

# EAST HORSLEY PARISH COUNCIL

Clerk and Responsible Financial Officer: Nicholas Clemens  
East Horsley Parish Council Office, Kingston Avenue, EAST HORSLEY, Leatherhead KT24 6QT  
www.easthorsley.info, Telephone: 01483 281148, e-mail parishcouncil@easthorsleypc.org

## Minutes of the East Horsley Parish Council Planning & Environment Committee

Held in the Parish Council Office on Monday 3<sup>rd</sup> March 2025 at 7.30pm.

**Present:** Robert Taylor (chair), Chris Hampson, Colin Carmichael, Sylvia Igglesden.  
One member of the public attended for Item 5.3

1. **To Receive and Accept Apologies for Absence in accordance with the LGA 1972, Sch 12, Para 40.**  
None
2. **Declaration of Disclosable Pecuniary Interests by Councillors on any of the agenda items.**  
None
3. **To Formally Approve the Decisions of the Committee made at the previous meeting held on Monday 17<sup>th</sup> February 2025**  
Approved
4. **To Approve the Date of the Next Meeting of the Committee**  
The next meeting scheduled for the Planning & Environment Committee will be held on **Monday 17<sup>th</sup> March 2025** at 7.30pm at the Parish Council Office, East Horsley Village Hall, Kingston Avenue, East Horsley KT24 6QT.
5. **Consideration of Applications received since last meeting: -**

### [5.1 Two storey front infill extension, enclosure of the existing open-sided front entrance porch and ...](#)

Planning Application

Oakdene, Forest Road, East Horsley, Leatherhead, KT24 5BB

Ref. No: 25/P/00179

**Decision:** NO OBJECTION

### [5.2 Erection of a two storey, detached, self-build dwelling \(plot 43\) approved under the reserved mat...](#)

Planning Application

Plot 43, Ada Gardens, East Horsley, Surrey, KT24 6PU

Ref. No: 25/P/00146

**Decision:** OBJECTION

**Reasons:**

**a) Over-development of plot**

The proposed development has a significantly greater footprint than that approved in the outline planning application 21/P/02394, and exceeds the boundaries established by that approval on all four sides.

We note in particular that the right-hand wall of the proposed house actually sits on the boundary line of the new property, contrary to planning guidance. Moreover, a part of that wall is shown as lying immediately adjacent to the proposed sub-station, which must surely raise technical concerns.

Finally, we note that the proposed rear garden is just 8 metres in depth, as compared to the depth of the house of 13.6 metres, which must surely represent insufficient amenity space for this size of property, contrary to Policy D5.2 of the Local Plan on 'Provision of Amenity Space'.

**b) Bad design**

The proposed ridge height of 9.31m is excessive for a house which has a total width of 9.21 metres and will make the house appear unduly tall and ungainly. This is accentuated further by the considerable depth and steepness of the roof, the bottom edge of which is just 4.83 metres from the ground at the front of the property, making the roof appear overly dominant on the frontage.

There is further bad design at the rear where three full length picture windows are proposed at the second-floor level. These will look unusually dominant and overbalance the rear perspective.

Overall, we believe the proposals represent bad design, contrary to Policy D4 of the Local Plan 'Achieving High Quality Design.'

**c) Adverse impact on residential amenity**

The second level picture windows at the rear are also likely to give rise to significant overlooking into the properties of the close neighbours, with implications for loss of privacy. Since the surrounding site is still under construction the precise impacts are still to be determined but the height and positioning of the proposed dwelling strongly suggests such impacts on residential amenity will be severe and contrary to Local Plan Policy D5.1 'Protection of Amenity'.

[5.3 Single storey rear and raising of the ridge of the main roof for accommodation in the roofspace, f...](#)

Planning Application

Field Cottage, Bluebell Lane, East Horsley, Leatherhead, KT24 6RH

Ref. No: 25/P/00046

**Decision:** NO OBJECTION

**6. Recent Guildford Borough Decisions since the previous the meeting: -**

Ramada Jarvis Hotel, Guildford Road, East Horsley, KT24 6TB – EHPC Objection, GBC Approved  
Ref. No: 24/P/00415

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