

Planning report Feb 2015

The application to increase the facilities at the Youth Football Club, River Lane is to be discussed by the council on 4 Feb. We have been invited to speak, but do not intend to.

### **Appeals lodged**

14/1088 42 Upper Fairfield Road. The original plans for 7 flats and 2 semi-detached houses have been submitted for an appeal against refusal. The developers have also submitted new plans (see below)

14/0464 Woodlands, Padesham Drive. The application was refused because the replacement home was much larger (78%) which is not allowed in the Green Belt and similar applications have also lost on appeal.

### **Decisions**

13/1673 A revised application to replace Highlands House, Windmill Drive with 5 dwellings has been allowed on appeal. The number of homes has been reduced from 6, and is no longer a terrace. The roof height has also been reduced so the issues of overdevelopment of the site and overlooking were removed.

14/1418 and 14/1419 Tesco has permission to erect a hand car wash facility with offices and canopy on 9 parking spaces with 8 non-illuminated signs.

14/1743 The changes to the windows in Tanner and Tyrell House Challenge Court needed for the conversion to residential use have been approved.

14/1744 Cherkley Court. Approval has been given for the construction of a pumphouse and transformer chamber adjacent to the irrigation pond next to Reigate Road with an access road to the driveway.

## **Applications**

14/1915 42 Upper Fairfield Rd. A revised outline application for replacing the building with 9 flats with 9 parking spaces. The separate building has been changed to 2 flats and the outside space is now all communal. Parking provision has been increased.

15/0048 Spinney Cottage, Headley Road. A single storey extension for a garage. This house is located to one side of its large plot, and is only 3m away from the western boundary. The planned extension would reach this boundary for the length of the house. This would make the gap between Spinney Cottage and the adjacent property (Tall Trees) much smaller. The large spaces between the houses are described as a key characteristic of this RASC and have been used to prevent infilling developments in the past. I wish to write commenting that the extension would close the gap between these houses too much, and there is room on the other side of Spinney cottage. There has been 1 LOR to date.

15/0045 Yarm Court Lodge Reigate Road. Certificate of Lawfulness for a proposed development in respect of creation of a new access and drive and erection of a garage. We have written previously about similar applications and will write again.

14/1918 James House, Emlyn Lane and Claire House, Bridge Street. Prior notification for conversion of first to third floor offices (Use Class B1) into 25 No. residential units (Use Class C3).

15/0062 14-22 Church Street. Erection of ground and first floor rear extension to provide additional retail space. This is to create a large retail space suitable for a food store.