

**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 3 appeal decisions this month:

Site Address	Planning Reference Numbers	Description of Development	Decision
8 Heathcote Road, Epsom, KT18 5DX	17/01629/FLH APP/P3610/D/18/3199029	Proposed replacement of existing front windows with UPVC windows.	Dismissed: 31 <sup>st</sup> May
12 Redwood Drive, Epsom, KT19 8FL	17/01181/FLH APP/P3610/D/18/3197827	Proposed conversion of garage to use as habitable space and new side access gate into garden.	Allowed: 31 <sup>st</sup> May
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 <sup>nd</sup> July

**Summary of Appeal Decisions:**

8 Heathcote Road:

Inspector supported the council refusing UPVC windows in a conservation area where timber windows are the prevailing character.

12 Redwood Drive:

The inspector has accepted the appellants argument that the two shared on street car parking spaces in front of the property combined with one designated space to be acceptable in the crescent in this "unusual case". The inspector also noted that the provision of a gate into a wall would not significantly disrupt the repetitive character of the street

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.