

MONTHLY REPORT ON PLANNING APPEAL DECISIONS

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

Report by Steven Lewis, Planning Development Manager/Viv Evans, Head of Planning.

The Planning Service has received the following Appeal decisions from 1st June 2020 to 10th August 2020:

Appeal Summary

Site Address	Planning reference	Description of development	Decision and Costs
14 Pound Lane, Epsom	19/00716/FUL APP/P3610/W/19/3241631	Change of use to 2 x 1 person dwellings, incorporating a 3m rear single storey extension.	Dismissed – No costs
Invermene House, Epsom Road, Epsom.	19/00621/FUL APP/P3610/W/19/3239362	Conversion of basement to create 1 x two bedroom flat and 1 x one bedroom flat.	Dismissed – No costs

Appeal Details

14 Pound Lane, Epsom

The Inspector concluded that due to the size and layout of 'flat 14', the proposal would not provide appropriate living conditions for future occupiers in respect of internal living space. The proposal would conflict Development Management Policies Document and National Space Standards and would outweigh the benefit of the additional new housing.

The proposed extension was held to be acceptable.

Invermene House, Epsom Road, Epsom

The Inspector found that the flats would have an overall poor living conditions resulting from the lack of private amenity space together with inadequate light and outlook.

In addition, the Inspector agreed with the Highway Authority that whilst the access was not being altered, the Development would have led to an increase in demand for travel use. In the absence of evidence regarding the travel demand and vehicular manoeuvres they were unsatisfied that safe and suitable access for the development had been demonstrated.

The harm and conflict with the Development Plan were considered to outweigh the benefits of the new housing.

Planning Committee
3 September 2020

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

Month	Committee	Delegated	Appeal
April	0	2	1
May	55	2	0
June	0	3	0
July	14	7	0
Total	84		

Annual target 695 dwellings

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