



GUILDFORD  
BOROUGH

**James Whiteman**  
Managing Director

**[www.guildford.gov.uk](http://www.guildford.gov.uk)**

Dear Councillor

**PLANNING COMMITTEE - WEDNESDAY 4 NOVEMBER 2020**

Please find attached the following:

**Late Sheets (Pages 1 - 4)**

Yours sincerely

Sophie Butcher, Democratic Services Officer

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## Planning Committee

4 November 2020

### Amendment/Correction/Update List

#### **19/P/02237 – (Page 27) – Land adjacent to, Pembroke House, 54 Potters Lane, Send, Woking, GU23 7AL**

Planning considerations:

#### Sustainable design and construction:

An Energy and Sustainability report prepared by Bluesky Unlimited has been submitted with the planning application which addresses the requirements of Policy D2. The applicant has also provided additional clarification regarding the proposed sustainability measures to be incorporated in the development. These measures are summarised as follows:

The Energy and Sustainability report recommends either 20 no. 327W PV panels OR the installation of air source heat pumps to the 5 detached houses (Plots 6-10). This would achieve the required 20% reduction in carbon emissions. It also recommends compliance with the low water use standard of 110 litres per person per day. The report explains that water efficient taps, water efficient toilets, low output showers, flow restrictors to manage water pressures to achieve optimum levels and water meters will be fitted to the houses to achieve this. These measures can be secured by conditions.

The submitted drainage strategy proposes using infiltration methods of drainage combining soakaways and underground storage within crates with a SUDs feature comprising a swale alongside the access road. The planning conditions recommended by the LLFA deal with the further details of the drainage design.

There are no buildings on the site to be demolished with regard to construction waste and recycling.

Our houses are built to more generous standards than many housebuilders and comply with the Nationally Described Technical Standard. In relation to the Building for Life standard, this proposal will provides the following accessibility benefits to comply with Part M4(2) building regs:

- Bathrooms are larger to allow better circulation space.
- Doors have a 300mm nib to allow for opening with wheelchairs etc.
- Parking is near the houses being served.
- Paved level access to front door.
- Circulation spaces within the rooms.
- Minimum of 750mm to sides and foot of beds within the bedrooms.
- Clear access zone to bedroom windows from the bedroom door.
- Wider corridors.
- Ample storage.
- Window cills at height to be able to see out at a lower level.
- Step free access to entrance level WC.

EV charging outlets will be provided to each of the plots.

The proposal will also be provided with secure cycle storage facilities in accordance with the current Surrey parking standards (either within garages or storage within rear gardens).

Conditions:

Condition 4 amended to the following:

No work shall take place until detailed drawings and/or samples of all new external joinery details including windows (depth of reveal, method of opening, details of heads, cills and lintels) and doors. The submitted details be at a scale of not less than 1:20 sample elevations, horizontal/vertical frame sections (including sections through glazing bars) at not less than 1:2. The works shall be carried out in accordance with the approved details.

Reason: To ensure that the external appearance of the building is satisfactory.

Condition 16 amended to the following:

Prior to the commencement of development, an energy statement shall be submitted to and approved in writing by the Local Planning Authority. This shall include details of how energy efficiency is being addressed, including benchmark data and identifying the Target carbon Emissions Rate TER for the site or the development as per Building Regulation requirements (for types of development where there is no TER in Building Regulations, predicted energy usage for that type of development should be used) and how a minimum of 20 per cent reduction in carbon emissions against the TER or predicted energy usage through the use of on site low and zero carbon technology and improvements to the energy performance of the building shall be achieved. The approved details shall be implemented prior to the first occupation of the development and retained as operational thereafter.

Reason: To reduce carbon emissions and incorporate sustainable energy in accordance with the Council's Climate Change, Sustainable Design, Construction & Energy SPD 2020

### **20/P/01377 – (Page 93) – Hurstcote, Halfpenny Lane, Chilworth, Guildford, GU4 8PY**

The first paragraph on the top of page 93 should read:

The proposal would measure to a length of 15m and width of 8m.

### **20/P/01462 – (Page 95) – 9 Whitemoor Road, Guildford, GU1 1QT**

The Council's Extensions and Alterations SPD 2018 states that "*where buildings are located adjacent to one another, the 45 degree guide applies. This is a useful guide used by the Council, to assess the loss of light to a dwelling and to determine if an application will cause any adverse effects on the existing and on neighbouring properties. This guide will be applied to windows serving habitable rooms to the rear of properties to assess the impact of the extension and that ensure that adequate levels of daylight can be maintained, and overshadowing minimised.*"

The 45 degree rule applies horizontally and to windows on the same axis - i.e. not vertically. Also, in this case, regardless of whether habitable rooms, the extension would not encroach within 45 degrees of the nearest rear windows either side.

## **Planning Committee**

**4 November 2020**

### **Late Representations**

Since the last date for the submission of views on applications/matters before the Committee this evening, representations in respect of the under mentioned applications/ matters have been received. The letters, copies of which will be available for inspection by councillors at the meeting, are summarised below.

#### **Item 5 – Planning Applications**

No late representations.

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