

# **HORLEY TOWN COUNCIL**

## **Planning and Development Committee**

A virtual meeting of the above-named Committee will be held  
on Tuesday, 08 December 2020 at 7.30 pm

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**Following Government advice, essential meetings of Horley Town Council will be held virtually during the Covid-19 crisis and not in the Council Chamber. All papers will be published on our website and social media channels as normal. Members of the public may join the meeting remotely by requesting a Zoom link (by email to: [town.clerk@horleytown.com](mailto:town.clerk@horleytown.com)) by no later than one hour before the start of the meeting.**

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## **AGENDA**

### **1. Virtual Meeting (Committee Chairman)**

To resolve that in view of the Covid-19 crisis, the meeting of the Planning Committee on 08 December 2020 is to be held virtually.

### **2. Apologies and Reasons for Absence**

### **3. Disclosable Pecuniary Interests and Non-Pecuniary Interests**

To receive from members any Declarations of Interest in relation to any items included on the Agenda for this Meeting.

### **4. Public Forum**

*Members of the public are invited to put questions or draw relevant matters to the Council's attention. Each member of the public is allowed to speak once only and for a maximum of five minutes in respect of a business item on the agenda and shall not speak for more than five minutes at the discretion of the Chairman. If it appears that the number of speakers is likely to unreasonably delay the disposal of business items on the agenda, the Chairman may direct that a member of the public submits a question or comment in writing which shall be answered in due course. At the end of the Public Forum, members of the public will have their video feed turned off and microphone muted by the meeting facilitator. They may however remain to see and hear the meeting but may no longer take part unless invited to do so at the discretion of the Chair.*

### **5. Approval of Minutes**

Planning & Development Committee held on 11 November 2020.

### **6. Planning Updates**

Planning & Development Committee held on 11 November 2020.

### **7. Determined Planning Applications**

To consider the list of applications determined for the period 6 November – 3 December 2020.

### **8. Registered Planning Applications**

To consider the list of applications registered for the period 6 November – 3 December 2020.

### **9. Planning Appeals**

- i) To consider any Planning Appeals received.
- ii) To consider any Planning Appeals determined.

### **10. Ongoing Planning Matters**

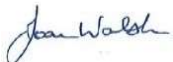
To receive an update on any matters.

### **11. Town Centre Regeneration**

To receive an update on any matters.

12. **Highways Matters**
  - i) **Horley Pavement Audit Committee (HPAC)** - To receive an update from the HPAC Chair on the meeting held on 17 November 2020.
  - ii) To receive an update on any other matters.
  
13. **Airport Matters**
  - i) **GATCOM: DfT Consultation on Stage 1 Night Flights (Closing Date 3 March 2021)** - To note information received.
  - ii) **GATCOM: Build Back Better and Greener at Gatwick** - To note information received.
  - iii) **GATCOM: Key Messages from Meeting held on 15 October 2020** - To note information received.
  - iv) **GAL Surface Access Meeting 17 November 2020** – To receive an update from the Chairman.
  - v) **GATCOM: Weekly Newsletters & Updates** - To note information received.
  - vi) To receive an update on any other matters.
  
14. **Proposed Horley Commercial Hub** - To receive an update.
  
15. **RBBC: 'Delivering Change' Horley Town Centre Refurbishment Projects** – To receive an update.
  
16. **Horley Strategic Business Park Supplementary Planning Document (SPD)** – To receive an update.
  
17. **Letters Received.**
  
18. **Diary Dates.**
  
19. **Items for Future Consideration.**
  
20. **Press Release** - To agree items for inclusion.

*Date of next meeting: 12 January 2021*



Signed: Town Clerk

Dated: 3 December 2020

## During the period 06 November – 03 December

### List of Determined Applications – Horley

By Reigate & Banstead Borough Council

Applications Approved			
Application Number	Details	HTC Comments	Decision
<u><a href="#">20/01870/CLP</a></u>	1 Malt House Lane Horley Surrey RH6 8FY   Proposed use, to convert existing garage into additional reception room (Playroom / Family Room)	No objections	Permitted Development
<u><a href="#">20/00693/F</a></u>	Waitrose 26 Victoria Road Horley Surrey RH6 7PZ   New rooftop plant, alterations to the facades and car park refurbishment work. The facade alterations include over cladding some existing brick copings, a new rooftop access door, along with the redecoration of the shopfront canopy, window frames, doors and louvre's. New LED lights to replace existing building mounted lighting. The car park works include some minor changes to the car park layout including new pedestrian walkways, new vehicle charging spaces, re-lamping of existing lighting columns with new LED's, installation of some new parasols for the outside customer seating area, new bollards and new trolley shelters. Formation of a new fenced E-commerce van parking area at the far northern end of the car park. As amended on 11/11/2020.	No objections ' we support this application in improving the retail offer in Horley	Approved with Conditions
<u><a href="#">20/01883/F</a></u>	22 Lumley Road Horley Surrey RH6 7JL   Proposed single storey rear extension	No objections	Approved with Conditions
<u><a href="#">20/01765/HHOLD</a></u>	22 Balcombe Gardens Horley Surrey RH6 9BY   Demolition and removal of rear ground floor kitchen and conservatory including removal of first floor dormer window. To be replaced with a full width ground floor extension to rear of the property to form a new kitchen and dining area, and create two bedrooms in the roof space in the new extension. As amended on 22/10/2020.	No objections	Approved with Conditions
<u><a href="#">20/01868/HHOLD</a></u>	42 Lee Street Horley Surrey RH6 8EQ   Proposed single storey extension	No objections	Approved with Conditions

## During the period 06 November – 03 December

<b><u>20/01869/HHOLD</u></b>	The Everglades Langshott Horley Surrey RH6 9LN   Proposed first floor extension to existing detached garage with external staircase and new detached garage.	<b>No objections</b>	<b>Approved with Conditions</b>
<b><u>20/01923/HHOLD</u></b>	88 Cheyne Walk Horley Surrey RH6 7LR   Proposed single storey rear extension and new roof	<b>No objections</b>	<b>Approved with Conditions</b>
<b><u>20/01985/HHOLD</u></b>	Crundale 64 Vicarage Lane Horley Surrey RH6 8BA   Proposed demolition of existing garage and conservatory. Proposed new garage and 6m single storey rear/side extension.	<b>No objections</b>	<b>Approved with Conditions</b>
<b><u>20/01967/HHOLD</u></b>	15 Emlyn Road Horley Surrey RH6 8RX   Demolition of conservatory and erection of single storey rear extension	<b>No objections</b>	<b>Approved with Conditions</b>
<b><u>20/02018/HHOLD</u></b>	5 Twyner Close Langshott Horley Surrey RH6 9XW   Proposed garage conversion	<b>No objections</b>	<b>Approved with Conditions</b>
<b><u>20/02107/HHOLD</u></b>	7 Chestnut Road Horley Surrey RH6 8PF   Proposed conversion of loft to habitable space to include rear dormer and 2 no. roof windows to the north elevation, part two storey/part single storey rear extension and new doors/windows to the east elevation.	<b>No objections</b>	<b>Approved with Conditions</b>
<b><u>20/01809/TPO</u></b>	Unit 13 The Old Laundry Bayhorne Lane Horley Surrey RH6 9ES   Sycamore x 1 - T1 : remove 4 lower limbs from trunk and reduce crown by 2m	<b>No objections, subject to no adverse comments from the Tree Officer.</b>	<b>Approved with Conditions</b>
<b><u>20/02066/TPO</u></b>	50 Meadow Way Horley Surrey RH6 9JA   Oak (T1) - To lift and reduce mature Oak tree overhanging the garage to give 2.0m clearance from garage roof. Oak (T2) - To reduce overhanging branches by 1.0m of semi mature Oak tree located in the front so that it doesn't overhang the driveway.	<b>No objections, subject to no adverse comments from the Tree Officer.</b>	<b>Approved with Conditions</b>

## During the period 06 November – 03 December

### Applications Refused and Withdrawn

By Reigate & Banstead Borough Council

Applications Refused			
Application No:	Details	HTC Comments	Status
<u><a href="#">20/01813/F</a></u>	57 Silverlea Gardens Horley Surrey RH6 9BA   Demolish existing garage and build new detached 3 bedroom bungalow and demolish part of existing bungalow to provide access.	No objections	Withdrawn by Applicant
<u><a href="#">20/01893/F</a></u>	Jai Ho 263 Balcombe Road Horley Surrey RH6 9EF   1st floor extension and internal alterations to Jai Ho, The Coppingham Arms, 263 Balcombe Road, Horley, RH6 9EF to provide 6 additional guest rooms above the existing restaurant with ground floor external access and fire escape routes. As amended on 06/10/2020.	No objections	Refused
<u><a href="#">20/01781/HHOLD</a></u>	Copperwood 3 Russells Crescent Horley Surrey RH6 7DJ   Single storey rear extension	The Town Council supports the recommendations of the Conservation Officer	Refused
<u><a href="#">20/01814/HHOLD</a></u>	57 Silverlea Gardens Horley Surrey RH6 9BA   Demolish part of existing building and provide rear extension with converted loft over, hip to gable roof alteration and side facing dormer.	No objections	Withdrawn by Applicant

**List of Planning Applications**  
**Registered by Reigate & Banstead Borough Council**

**During the period 6 November – 3 December**

**To see plans please CTRL+click on the application number to follow the link**

<b>01. RBBC Letter Dated: 11/11/20</b>	<b>Application No: <a href="#">20/02266/HHOLD</a></b>
LOCATION:	16 Williamson Road Horley Surrey RH6 9RQ
DESCRIPTION:	Erection of single storey rear extension and enclosure of front overhang to form porch
<i>Cons Expiry Date: 03/12/20; Determination Deadline 29/12/20;</i>	
<b>HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 08/12/20)</b>	<b>No objections</b>
<b>02. RBBC Letter Dated: 12/11/20</b>	<b>Application No: <a href="#">20/02088/HHOLD</a></b>
LOCATION:	2 Middlefield Horley Surrey RH6 9XP
DESCRIPTION:	Proposed single storey, flat roof rear extension. Existing conservatory to be removed.
<i>Cons Expiry Date: 03/12/20; Determination Deadline 29/12/20;</i>	
<b>HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 08/12/20)</b>	<b>No objections</b>
<b>03. RBBC Letter Dated: 13/11/20</b>	<b>Application No: <a href="#">20/02490/HHOLD</a></b>
LOCATION:	75 Hevers Avenue Horley Surrey RH6 8BZ
DESCRIPTION:	Single storey rear extension
<i>Cons Expiry Date: 04/12/20; Determination Deadline 31/12/20;</i>	
<b>HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 08/12/20)</b>	<b>No objections</b>

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<b>04. RBBC Letter Dated: 18/11/20</b>	<b>Application No: <a href="#">20/02184/S73</a></b>
LOCATION:	Ringwood 85 Parkhurst Road Horley Surrey RH6 8EX
DESCRIPTION:	Proposed detached bungalow. Variation of condition 1 of permission 20/00690/F amendment to approved plans, increase in depth and amendments to fenestration. As amended on 17/11/2020.
<i>Cons Expiry Date: 02/12/20; Determination Deadline: 03/12/20;</i>	
<b>History</b>	<b>20/00690/F – Proposed detached bungalow. As amended on 29/04/2020 and on 28/05/2020.</b>
<b>Status</b>	<b>Approved with Conditions</b>
<b>Comments</b>	<b>The Town Council OBJECTS based on overdevelopment</b>
<b>HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 08/12/20)</b>	<b>No objections</b>

<b>05. RBBC Letter Dated: 19/11/20</b>	<b>Application No: <a href="#">20/02294/HHOLD</a></b>
LOCATION:	20 Fairfield Avenue Horley Surrey RH6 7PD
DESCRIPTION:	Demolish garage on left hand side of house. Excavate and dig sufficient foundations in to comply with building regulations. Build a 2 storey extension in place of garage, but to same external dimensions as the old garage.  The walls will be a 300 mm insulated cavity construction with an external render to match the rest of the house and the roof will be extended within the same pitch to match the existing house. A new reception room with an utility area and WC will replace old garage with 2 new bedrooms above.
<i>Cons Expiry Date: 10/12/20; Determination Deadline: 05/01/21;</i>	
<b>HORLEY TOWN COUNCIL COMMENTS (08/12/20)</b>	

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**During the period 6 November – 3 December**

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<b>06. RBBC Letter Dated: 19/11/20</b>	<b>Application No: <a href="#">20/01376/CU</a></b>
LOCATION:	Little Limes 11 Limes Avenue Horley Surrey RH6 9DH
DESCRIPTION:	An application for the repositioning of existing fence, alterations to existing porch, single storey side extension and first floor rear extension. As amended on 26/10/2020.
<i>Cons Expiry Date: 10/12/20; Determination Deadline: 07/01/21;</i>	
<b>History</b>	<b><a href="#">19/01236/HHOLD</a> – Demolition of conservatory and erection of single storey flat roof rear extension.</b>
<b>Status</b>	<b>Approved with Conditions</b>
<b>Comments</b>	<b>No objections</b>
<b>HORLEY TOWN COUNCIL COMMENTS (08/12/20)</b>	

<b>07. RBBC Letter Dated: 26/11/20</b>	<b>Application No: <a href="#">20/02429/HHOLD</a></b>
LOCATION:	49 The Crescent Horley Surrey RH6 7NT
DESCRIPTION:	Ground floor and first floor roof extension to form 2 new bedrooms and bathroom on first floor.
<i>Cons Expiry Date: 17/12/20; Determination Deadline 11/01/21;</i>	
<b>History</b>	<b><a href="#">20/01607/HHOLD</a> – Ground and first floor extensions to the side of the property.</b>
<b>Status</b>	<b>Refused</b>
<b>Comments</b>	<b>No objections</b>
<b>HORLEY TOWN COUNCIL COMMENTS (08/12/20)</b>	

<b>08. RBBC Letter Dated: 26/11/20</b>	<b>Application No: <a href="#">20/02263/HHOLD</a></b>
LOCATION:	18 Twyner Close Langshott Horley Surrey RH6 9XW
DESCRIPTION:	Proposed garage conversion
<i>Cons Expiry Date: 17/12/20; Determination Deadline 13/01/21;</i>	
<b>History</b>	<b><a href="#">11/01412/HHOLD</a> – First floor extension over existing double garage and garage conversion. Additional drawing received 26/09/11.</b>
<b>Status</b>	<b>Approved with Conditions</b>
<b>Comments</b>	<b>No objections</b>
<b>HORLEY TOWN COUNCIL COMMENTS (08/12/20)</b>	



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**During the period 6 November – 3 December**

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<b>09. RBBC Letter Dated: n/a</b>	<b>Application No: <a href="#">20/02306/F</a></b>
LOCATION:	78 Kingsley Road Horley Surrey RH6 8AW
DESCRIPTION:	The conversion and single storey front and rear extension of an existing two-storey side extension to create a new independent dwelling.
<i>Cons Expiry Date: 02/12/20; Determination Deadline 17/12/20;</i>	
<b>HORLEY TOWN COUNCIL COMMENTS (08/12/20)</b>	

<b>10. RBBC Letter Dated: 02/12/20</b>	<b>Application No: <a href="#">20/02551/HHOLD</a></b>
LOCATION:	Cloverlea 6 Limes Avenue Horley Surrey RH6 9DH
DESCRIPTION:	Proposed single / two storey rear extension and internal alterations
<i>Cons Expiry Date: 23/12/20; Determination Deadline 13/01/20;</i>	
<b>History</b>	<b>15/01972/HHOLD – Proposed two storey rear extension, to include 4approx.4n4ion within roof space and external alterations. As amended on 13/10/2015 and 07/12/2015.</b>
<b>Status</b>	<b>Approved with Conditions</b>
<b>Comments</b>	<b>No objections</b>
<b>HORLEY TOWN COUNCIL COMMENTS (08/12/20)</b>	

<b>11. RBBC Letter Dated: 03/12/20</b>	<b>Application No: <a href="#">20/02514/HHOLD</a></b>
LOCATION:	9 Mallard Close Horley Surrey RH6 8QW
DESCRIPTION:	Two story side 4approx.4n and garage conversion
<i>Cons Expiry Date: 24/12/20; Determination Deadline 25/01/20;</i>	
<b>HORLEY TOWN COUNCIL COMMENTS (08/12/20)</b>	

**List of Planning Applications**  
**Registered by Reigate & Banstead Borough Council**  
**During the period 6 November – 3 December**  
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**Tree Works (Non-Felling)**

<b>A. RBBC Letter Dated: 11/11/20</b>	<b>Application No: <a href="#">20/02445/TPO</a></b>
LOCATION:	8 Staffords Place Horley Surrey RH6 9GY
DESCRIPTION:	Ash (T1) – crown reduce by 2 – 2.5m
<b>HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):</b>	<b>No objections, subject to no adverse comments from the Tree Officer.</b>

<b>B. RBBC Letter Dated: 11/11/20</b>	<b>Application No: <a href="#">20/02443/TPO</a></b>
LOCATION:	5 Raymer Walk Langshott Horley Surrey RH6 9XQ
DESCRIPTION:	1 English Oak Crown Reduction – Reducing the height and spread of the tree by up to 2 metres. All pruning cuts shall be made to suitable secondary growth points and shall maintain a stable platform for the expected regrowth Height pre works 23m post works 21m. Crown spread pre works 16m post works 14m 2 English Oak Crown Reduction – Reducing the height and spread of the tree by up to 2 metres. All pruning cuts shall be made to suitable secondary growth points and shall maintain a stable platform for the expected regrowth Height pre works 23m post works 21m Crown spread pre 8m post works 6m Works required to allow more light into garden and property and cut away from building.
<b>HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):</b>	<b>No objections, subject to no adverse comments from the Tree Officer.</b>

<b>C. RBBC Letter Dated: 11/11/20</b>	<b>Application No: <a href="#">20/02134/TPO</a></b>
LOCATION:	26 Cheyne Walk Horley Surrey RH6 7PF
DESCRIPTION:	T1-Oak Tree in rear garden requires upkeep. Proposed works: Reduce lateral branches by 2m and lift canopy to 5m.
<b>HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):</b>	<b>No objections, subject to no adverse comments from the Tree Officer.</b>

**List of Planning Applications**  
**Registered by Reigate & Banstead Borough Council**

**During the period 6 November – 3 December**

**To see plans please CTRL+click on the application number to follow the link**

<b>D. RBBC Letter Dated: 30/11/20</b>	<b>Application No: <a href="#">20/02583/TPO</a></b>
LOCATION:	6 Ferndown Horley Surrey RH6 8ED
DESCRIPTION:	T1 – Rear Garden – Oak Tree: Crown reduce and re-shape by approximately 2.5-3m (approximately 25-30%) and remove the dead and diseased wood. Reasons: To generate more light into the property's & gardens, it's a huge tree in very close proximity to houses & rear gardens causing significant shade. Current crown height is approx. 22 m & spread is approx. 20m.
<b>HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):</b>	<b>No objections, subject to no adverse comments from the Tree Officer.</b>

<b>E. RBBC Letter Dated: 30/11/20</b>	<b>Application No: <a href="#">20/02605/TPO</a></b>
LOCATION:	11 Parsons Close Horley Surrey RH6 8SE
DESCRIPTION:	Oak – Reduce the crown by 25%. This being a branch length reduction of one meter.
<b>HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):</b>	<b>No objections, subject to no adverse comments from the Tree Officer.</b>

**List of Planning Applications**  
**Registered by Reigate & Banstead Borough Council**  
**During the period 6 November – 3 December**  
**To see plans please CTRL+click on the application number to follow the link**

<b>The following applications are for information only</b>
<b>Applications validated week beginning 09 November</b>
<p><u>20/01376/CU</u> – Little Limes 11 Limes Avenue Horley Surrey RH6 9DH   An application for the repositioning of existing fence, alterations to existing porch, single storey side extension and first floor rear extension. As amended on 26/10/2020.</p> <p><u>04/02120/DET05J</u> – Horley North West Development Meath Green Lane Horley Surrey   Submission of Method of Construction Statement details pursuant to Condition 5 of permission 04/02120/OUT. Comprehensive mixed use development to comprise housing (7pprox. 1510 dwellings), neighbourhood centre, primary school, recreation and open space uses, plus associated infrastructure and access roads linking the development to A23 and A217.</p> <p><u>19/02530/DET11</u> – The Paddocks 50 Meath Green Lane Horley Surrey RH6 8HY   Submission of drainage details pursuant to condition 11 of permission 19/02530/F. Construction of one detached house with associated landscaping.</p> <p><u>04/02120/RM2D/DET18</u> – Horley North West Development Phase Two Webber Street Horley Surrey   Submission of drainage verification report details pursuant to condition 18 of permission 04/02120/RM2D. Reserved Matters Application for Phase 2 of development at North West Horley (appearance, landscaping, layout and scale) pursuant to 04/02120/OUT for the erection of 152no. dwellings and associated car parking, play area, levels and drainage.</p> <p><u>14/02653/NMAMD2</u> – Saxley Court 121 – 129 Victoria Road Horley Surrey RH6 7AS   Non-Material Amendment to 14/02653/S73 : Timber boarding replaced with timber effect non-combustible boarding. Smoke ventilation to stair, roof access and man safe system to roof. Stair widths increased for fire purposes. Lift overrun height increased to manufacturers details. Simplification of fenestration details and balustrading. Brick effect render replaces K Rend. Floor to floor heights increased to provide improved internal ceiling heights, roof parapet omitted. Improvements to internal apartment 1.</p>
<b>Applications validated week beginning 16 November</b>
None
<b>Applications validated week beginning 23 November</b>
<p><u>20/02617/CAN</u> – The Lawn 30 Massetts Road Horley Surrey RH6 7DF   To fell 2 Pine Trees in position along the border with the side road Ringley Avenue. Tree is now too big/tall and therefore the roots have lifted the ground and could also possibly be causing damage to house foundations. Also it is leaning forwards towards the house and noticeably sways during storms and high winds and is likely to snap and cause extensive damage to house. Both trees overshadow the lawn/grass area and so it struggles to grow. Both trees cause extensive pine needles mess and makes property and surrounding footpaths etc unsightly. I am looking to replace trees with lolly pop trees (small trees with round top) along the border in front of the hedging with feature uplighting to bring a smart look.</p> <p><u>18/00058/NMAMD1</u> – Don Ruffles 138 Victoria Road Horley Surrey RH6 7BF   Non-Material Amendment to 18/00058/F : Alteration to south-west corner near entrance (angled wall to suit boundary line), and walls around northern edge to move walls away from boundary line. Eastern bay altered to suit. Photovoltaic cells now shown on southern roof slope in accordance with approved energy report.</p>
<b>Applications validated week beginning 30 November</b>
None

**During the period 06 November – 03 December  
Appeals Lodged – Horley**

<b>Application No / Planning Inspectorate Reference:</b>	<b>Details</b>	<b>Case Type</b>	<b>Application Date</b>
	None that are relevant to Horley		

**Appeals In Progress (Awaiting Decision) – Horley**

<b>Application No / Planning Inspectorate Reference:</b>	<b>Details</b>	<b>Case Type</b>	<b>Hearing Date</b>
<b><u>20/00562/F   APP/L3625/W/20/3256749</u></b>	110 Kingsley Road Horley Surrey RH6 8AW   Erection of new dwelling.	Planning Appeal (W)	Not arranged

**Appeals Decided – Horley**

<b>Application No / Planning Inspectorate Reference:</b>	<b>Details</b>	<b>Case Type</b>	<b>Decision</b>
<b><u>20/00671/HHOLD/AP   APP/L3625/D/20/3257897</u></b>	Seymour Haroldslea Horley Surrey RH6 9PH   Two storey rear extension	Householder (HAS) Appeal	Allowed