

EAST HORSLEY PARISH COUNCIL

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Minutes of the East Horsley Parish Council Planning & Environment Committee

Held in the Parish Council Office on Monday 17th February 2025 at 7.30pm.

Present: Robert Taylor (chair), Chris Hampson, Sylvia Igglesden.
One member of the public attended for Item 5.6.

- 1. To Receive and Accept Apologies for Absence in accordance with the LGA 1972, Sch 12, Para 40.**
Colin Carmichael
- 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 20th January 2025**
Approved
- 4. To Approve the Date of the Next Meeting of the Committee**
The next meeting of the Planning & Environment Committee is to be held on **Monday 3rd 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 Erection of self-build, replacement, two storey dwelling following demolition of existing dwellin...](#)

Planning Application

Honeysuckle Cottage, Honeysuckle Bottom, East Horsley, Leatherhead, KT24 5TD

Ref. No: 25/P/00085

Decision: NO OBJECTION

[5.2 Proposed single storey side extension with alterations](#)

Planning Application

6 Yew Close, East Horsley, KT24 6FX

Ref. No: 25/P/00089

Decision: NO OBJECTION

[5.3 Erection of detached two storey self-build house following demolition of existing chalet bungalow.](#)

Planning Application

Green Tiles, High Park Avenue, East Horsley, Leatherhead, KT24 5DB

Ref. No: 25/P/00102

Decision: OBJECTION

Reasons:

a) Excessive ridge height of roof

The proposed ridge height of 8.0 metres is 0.83 metres above the ridge height of the adjacent property of Westholm. This will make the new dwelling appear overly dominant within the local street scene and so have an adverse impact on local character, contrary to Design Code Policy EH-H7(a) of the Neighbourhood Plan.

b) Bad design

The vertical wall which is proposed to extend fully up to the roof apex on the right side of the property will give an unbalanced appearance to the roof-line as seen from the front, given the conventional 45 degrees roof slope being proposed on the left side. This represents bad design. As such it is contrary to Policy D4 of the Local Plan 'Achieving High Quality Design and Respecting Local Distinctiveness'.

[5.4 Prior notification for a single storey 8.00 metre rear extension, 4.00 metres in height with an e...](#)

Planning Application

Grey Walls, Chalk Lane, East Horsley, Leatherhead, KT24 6TH

Ref. No: 24/W/00120

Decision: NO COMMENT (since this is an prior notification for permitted development)

[5.5 First floor extension with changes to roofline and installation of solar panels to the house and ...](#)

Planning Application

Violet Cottage, Ockham Road South, East Horsley, Leatherhead, KT24 6RX

Ref. No: 25/P/00130

Decision: NO OBJECTION

[5.6 Single storey rear extensions, a porch and front extension to the garage, and minor adjustments t...](#)

Planning Application

The Croft, Heathway, East Horsley, Leatherhead, KT24 5ET

Ref. No: 25/P/00127

Decision: OBJECTION

a) Impact on local residential amenity

The two roof windows proposed on the right-hand side of the new extension will overlook the entire rear garden of the adjacent neighbour, Tsala. Given the particular positioning of these properties this will imply a complete loss of privacy for the residents of Tsala in any part of their rear garden, contrary to Policy Local Plan Policy D5 on the Protection of Amenity. Whilst accepting that these roof windows are to be set within a proposed attic space, it may be noted that no planning application is required for a simple attic conversion by the owners of The Croft which could well see this space being brought into use in future.

b) Harmful boundary treatment

The existing right-hand wall of The Croft presently runs along the boundary line between The Croft and Tsala, an unusual situation which would not normally be permitted with new buildings where minimum boundary clearances are now required. In the current application this boundary wall is proposed to be extended for a further length of 3.1 metres. This represents unnecessary exacerbation of an already unsatisfactory situation.

There is a further consequence since the current garage wall of The Croft actually overhangs the property Tsala with its guttering and roof tile overlap. To allow the proposed extension would therefore represent a further intrusion over the neighbour's property.

There is also an existing mature oak tree in the rear garden of Tsala which is positioned very close to the boundary with The Croft where the new frontal extension is proposed. If the new extension is permitted then the foundations for the extended wall are likely to prove harmful, potentially fatal, for this mature oak tree.

[5.7 Proposed addition of a second storey to the existing dwelling and two storey rear extension; chan...](#)

Planning Application

Chartwood, Chalk Lane, East Horsley, Leatherhead, KT24 6TH

Ref. No: 25/P/00155

Decision: NO OBJECTION

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

Greenacres, Forest Road, East Horsley, KT24 5BT – EHPC No Objection, GBC Approved
Ref. No: 24/P/00966

Brook Cottage, Pine Walk, East Horsley, KT24 5AG – EHPC Objection, Withdrawn
Ref. No: 24/P/00844

Greenbank, Surrey Gardens, Effingham Junction, KT24 5HF – EHPC No Objection, GBC Approved
Ref. No: 24/P/01527
