



D J King
Effingham Residents Association
5 Orchards Gardens
Effingham
Surrey
KT24 5NR

Date: 21 June 2019

Dear Sir/Madam

Reference: 19/P/00703

Location: 408 & 410 Lower Road, Effingham, Leatherhead, KT24 5JP
Proposal: Erection of 5 dwellings (2x 2-bed, 3x 3-bed) with associated access, parking and landscape works following the demolition of existing buildings (2x 4-bed dwellings) and outbuildings.

Case Officer: John Busher
Phone: 01483 444634 E-mail: planningenquiries@guildford.gov.uk

I am writing to let you know that we have received amended plans for the development described above.

Viewing and commenting on the application

- You may view the application and submit a comment online at <http://www2.guildford.gov.uk/publicaccess>
- If you do not have access to the Internet, you can view the application and plans (electronically) at our offices. We are open from 8.30am to 5pm on Monday to Thursday and from 8.30am to 4.30pm on Friday.

Please Note:

Your comment will be placed on our website and made publically available, meaning it cannot be treated as confidential. Please ensure that you only provide us with information that you are happy to publically share.

Commenting Guidance

- Please quote the reference number and your full postal address on any correspondence.
- Please do not submit any photographs as we are not permitted to publically share these for personal privacy reasons.
- We must receive your comments **within 14 days of the date of this letter** - Please note that letters of representation are not acknowledged and individual points will not receive a

response.

- When making your comments, please note that the case officer must only consider planning matters when making their recommended decision - please see the following examples for guidance:

Example matters that can be considered:

- It will appear unduly large and out of keeping
- Problems from traffic coming to and from the premises
- It will affect daylight or sunlight to rooms in a neighbouring property
- Neighbours will be disturbed by the noise from the proposed activities

Example matters that cannot be considered:

- Private property matters
- The loss of a view
- Any personal comments about the applicant or occupiers of the application property (we may take the decision not to place your letter on the website if it contains disparaging comments.)
- Any effect on the value of a property
- The character or motives of an applicant

The decision

Following the consultation period, the Planning Development Manager will normally make a delegated decision. In some cases the application may be referred to the Planning Committee for a decision, the triggers for a referral are set out on our website at:

<https://www.guildford.gov.uk/planningdecisions>

It can take up to eight weeks to determine an application. You can view the progress of the application, including the decision on our website.

Further information

Further information is available on the Guildford Borough Council website, alternatively please email any questions to planningenquiries@guildford.gov.uk or call us on 01483 444609, where our Administration team will be happy to help.

Yours faithfully



Tracey Coleman
Director of Planning and Regeneration