



**SALFORDS AND SIDLOW PARISH COUNCIL**  
**PLANNING DECISIONS NO 385 FEBRUARY 2026**  
**Planning and Licence Decisions for Salfords & Sidlow**  
**determined by the Borough/ District Councils**

<b>Planning Ref</b>	<b>Location</b>	<b>Brief description of proposed development</b>	<b>R&amp;BBC/SCC Decision (S&amp;SPC comment)</b>
26/01688/HHOLD	2 The Old Rectory Ironsbottom Sidlow Surrey RH2 8PP	Demolition of conservatory and replacement with single storey rear extension. New sun tube inlets to existing roof. Associated refurbishment and internal reconfiguration	Approved with conditions (No observation Subject to neighbours)
25/017115/HHOLD	Hawthorns 61 Reigate Road Hookwood Surrey RH6 0HL	The demolition of garaging and cattery buildings and erection of detached self-build dwelling with associated parking and landscaping.	Approved with conditions (No objection subject to comment - See below)

**25/017115/HHOLD 25/017115/HHOLD**

The proposal is to demolish several existing buildings, being the cattery and 2 others, and build a 5 bedroom detached house. The existing chalet bungalow is to be retained. The proposed dwelling is taller and wider than the existing dwelling so more visible than it and the other buildings which are mostly screened from the road by buildings 1 and 2 which would be demolished as part of the development.

We would normally object to this as inappropriate development in the green belt. The applicant argues the land is 'grey belt' which, in simple terms, is previously developed land which does not contribute to any of the purposes of the green belt. There are clearly a lot of 'buildings' on this land.

The drawings show the footprint of the buildings to be demolished is about 535 m<sup>2</sup> and the gross internal area is given as 237.8m<sup>2</sup> which from scaling the drawings this is the footprint i.e. the area of one floor. The proposed volume is 984.3m<sup>3</sup> and compared with 1,284.2m<sup>3</sup> this is a reduction of 23.3%. Both ways the house would be a lot less than the buildings being demolished.

We agreed to have no objection to the new house in place of the buildings to be demolished but to comment that, if the application is granted, the land should then count as green belt because the justification for treating it as grey belt will have gone.