

Monthly Report on Planning Appeals Decisions

Ward	(All Wards);
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Report by Steven Lewis, Planning Development Manager/Viv Evans Head of Planning

The Planning Service has received the following Appeal decisions from 13th October 2020 to 18th November 2020.

Site Address	Planning reference	Description of development	Decision and Costs
259 Kingston Road Ewell Surrey KT19 0BN	20/00109/FLH APP/P3610/D/20/3245919	Demolition and replacement of part of the garage, ground rear floor extension, part side and rear extension at first floor level and loft conversion.	Dismissed – No Costs
The White Horse Public House 63 Dorking Road Epsom Surrey	19/00443/ADV APP/P3610/Z/19/3230805	Externally illuminated fascia sign , projecting sign , internally illuminated panel sign, 2 externally illuminated wall panel signs, 2 internally illuminated projecting signs	Split decision – No costs

Summary of Appeal Decisions:

259 Kingston Road, Ewell, Surrey KT19 0BN

The Inspector determined that the main issue was the effect on the character and appearance of the area and the Living conditions of residents.

In combination, the proposed first floor side extension and hip to gable extension would held to substantially increase the size of the property, fundamentally altering its shape. By virtue of its bulk and mass the development it was felt to represent an

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incongruous addition that would disrupt the marked balance of the pair of semi-detached properties and rhythm of development in the area.

As a result of its scale, bulk and proximity to No 261 it was held to have an enclosing effect and be a dominant and overbearing feature in the outlook from the garden area adjacent to the conservatory and from the conservatory windows, therefore having a harmful effect upon the living conditions of the occupiers of the neighbouring residential property at No 261 with particular regard to outlook and sunlight.

The White Horse Public House, 63 Dorking Road, Epsom

The appeal was dismissed in relation to the fascia signs applied to the parapet and flank walls; and the three non-illuminated lockable poster frames to be fixed to the front boundary wall.

The appeal was allowed and express consent is granted for the display of a hanging sign; a wall mounted sign to each flank wall; 2 x wall mounted signs

The signage refused was held to result in harm to the special architectural and historic interest of the Grade II Listed Building and as a consequence result in material harm to the amenity of the area

The signage allowed was not held to interfere with the architectural detailing of the listed building, due to their location.

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
August	0	18	0
September	0	1	0
October	0	14	0
Total		117	

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.