

## Planning Report **March 2016** (as at 1<sup>st</sup> March)

Status of Application	Planning Number	Address	Details
<b>Current Undecided</b>	2015/4323	Sandown Park	<b>Green Belt</b> Lawful Development Certificate: Whether planning permission is required for a proposed 12 hole mini golf putting course
	2014/4699	Waitrose 105 - 113 High Street	Redevelopment existing Waitrose store with demolition of the former Surrey Police Station and redevelopment to provide flexible ground floor retail space with 6 flats <b>NEW PLANS</b>
	2015/3876	Land adjoining Arran Way	<b>Green Belt</b> Registration of application to SCC: Erection of new single storey primary school (630 places) and nursery (26 places) with provision of parking for staff (37 spaces), cycle and scooter parking with access off Arran Way; layout of outdoor play areas and sports pitches and landscaping; demolition of existing Cranmere School buildings (other than caretaker's bungalow); alterations to Arran Way associated with dedicated footpaths for proposed school
	2015/3913	Esher land at Grove Farm Arran Way and Cranmere Primary School	Two storey side extension (83sqm) and new stairs to north elevation to create self-contained entrance to first floor office
	2015/4326	69 High Street	Additional detached house with integral garage following demolition of existing garage
	2015/4501	40 West End Lane	**
<b>New Applications</b>	2015/3936	Overlands 4 Claremont Lane	3 storey detached building after demolition of existing house with undercroft parking. Similar to last one but now 8 flats. <b>So far 6 objections Listed Building</b>
	2016/0175	Bear Hotel and Public House 71 High Street	Variation of Condition 2 (Approved Plans) of planning permission 2015/3283 (change of use of first and second floor and two storey rear extension) for alterations to rear extension to create a servery, installation of kitchen extract fan, re-configuration of existing garden terrace including removal of pergola, new jumbrella, alterations to car park, re-location of bin store and 1.8-metre high fence AND Application under Section 19 of the Planning (Listed Buildings and Conservation Areas) Act 1990 for Variation of Condition 2 (Approved Plans) of Listed Building Consent 2015/3284
<b>Applications Allowed</b>	2015/4191	83 High Street Esher	<b>Listed Building</b> Change of use of 1st & 2nd floors from A2 (Offices) to C3 (Residential) 6 flats with rear dormer windows & amendments to rear
<b>Applications Refused</b>	2015/4274		None of note
<b>Applications Withdrawn</b>			None of note

\*\*

1<sup>st</sup> April 2016

29 Milbourne Lane  
KT10 9EB

The Head of Planning  
Elmbridge Borough Council  
Civic Centre  
High Street, Esher.

Dear Sir,

**Re: LAND TO THE REAR OF 40 WEST END LANE, DETACHED TWO STOREY HOUSE WITH INTEGRAL GARAGE FOLLOWING DEMOLITION OF EXISTING GARAGE. PLANNING APPLICATION NUMBER 2015/4501.**

The site for this proposed development is the backland behind the cottages in West End Lane in the heart of the West End Conservation Area.

The large house proposed, is out of character with the surrounding properties and the imposing mass and bulk of the building will have an overbearing impact on neighbouring properties particularly when the house is located only 2m from its western boundary.

It has been stated that there are similarities between the proposed dwelling and the existing building "Lark Rise". However, "Lark Rise" is in a very different position being set well back on its site in a much less prominent location and does not appear out of character or dominant in the street-scene.

The narrow access to the site along the existing passage way appears to be inadequate for more vehicles and particularly Dustcarts and Fire engines.

This proposal will reduce the long established openness of the area and will neither conserve nor enhance the heritage assets of this conservation area.

The application should, therefore, be refused as it is contrary to Policy CS9 & CS17 of the Core Strategy and policies DM2 & DM12 of the Development Management Plan.

The area is not suitable for backland development and the proposal does not overcome the reasons for refusal given for previous applications for this garden site, namely:-

*"The proposal would result in an undesirable development in backland form which is out of keeping with and detrimental to the character of the area and would cause*

*serious loss to the amenities presently enjoyed by the occupants of the adjoining properties by reason of loss of privacy and visual intrusion’  
“The existing access road is inadequate to serve any further development in respect of geometry, turning and visibility’.*

Yours faithfully

Peter Heaney  
Chairman.