to the porch the Inspector agreed that the changes to the porch would result in a more contemporary appearance, particularly due to the modern style of glazing which would appear incongruous with the original 1960s design of the host property harming the appearance of the conservation area.

With regards to the external materials the Inspector did not agree with the Council that these alterations would be harmful. Hanging tiles they felt are a design detail featured on buildings within the CA and Downs Road and therefore those changes would be in keeping with the character and appearance of the CA. The change to the design of the garage door was also held to be a minor alteration and not highly visible from Downs Road.

The Council did not have any use with regards to the changes at the rear of the property.

#### **II Capricio, 43-47 High Street, Ewell, KT17 1RX**

The main issue was the effect of the proposal on the character and appearance of the Ewell Village Conservation Area (EVCA), including with regard to the effect of the proposal on the significance of the host building, a locally listed building.

The panels by reason of their height, untraditional material, appearance was held not to be sympathetic and jarring to the conservation area. This harm was seen to be exacerbated by the prominence of the development resulting from the position of the appeal site frontage within the street and the mainly open views towards it which are not obscured to any significant degree.

## Planning Committee 12 March 2020

In accordance with the Planning test set out in the NPPF, the Inspector concluded that the development amounted to less than substantial harm, but also found that the public benefits did not outweigh the harm in this case.

As the development is in-situ, the Enforcement Team are instructed to request the removal of the enclosure within a reasonable timeframe or commence enforcement action.

### Net No. of dwellings for which planning permission has been granted (Till 20 February 2020)

Month	Committee	Delegated	Appeal
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
January 2020	161	5	0
February	0	4	0
<b>Total</b>		<b>414</b>	

### 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.