



Appeal Decision

Site visit made on 12 November 2025

by Andrew Dale BA (Hons) MA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 26 November 2025

Appeal Ref. APP/Y3615/W/25/3371195

11 Grantley Close, Shalford, Guildford GU4 8DL

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a failure to give notice within the prescribed period of a decision on an application for planning permission.
 - The appeal is made by Brian Constant against Guildford Borough Council.
 - The application ref. is 25/P/00664.
 - The development proposed is: *New bike and bin store in front driveway.*
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Decision

1. The appeal is allowed and planning permission is granted for new bike and bin store in front driveway at 11 Grantley Close, Shalford, Guildford GU4 8DL in accordance with the terms of the application, ref. 25/P/00664, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved plans titled and/or numbered: H.M. Land Registry General Map; Block/Site Plan; Existing Plan BIKE 1.1 Revision P1; Existing Elevations BIKE 2.1 Revision P1; Proposed Plan BIKE 1.2 Revision P2; and Proposed Elevations BIKE 2.2 Revision P1.

Reasons

2. The Council did not give a decision by the due date of 11 July 2025. Mr Constant's email to the Council of 16 July 2025 asking for an update had not been replied to as at 15 August 2025, the date the appeal was submitted.
3. I note that had an appeal not been lodged, the application would have been eventually determined in the appellant's favour. A copy of the officer's report recommending that planning permission be granted subject to 2 conditions was submitted in response to this appeal.
4. I cannot identify any negative responses to the application. The Parish Council raised no objections. There were no letters of representation from local residents.
5. The appeal property is a 2-storey detached house with further accommodation in the roof space. It has a wide driveway at the front.
6. Grantley Close is a cul-de-sac and a private road. It rises up towards its closed eastern end where no. 11 is situated and is characterized by detached houses.

7. The new bike and bin store would take the form of a narrow, timber-clad, lean-to outbuilding. It would project forward of and adjoin an existing lean-to addition next to the northern side boundary of the property and continue across the full depth of the front driveway. There would be 4 timber doors in its south-facing elevation.
8. The only neighbouring dwelling that could be said to be potentially affected by the proposal is 10 Grantley Close to the north. Having regard to the orientation of no. 10 and its position well away from the common boundary, the presence of mature evergreen vegetation along that boundary and the limited height and scale of the proposed building, I consider that there would not be an unacceptable impact on the amenities enjoyed by the occupants of this adjacent property for any reason.
9. The building would be well designed, taking sufficient account of the form, scale, height, character, materials and proportions of the existing dwelling. Sited in a position offset from the head of the cul-de-sac and being modest in size, height and scale, the proposed bike and bin store would not impose itself on the street scene or otherwise detract from the character and appearance of the surrounding area.
10. Therefore, I see no reason to disagree with the conclusions reached by the Council in the officer's report. By demonstrating good design, which is a cornerstone of the National Planning Policy Framework, I find that the project would accord with Policies H4, D4 and D5 of the *Guildford Borough Local Plan: Development Management Policies 2023* and Policy D1 of the *Guildford borough Local Plan: strategy and sites 2019*. As the scheme would have no adverse impacts on the street or neighbours and would offer an acceptable relationship with the existing property, the key design principles set out within the *Residential Extensions and Alterations Supplementary Planning Document 2018* would also be satisfied.
11. I agree that the 2 conditions suggested by the Council are necessary. I shall therefore impose conditions setting the standard time period in which the development is to commence and requiring that the development is carried out in accordance with the relevant approved drawings to provide certainty and in the interests of proper planning.
12. For the reasons given above, I conclude that this appeal should succeed and that planning permission should be granted.

Andrew Dale

INSPECTOR