

EAST HORSLEY PARISH COUNCIL

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Minutes of East Horsley Parish Council Planning & Environment Committee

Held in the Parish Council Office on Monday 30th September 2024 at 7.30pm.

Present: Robert Taylor (chair), Colin Carmichael, Hilary Gullen, Sylvia Igglesden.
Two members of the public attended for Item 5.2.

1. **To Receive and Accept Apologies for Absence in accordance with the LGA 1972, Sch 12, Para 40.**
Andrew Franklin
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 16th September 2024**
Approved
4. **To Approve the Date of the Next Meeting of the Committee**
The next meeting scheduled for the Planning & Environment Committee will be on **Tuesday 15th October 2024** 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 Proposed part single and part two storey rear extension, front porch alterations and fenestration...](#)

Planning Application

White Cottage, Chalk Lane, East Horsley, Leatherhead, KT24 6TJ

Ref. No: 24/P/01327

Decision: NO OBJECTION

[5.2 Two storey side extension, with first floor extension, together with a single storey rear extensi...](#)

Planning Application

Ruskin, Green Dene, East Horsley, Leatherhead, KT24 5RG

Ref. No: 24/P/01344

Decision: OBJECTION

Reasons:

a) Disproportionate increase in size of the dwelling within the Green Belt

NPPF Green Belt Policy as set out in paragraph 154(c) requires that an extension within the Green Belt may be permitted “*provided that it does not result in disproportionate additions over and above the size of the original building*”

The applicant has not provided any quantitative estimates for the increases in size arising from their proposed extension as compared to the original house. However, from the plans submitted we estimate the overall floor area would be approximately doubled by the proposed extension. Our understanding of planning practice suggests that such a large increase in size would usually be considered “*disproportionate*”.

Accordingly, the proposed extension would represent inappropriate development in the Green Belt and in the absence of any Very Special Circumstances the application should therefore be refused.

b) Frontal positioning of garage is out of keeping with local character

The applicant has proposed that a new double garage be constructed on the frontage of the property well in front of the extended house. This would be contrary to Neighbourhood Plan policy EH-H7(a)viii which states that “*Garages are normally positioned to the sides of dwellings, not in the front.*”

Since no other properties in this locality have such forward positioned garages the proposed development would be out of keeping with local character and harmful to the local street scene, contrary to Neighbourhood Plan policy EH-H7(a)i and also to Local Plan Design Policy D1(4) on the need to respond to local distinctiveness.

It is also contrary to Section 3.5 of GBC’s Residential Extensions & Alterations Guide which states on Page 33 that “*A garage should be sited to the side or rear of the property behind the building line.*”

[5.3 Erection of single-storey rear extension with roof lantern](#)

Planning Application

Tower Cottage, Guildford Lodge Drive, East Horsley, Leatherhead, KT24 6RJ

Ref. No: 24/P/01370

Decision: NO OBJECTION

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

6 Holmwood Close, East Horsley, KT24 6SS – EHPC No Objection, GBC Approved
Ref.No:24/T/00178

Fair Acre, Ockham Road North, East Horsley, KT24 6NT – EHPC No Objection, GBC Approved
Ref. No: 24/P/01092
