

## **Planning matters for January 2026 meeting**

### Applications – list dates

7 November 2025

MO/2025/02542

Kennels Bungalow, Ruckmans Lane, Okewood Hill RH5 5NE

Demolition of existing buildings and erection of a replacement dwelling

21 November 2025

MO/2025/02602

Jayes Park, Forest Green Road, Ockley RH5 5RR

Variation of Conditions 1 & 2 of approved planning application MO/2023/1237 for the refurbishment and extension of existing agricultural barn to provide a commercial building comprising the following use classes: E(g) Uses which can be carried out in a residential area without detriment to its amenity: E(g)(i) Offices to carry out any operational or administrative functions; E(g)(ii) Research and development of products or processes; E(g)(iii) Industrial processes; and, B8 Storage or distribution to allow a change to timescales and plan adjustments.

*Refused*

MO/2025/02621

The Rectory, Stane Street, Ockley RH5 5SY

Erection of a single storey rear extension, part two storey side extension and proposed front porch canopy. Installation of 2 No. rooflights to existing garage roof.

28 November 2025

MO/2025/02680

Land south of Coles Lane, Ockley, Surrey, RH5 5HW

Reserved Matters application for the consideration of appearance, landscaping, layout and scale pursuant to outline planning permission Ref MO/2020/0667/OUTMAJ (allowed under appeal Ref: APP/C3620/W/21/3272057) for a residential scheme of 59 dwellings, with associated landscaping, amenity space, sustainable urban drainage system (SuDS), and associated works.

5 December 2025

MO/2025/02717

Land south of Coles Lane, Ockley, Surrey, RH5 5HW

Reserved Matters application for the consideration of appearance, landscaping, layout and scale pursuant to outline planning permission Ref MO/2020/0667/OUTMAJ (allowed under appeal Ref: APP/C3620/W/21/3272057) for a residential scheme of 57 dwellings, with associated landscaping, amenity space, sustainable urban drainage system (SuDS), and associated works.

12 December 2025

MO/2025/02743

3 Paynes Green Cottages, Weare Street, Ockley, Dorking, Surrey, RH5 5NH

Variation of condition 2 of approved planning application MO/2022/0448 for the demolition of existing rear extension and outbuildings to allow for new single storey side extension with rooms in roof space to provide habitable accommodation and detached double garage to

allow the change of use of the garage to habitable accommodation and to replace one front dormer window with two smaller dormer windows.

2 January 2026

MO/2025/02779

Sunmead, Weare Street, Ockley RH5 5JD

Non material amendment to approved planning application MO/2025/02253 for the erection of a first floor extension, single storey rear extension, replacement side extension, 2 no. dormers to rear roof slope, garage conversion, external materials and fenestration changes to allow removal of the front porch and boot room element and adjustments to internal room layouts without altering the overall floor area.

*Refused*

Decisions made

21 November 2025

MO/2025/02457

Elderslie Cottage, Friday Street, Ockley RH5 5TE \*JPE

Prior notification for the erection of single storey extension of 7m deep and 4m high with a height to the eaves of 3m.

*Prior approval not required*

12 December 2025

MO/2025/02212

Land east of Stane Street, Ockley RH5 5TD

Variation of Condition 2 and Condition 11 and removal of condition 24 of approved planning application MO/2022/0018 for the erection of 23 No. dwellings and formation of new from Stane Street with associated works to allow the minor adjustments to the layout and dwelling elevations.

*Approved with conditions*

19 December 2025

MO/2025/02425

The Oaks, Weare Street, Ockley RH5 5JD

Demolition of two outbuildings. Erection of a single storey garage with subterranean car and plant storage space.

*Refused*

2 January 2026

MO/2025/02779

Sunmead, Weare Street, Ockley RH5 5JD

Non material amendment to approved planning application MO/2025/02253 for the erection of a first floor extension, single storey rear extension, replacement side extension, 2 no. dormers to rear roof slope, garage conversion, external materials and fenestration changes to allow removal of the front porch and boot room element and adjustments to internal room layouts without altering the overall floor area.

*Refused*

MO/2025/02602

Jayes Park, Forest Green Road, Ockley, Dorking, Surrey, RH5 5RR

Variation of Conditions 1 & 2 of approved planning application MO/2023/1237 for the refurbishment and extension of existing agricultural barn to provide a commercial building comprising the following use classes: E(g) Uses which can be carried out in a residential area without detriment to its amenity: E(g)(i) Offices to carry out any operational or administrative functions; E(g)(ii) Research and development of products or processes; E(g)(iii) Industrial processes; and, B8 Storage or distribution to allow a change to timescales and plan adjustments.

*Refused*

MO/2025/02398

Land south of Coles Lane, Ockley RH5 5HW

Erection of 1 No. V board.

*Approved with conditions*