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Contact Officer:

Sophie Butcher, Democratic Services
Officer

16 May 2023

Dear Councillor

Your attendance is requested at a meeting of the **PLANNING COMMITTEE** to be held in the Council Chamber, Millmead House, Millmead, Guildford, Surrey GU2 4BB on **WEDNESDAY 24 MAY 2023** at **7.00 pm**.

Whilst Committee members and key officers will be in attendance in person for the meeting, registered speakers as well as ward councillors registered to speak, may also join the meeting via MSTeams. Ward Councillors, please use the link in the Outlook Calendar invitation. Registered speakers will be sent the link upon registration. If you lose your wi-fi connectivity, please re-join using the telephone number +44 020 3855 4748. You will be prompted to input a conference ID: 382 585 986 174 #.

Members of the public may watch the live webcast here:

<https://guildford.publici.tv/core/portal/home>

Yours faithfully

Tom Horwood
Joint Chief Executive

MEMBERS OF THE COMMITTEE

The membership of the Planning Committee will be confirmed at the Selection Meeting of Council scheduled on Wednesday 17 May 2023.

QUORUM 5

THE COUNCIL'S STRATEGIC FRAMEWORK (2021- 2025)

Our Vision:

A green, thriving town and villages where people have the homes they need, access to quality employment, with strong and safe communities that come together to support those needing help.

Our Mission:

A trusted, efficient, innovative, and transparent Council that listens and responds quickly to the needs of our community.

Our Values:

- We will put the interests of our community first.
- We will listen to the views of residents and be open and accountable in our decision-making.
- We will deliver excellent customer service.
- We will spend money carefully and deliver good value for money services.
- We will put the environment at the heart of our actions and decisions to deliver on our commitment to the climate change emergency.
- We will support the most vulnerable members of our community as we believe that every person matters.
- We will support our local economy.
- We will work constructively with other councils, partners, businesses, and communities to achieve the best outcomes for all.
- We will ensure that our councillors and staff uphold the highest standards of conduct.

Our strategic priorities:

Homes and Jobs

- Revive Guildford town centre to unlock its full potential
- Provide and facilitate housing that people can afford
- Create employment opportunities through regeneration
- Support high quality development of strategic sites
- Support our business community and attract new inward investment
- Maximise opportunities for digital infrastructure improvements and smart places technology

Environment

- Provide leadership in our own operations by reducing carbon emissions, energy consumption and waste
- Engage with residents and businesses to encourage them to act in more environmentally sustainable ways through their waste, travel, and energy choices
- Work with partners to make travel more sustainable and reduce congestion
- Make every effort to protect and enhance our biodiversity and natural environment.

Community

- Tackling inequality in our communities
- Work with communities to support those in need
- Support the unemployed back into the workplace and facilitate opportunities for residents to enhance their skills
- Prevent homelessness and rough-sleeping in the borough

AGENDA

1 APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTE MEMBERS

2 LOCAL CODE OF CONDUCT - DISCLOSABLE PECUNIARY INTERESTS

In accordance with the local Code of Conduct, a councillor is required to disclose at the meeting any disclosable pecuniary interest (DPI) that they may have in respect of any matter for consideration on this agenda. Any councillor with a DPI must not participate in any discussion or vote regarding that matter and they must also withdraw from the meeting immediately before consideration of the matter.

If that DPI has not been registered, you must notify the Monitoring Officer of the details of the DPI within 28 days of the date of the meeting.

Councillors are further invited to disclose any non-pecuniary interest which may be relevant to any matter on this agenda, in the interests of transparency, and to confirm that it will not affect their objectivity in relation to that matter.

3 MINUTES

To confirm the minutes of the meeting of the Committee held on 26 April 2023. These will be attached to the supplementary late sheets. A copy of the minutes will also be placed on the dais prior to the meeting.

4 ANNOUNCEMENTS

To receive any announcements from the Chairman of the Committee.

5 PLANNING AND RELATED APPLICATIONS (Pages 19 - 20)

All current applications between numbers 19/P/02096 and 23/T/00021 which are not included on the above-mentioned List, will be considered at a future meeting of the Committee or determined under delegated powers. Members are requested to consider and determine the Applications set out in the Index of Applications.

- 5.1 **19/P/02096 - Waterloo Farm, Ockham Road North, West Horsley, Leatherhead, KT24 6PE (Pages 21 - 42)**
- 5.2 **22/P/00956 - 12a Worplesdon Road, Guildford, GU2 9RW (Pages 43 - 56)**
- 5.3 **22/P/02104 - St Clere, Broomfield Close, Guildford, GU3 3AW (Pages 57 - 64)**
- 5.4 **23/T/00021 - Land to the north, North Moors, Worplesdon, Guildford, GU3 (Pages 65 - 70)**

6 PLANNING APPEAL DECISIONS (Pages 71 - 76)

Committee members are asked to note the details of Appeal Decisions as attached at Item 6.

WEBCASTING NOTICE

This meeting will be recorded for live and/or subsequent broadcast on the Council's website in accordance with the Council's capacity in performing a task in the public interest and in line with the Openness of Local Government Bodies Regulations 2014. The whole of the meeting will be recorded, except where there are confidential or exempt items, and the footage will be on the website for six months.

If you have any queries regarding webcasting of meetings, please contact Committee Services.

NOTES:

Procedure for determining planning and related applications:

1. A Planning Officer will present the Officer's Report by sharing the presentation on Microsoft Teams as part of the live meeting. Copies of all the presentations will be loaded onto the website to view and will be published on the working day before the meeting. Planning officers will make it clear during the course of their presentation which slides they are referring to at all times.
2. Members of the public who have registered to speak may then attend in person to address the meeting in accordance with the agreed procedure for public speaking (a maximum of two objectors followed by a maximum of two supporters). Alternatively, public speakers may join the meeting remotely. In these circumstances, public speakers will be sent an invite by the Democratic Services Officer (DSO) via Microsoft Teams to attend online or via a telephone number and conference ID code as appropriate to the public speaker's needs. Prior to the consideration of each application which qualifies for public speaking, the DSO will ensure that those public speakers who have opted to join the meeting online are in remote attendance. If public speakers cannot access the appropriate equipment to participate, or owing to unexpected IT issues experienced they cannot participate in the meeting, they are advised to submit their three-minute speech to the DSO by no later than midday the day before the meeting. In such circumstances, the DSO will read out their speech.
3. The Chairman gives planning officer's the right to reply in response to comments that have been made during the public speaking session.
4. Any councillor(s) who are not member(s) of the Planning Committee, but who wish to comment on an application, either in or outside of their ward, will be then allowed to speak for no longer than three minutes each. It will be at the Chairman's discretion to permit councillor(s) to speak for longer than three minutes. Non-Committee members should notify the DSO, in writing, by no later than midday the day before the meeting of their wish to speak and send the DSO a

copy of their speech so it can be read out on their behalf should they lose their wi-fi connection. If the application is deferred, any councillors who are not members of the Planning Committee will not be permitted to speak when the application is next considered by the Committee.

5. The Chairman will then open up the application for debate. The Chairman will ask which councillors wish to speak on the application and determine the order of speaking accordingly. At the end of the debate, the Chairman will check that all members have had an opportunity to speak should they wish to do so.
 - (a) No speech shall be longer than three minutes for all Committee members. As soon as a councillor starts speaking, the DSO will activate the timer. The DSO will advise when there are 30 seconds remaining and when the three minutes have concluded;
 - (b) No councillor to speak more than once during the debate on the application;
 - (c) Members shall avoid repetition of points made earlier in the debate.
 - (d) The Chairman gives planning officer's the right to reply in response to comments that have been made during the debate, and prior to the vote being taken.
 - (e) If, during the debate on an application, it is apparent that Committee members do not support the officer's recommendation, the Chairman shall ask if any Committee member wishes to propose a motion contrary to the officer's recommendation, subject to the proviso that the rationale behind any such motion is based on material planning considerations. Any such motion must be seconded by another Committee member.
 - (f) Where such a motion proposes a refusal, the proposer of the motion shall be expected to state the harm the proposed development would cause in planning terms, together with the relevant planning policy(ies), where possible, as the basis for the reasons for refusal. In advance of the vote, the Chairman shall discuss with the relevant

officers, the proposed reason(s) put forward to ensure that they are sufficiently precise, state the harm that would be caused, and refer to the relevant policy(ies) to justify the motion. The Committee shall take a separate vote on each proposed reason for refusal, following which the Committee shall take a vote on the motion to refuse the application based on all of the agreed reasons.

(g) Where such a motion proposes approval, the proposer of the motion shall be expected to state why the proposed development would be acceptable in planning terms, together with the relevant planning policy(ies), where possible. In advance of the vote, the Chairman shall discuss with the relevant officers the proposed reason(s) put forward to ensure that the planning reason for approval is sufficiently precise to justify the motion. In addition, the Committee shall discuss and agree the substance of the planning conditions necessary to grant a permission before taking a vote on the motion to approve.

(h) Where such a motion proposes deferral, (for example for further information/advice) the Committee shall discuss and agree the reason(s) for deferring the application, before taking a vote on the motion to defer.

(i) If the motion is not seconded, or if it is not carried, the Chairman will determine whether there is an alternative motion and, if there is not, the Chairman will move the officer's recommendation and ask another Committee member to second the motion. That motion will then be put to the vote.

(j) A simple majority vote is required for a motion to be carried. In the event of a tied vote, the Chairman will have a second, or casting vote. The vote may be taken by roll call, a show of hands or, if there is no dissent, by affirmation.

6. Unless otherwise decided by a majority of councillors present and voting at the meeting, all Planning Committee meetings shall finish by no later than 10:30pm. Any outstanding items not completed by the end of the meeting shall be adjourned to the reconvened or next ordinary meeting of the Committee.

7. In order for a planning application to be referred to the full Council for determination in its capacity as the Local Planning Authority, a councillor must first with a seconder, write/email the Democratic Services and Elections Manager detailing the rationale for the request (the proposer and seconder does not have to be a planning committee member). The Democratic Services and Elections Manager shall inform all councillors by email of the request to determine an application by full Council, including the rationale provided for that request. The matter would then be placed as an agenda item for consideration at the next Planning Committee meeting. The proposer and seconder would each be given three minutes to state their case. The decision to refer a planning application to the full Council will be decided by a majority vote of the Planning Committee.

GUIDANCE NOTE For Planning Committee Members

Probity in Planning – Role of Councillors

The Court of Appeal has held that Planning Committees are not acting in a judicial or quasi-judicial role when deciding planning applications but “in a situation of democratic accountability”. Planning Committee Members **must** therefore:

1. act fairly, openly and apolitically;
2. approach each planning application with an open mind, avoiding pre-conceived opinions;
3. carefully weigh up all relevant issues;
4. determine each application on its individual planning merits;
5. avoid undue contact with interested parties;
6. ensure that the reasons for their decisions are clearly stated and
7. consider the interests and well-being of the whole borough and not only their own ward.

The above role applies also to councillors who are nominated as substitutes to the Planning Committee.

Reason for Refusal

How a reason for refusal is constructed.

A reason for refusal should carefully describe the harm of the development as well as detailing any conflicts with policies or proposals in the development plan which are relevant to the decision.

When formulating reasons for refusal Members will need to:

- (1) Describe those elements of the proposal that are harmful, e.g. bulk, massing, lack of something, loss of something.
- (2) State what the harm is e.g. character, openness of the green belt, retail function and;
- (3) The reason will need to make reference to policy to justify the refusal.

Example

The proposed change of use would result in the loss of A1 retail frontage at Guildford Town Centre, which would be detrimental to the retail function of the town and contrary to policy SS9 in the Guildford Local Plan.

Reason for Approval

How a reason for approval is constructed.

A reason for approval should carefully detail a summary of the reasons for the grant of planning permission and a summary of the policies and proposals in the development plan, which are relevant to the decision.

Example:

The proposal has been found to comply with Green Belt policy as it relates to a replacement dwelling and would not result in any unacceptable harm to the openness or visual amenities of the Green Belt. As such the proposal is found to comply with saved policies RE2 and H6 of the Council's saved Local Plan and national Green Belt policy in the NPPF.

Reason for Deferral

Applications should only be deferred if the Committee feels that it requires further information or to enable further discussions with the applicant or in exceptional circumstances to enable a collective site visit to be undertaken.

Clear reasons for a deferral must be provided with a summary of the policies in the development plan which are relevant to the deferral.

APPLICATIONS FOR PLANNING PERMISSION & RELATED APPLICATIONS FOR CONSIDERATION BY THE PLANNING COMMITTEE

NOTES:

Officer's Report

Officers have prepared a report for each planning or related application on the Planning Committee Index which details:

- Site location plan;
- Site Description;
- Proposal;
- Planning History;
- Consultations; and
- Planning Policies and Considerations.

Each report also includes a recommendation to either approve or refuse the application. Recommended reason(s) for refusal or condition(s) of approval and reason(s) including informatives are set out in full in each report.

Written Representations

Copies of representations received in respect of the applications listed are available for inspection by Councillors online via the planning portal: <https://publicaccess.guildford.gov.uk/online-applications/>.

Late representations will be summarised in a report which will be circulated at the meeting.

Planning applications and any representations received in relation to applications are available for inspection at the Planning Services reception by prior arrangement with the Executive Head of Planning Development. This information is also available online via the planning portal: <https://publicaccess.guildford.gov.uk/online-applications/>

Background Papers

In preparing the reports relating to applications referred to on the Planning Committee Index, the Officers refer to the following background documents:

- The Town and Country Planning Act 1990, Planning and Compulsory Purchase Act 2004, the Localism Act 2011 and other current Acts, Statutory Instruments and Circulars as published by the Department for Communities and Local Government (CLG).

- Guildford Borough Local Plan: Strategy and Sites 2015-2034.
- Emerging Local Plan Development Management Policies
- The South East Plan, Regional Spatial Strategy for the South East (May 2009).
- The National Planning Policy Framework (NPPF) (March 2012)
- The Town and Country Planning (General Permitted Development) Order 1995, as amended (2010).
- Consultation responses and other correspondence as contained in the application file, together with such other files and documents which may constitute the history of the application site or other sites in the locality.

Human Rights Act 1998

The Human Rights Act 1998 (the 1998 Act) came into effect in October 2000 when the provisions of the European Convention on Human Rights (the ECHR) were incorporated into UK Law.

The determination of the applications which are the subject of reports are considered to involve the following human rights issues:

- 1 Article 6(1): right to a fair and public hearing

In the determination of a person's civil rights and obligations everyone is entitled to a fair and public hearing within a reasonable time by an independent and impartial tribunal established by law. Judgment shall be pronounced publicly but the press and public may be excluded from all or part of the hearing in certain circumstances (e.g. in the interest of morals, strictly necessary in the opinion of the court in special circumstances where publicity would prejudice the interests of justice.)

- 2 Article 8: right to respect for private and family life
(including where the article 8 rights are those of children s.11 of the Children Act 2004)

Everyone has the right to respect for his private and family life, his home and his correspondence. There shall be no interference by a public

authority with the exercise of this right except such as is in accordance with the law and is necessary in a democratic society in the interests of national security, public safety or the economic well-being of the country, for the prevention of disorder or crime, for the protection of health or morals, or for the protection of the rights and freedoms of others.

s.11 of the Children Act 2004 requires the Council to make arrangements for ensuring that their functions are discharged having regard to the need to safeguard and promote the welfare of children. Furthermore, any services provided by another person pursuant to arrangements made by the Council in the discharge of their functions must likewise be provided having regard to the need to safeguard and promote the welfare of children.

3 Article 14: prohibition from discrimination

The enjoyment of the rights and freedoms set out in the ECHR shall be secured without discrimination on any ground such as sex, race, colour, language, religion, political or other opinion, national or social origin, association with a national minority, property, birth or other status.

4 Article 1 Protocol 1: protection of property;

Every person is entitled to the peaceful enjoyment of his possessions. No one shall be deprived of their possessions except in the public interest and subject to the conditions provided for by law and by the general principles of international law. However, the state retains the right to enforce such laws as it deems necessary to control the use of property in accordance with the general interest or to secure the payment of taxes or other contributions or penalties.

5 Article 2 Protocol 1: right to education.

No person shall be denied the right to education.

Councillors should take account of the provisions of the 1998 Act as they relate to the applications on this agenda when balancing the competing interests of the applicants, any third party opposing the application and the community as a whole in reaching their decision. Any interference with an individual's human rights under the 1998 Act/ECHR must be just and proportionate to the objective in question and must not be arbitrary, unfair or oppressive. Having had regard to those matters in the light of the convention rights referred to above your officers consider that the

recommendations are in accordance with the law, proportionate and both necessary to protect the rights and freedoms of others and in the public interest.

Costs

In planning appeals the parties involved normally meet their own costs. Most appeals do not result in a costs application. A costs award where justified is an order which states that one party shall pay to another party the costs, in full or in part, which have been incurred during the process by which the Secretary of State or Inspector's decision is reached. Any award made will not necessarily follow the outcome of the appeal. An unsuccessful appellant is not expected to reimburse the planning authority for the costs incurred in defending the appeal. Equally the costs of a successful appellant are not borne by the planning authority as a matter of course.

However, where:

- A party has made a timely application for costs
- The party against whom the award is sought has behaved unreasonably; and
- The unreasonable behaviour has directly caused the party applying for the costs to incur unnecessary or wasted expense in the appeal process a full or partial award is likely.

The word "unreasonable" is used in its ordinary meaning as established in the courts in *Manchester City Council v SSE & Mercury Communications Limited 1988 JPL 774*. Behaviour which is regarded as unreasonable may be procedural or substantive in nature. Procedural relates to the process. Substantive relates to the issues arising on the appeal. The authority is at risk of an award of costs against it if it prevents or delays development, which should clearly be permitted having regard to the development plan. The authority must produce evidence to show clearly why the development cannot be permitted. The authority's decision notice must be carefully framed and should set out the full reasons for refusal. Reasons should be complete, precise, specific and relevant to the application. The Planning authority must produce evidence at appeal stage to substantiate each reason for refusal with reference to the development plan and all other material considerations. If the authority cannot do so it is at risk of a costs award being made against it for unreasonable behaviour. The key test is whether evidence is produced on appeal which provides a respectable basis for the authority's stance in the light of *R v SSE ex parte North Norfolk DC 1994 2 PLR 78*. If one reason is not properly supported but substantial

evidence has been produced in support of the others a partial award may be made against the authority. Further advice can be found in the *Department of Communities and Local Government Circular 03/2009* and now *Planning Practice Guidance: Appeals paragraphs 027-064 inclusive*.

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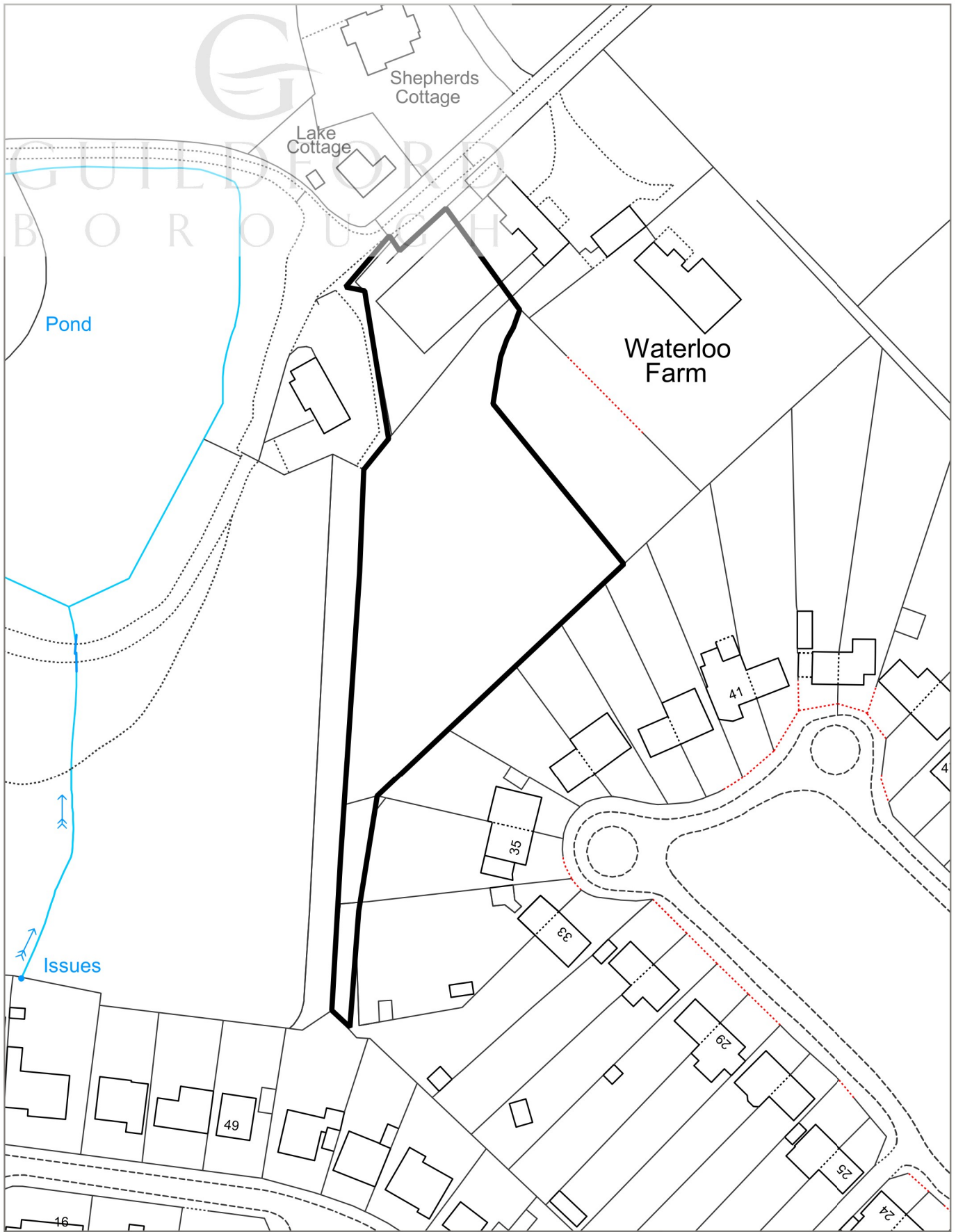
GUILDFORD BOROUGH COUNCIL**PLANNING COMMITTEE INDEX****24/05/2023**

Item No.	Ward	Applicant	Location	App.No.	Rec.	Page
5.1	Clandon & Horsley	Mr & Mrs CPB Roe, Waterloo Farm	Waterloo Farm, Ockham Road North, West Horsley, Leatherhead, KT24 6PE	19/P/02096	S106	21.
5.3	Stoughton	Arridentia Solutions Ltd	12a Worplesdon Road, Guildford, GU2 9RW	22/P/00956	S106	43.
5.4	Worplesdon	Mr D.Putman, St Clere	St Clere, Broomfield Close, Guildford, GU3 3AW	22/P/02104	APPC	57.
5.5	Worplesdon	Guildford Borough Council	Land to the north of, North Moors, Worplesdon, Guildford, GU3	23/T/00021	TAPC	65.

Total Applications for Committee**4**

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19/P/02096 - Waterloo Farm, Ockham Road North, West Horsley, Leatherhead



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This map is for identification purposes only and should
not be relied upon for accuracy.

Print Date: 11/05/2023



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**19/P/02096 – Waterloo Farm, Ockham Road North, West Horsley
Leatherhead, KT 24 6PE**



App No: 19/P/02096
Appn Type: Full Application
Case Officer: Carolyn Preskett
Parish: West Horsley
Agent : Mr. Richard Goodall
Advoco Planning Limited
14 Oak Hill
Alresford
Hampshire
Alresford
SO24 9LB

8 Wk Deadline: 19/05/2023

Ward: Clandon & Horsley
Applicant: Mr. and Mrs. CPB Roe
Waterloo Farm
Ockham Road North
West Horsley
KT24 6PE

Location: Waterloo Farm, Ockham Road North, West Horsley, Leatherhead, KT24 6PE

Proposal: Proposed erection of one single storey detached dwelling and four two storey detached dwellings with garaging, associated landscaping and modification of existing access. (amended description)(as amended by plans received 4 March 2023)

Executive Summary

Reason for referral

This application has been referred to the Planning Committee because more than 20 letters of objection have been received, contrary to the Officer's recommendation.

Key information

The proposed development is for five detached dwellings.

Summary of considerations and constraints

The principle of the proposed development within allocated site A39 is found to be acceptable.

The proposed housing mix would be in general conformity with policy H1 of the Local Plan 2019 and WH4 of the West Horsley Neighbourhood Plan.

The proposal would not have a detrimental impact on the character and appearance of the area. It would not cause a harmful impact on neighbouring amenity or highway safety. The proposal is also considered to be acceptable in terms of impact on trees, ecology and sustainability.

The applicant has submitted a Unilateral Undertaking to secure SANG and SAMM which is currently being checked by the Council's Legal Department.

The application is recommended for approval.

RECOMMENDATION:

Subject to a Unilateral Undertaking Agreement securing SANG and SAMM the decision is to:

Approve - subject to the following condition(s) and reason(s) :-

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51(1) of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans.

- 0115 REV 02 AMENDED SITE ACCESS received 21 April 2022

The following plans received 4 March 2023

- 0101 REV 02 AMENDED BLOCK PLAN
- 0112 REV 01 AMENDED SITE LAYOUT
- 0211 REV 08 AMENDED UNIT 1 PLANS
- 0212 REV 08 AMENDED UNIT 2 PLANS
- 0213 REV 09 AMENDED UNIT 3 PLANS
- 0214 REV 07 AMENDED UNIT 4 GF PLAN
- 0215 REV 02 AMENDED UNIT 4 1ST FLOOR PLAN
- 0216 REV 02 AMENDED UNIT 4 ROOF PLAN
- 0217 REV 08 AMENDED UNIT 5 GF PLAN
- 0218 REV 08 AMENDED UNIT 5 FIRST FLOOR PLAN
- 0219 REV 03 AMENDED UNIT 5 ROOF PLAN
- 0310 REV 06 AMENDED STREET ELEVATION
- 0311 REV 06 AMENDED UNIT 1 ELEVATIONS
- 0312 REV 07 AMENDED UNIT 2 ELEVATIONS
- 0313 REV 07 AMENDED UNIT 3 ELEVATIONS
- 0314 REV 06 AMENDED UNIT 4 ELEVATIONS
- 0315 REV 02 AMENDED UNIT 4 ELEVATIONS
- 0316 REV 05 AMENDED UNIT 5 ELEVATIONS
- 0317 REV 05 AMENDED UNIT 5 ELEVATIONS

Reason: To ensure that the development is carried out in accordance with the approved plans and in the interests of proper planning.

3. No development shall take place above slab level until details and samples of the proposed external facing and roofing materials including colour and finish have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details and samples.

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

4. 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 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 and Energy' SPD 2020.

5. No external lighting shall be installed on the site or affixed to any dwellings on the site unless the local planning authority has first approved in writing details of the position, height, design, measures to control light spillage and intensity of illumination. Only the approved details shall be installed.

Reason: In the interests of visual and/or residential amenity.

6. The development hereby permitted must comply with regulation 36 paragraph 2(b) of the Building Regulations 2010 (as amended) to achieve a water efficiency of 110 litres per occupant per day (described in part G2 of the Approved Documents 2015). Before occupation, a copy of the wholesome water consumption calculation notice (described at regulation 37 (1) of the Building Regulations 2010 (as amended)) shall be provided to the planning department to demonstrate that this condition has been met.

Reason: To improve water efficiency in accordance with the Council's 'Climate Change, Sustainable Design, Construction and Energy' SPD 2020.

7. The development hereby permitted shall not be occupied until bird nesting and roosting boxes have been installed on the building or in any trees on the site in accordance with details which shall have been submitted to and approved in writing by the local planning authority.

Reason: In order to preserve and enhance the natural environment including protected species

8. No development shall take place until a scheme for the provision of surface water drainage works from the site (including surface water from the access/driveway), including measures to prevent the discharge of water onto the public highway and incorporating sustainable drainage details, has been submitted to and approved in writing by the local planning authority. The development shall not be brought into first occupation until the approved surface water drainage has been constructed in accordance with the approved scheme.

Reason: To ensure that the development can be adequately drained.

9. The following package of measures shall be implemented at the applicants expense through a S278 Agreement in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to first occupation of the development:-
Speed reduction measures, including the extension of the 30mph speed limit, speed humps, priority give-way and all related signage shall be introduced on Ockham Road North, such details to be first agreed with the Local Planning Authority following consultation with the County Highway Authority but generally in accordance with Drawing No. HTP/2028/06/E Sheets 1 to 3.

Reason: The above condition is required in order that the development should not prejudice highway safety nor cause inconvenience to other highway users and are in recognition of Section 9 "Promoting Sustainable Transport" in the National Planning Policy Framework 2021.

10. The development hereby approved shall not be first occupied unless and until visibility zones have been provided in accordance with the approved plans, Drawing No. 2028/01 Sheets 1 and 2 and Drawing No. 2028/04, thereafter the visibility zones shall be kept permanently clear of any obstruction over 0.6m high.

Reason: The above condition is required in order that the development should not prejudice highway safety nor cause inconvenience to other highway users and are in recognition of Section 9 "Promoting Sustainable Transport" in the National Planning Policy Framework 2021.

11. The development hereby approved shall not be first occupied unless and until a vehicular passing pass has been provided on the access track to/from the site in accordance with the approved plans and thereafter shall be retained and maintained for its designated purpose.

Reason: The above condition is required in order that the development should not prejudice highway safety nor cause inconvenience to other highway users and are in recognition of Section 9 "Promoting Sustainable Transport" in the National Planning Policy Framework 2021.

12. The development hereby approved shall not be first occupied unless and until space has been laid out within the site in accordance with the approved plans, Drawing No. 0112 Rev 1, for vehicles to be parked and for vehicles to turn so that they may enter and leave the site in forward gear. Thereafter the parking and turning areas shall be retained and maintained for their designated purposes.

Reason: The above condition is required in order that the development should not prejudice highway safety nor cause inconvenience to other highway users and are in recognition of Section 9 “Promoting Sustainable Transport” in the National Planning Policy Framework 2021.

13. The development hereby approved shall not be occupied unless and until each of the proposed dwellings are provided with a fast-charge Electric Vehicle charging point (current minimum requirements - 7 kw Mode 3 with Type 2 connector - 230v AC 32 Amp single phase dedicated supply) in accordance with a scheme to be submitted and approved in writing by the Local Planning Authority and thereafter retained and maintained to the satisfaction of the Local Planning Authority.

Reason: The above condition is required in order that the development should not prejudice highway safety nor cause inconvenience to other highway users and are in recognition of Section 9 “Promoting Sustainable Transport” in the National Planning Policy Framework 2021.

14. The development hereby approved shall not be first occupied unless and until facilities for the secure, covered parking of bicycles and the provision of a charging point for e-bikes by said facilities have been provided within the development site in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority and thereafter the said approved facilities shall be provided, retained and maintained to the satisfaction of the Local Planning Authority.

Reason: The above condition is required in order that the development should not prejudice highway safety nor cause inconvenience to other highway users and are in recognition of Section 9 “Promoting Sustainable Transport” in the National Planning Policy Framework 2021.

15. No development shall commence until a Construction Transport Management Plan, to include details of:
- (a) parking for vehicles of site personnel, operatives and visitors
 - (b) loading and unloading of plant and materials
 - (c) storage of plant and materials
 - (d) programme of works (including measures for traffic management)
 - (e) provision of boundary hoarding behind any visibility zones
 - (f) HGV deliveries and hours of operation
 - (g) vehicle routing
 - (h) measures to prevent the deposit of materials on the highway
 - (i) before and after construction condition surveys of the highway and a commitment to fund the repair of any damage caused
 - (k) on-site turning for construction vehicles

has been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented during the construction of the development.

Reason: The above condition is required in order that the development should not prejudice highway safety nor cause inconvenience to other highway users and are in recognition of Section 9 “Promoting Sustainable Transport” in the National Planning Policy Framework 2021.

16. No development shall take place until a scheme to enhance the nature conservation interest of the site has been submitted to and agreed in writing by the local planning authority. The scheme shall be implemented in full prior to the occupation of the development hereby approved.

Reason: To increase the biodiversity of the site and mitigate any impact from the development.

17. No development shall take place until details for the storage of waste on the premises, including the design and position of storage facilities for bins and recycling have been submitted to and approved in writing by the local planning authority. The approved details shall be implemented prior to the first occupation of the development and thereafter maintained for the duration of the development.

Reason: In the interests of residential and visual amenity, and to encourage waste minimisation and recycling of domestic refuse, in the interests of sustainable development.

Informatives:

1. If you need any advice regarding Building Regulations please do not hesitate to contact Guildford Borough Council Building Control on 01483 444545 or buildingcontrol@guildford.gov.uk
2. This statement is provided in accordance with Article 35(2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015. Guildford Borough Council seek to take a positive and proactive approach to development proposals. We work with applicants in a positive and proactive manner by:
 - Offering a pre application advice service
 - Where pre-application advice has been sought and that advice has been followed we will advise applicants/agents of any further issues arising during the course of the application
 - Where possible officers will seek minor amendments to overcome issues identified at an early stage in the application process

However, Guildford Borough Council will generally not engage in unnecessary negotiation for fundamentally unacceptable proposals or where significant changes to an application is required.

In this case pre-application advice was sought and provided which addressed initial issues, the application has been submitted in accordance with that advice, however, further issues were identified during the consultation stage of the application. Officers have worked with the applicant to overcome these issues.

3. The permission hereby granted shall not be construed as authority to carry out any works on the highway. The applicant is advised that prior approval must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, or verge to form a vehicle crossover or to install dropped kerbs. Please see www.surreycc.gov.uk/roads-and-transport/road-permits-and-licences/vehicle-crossovers-or-dropped-kerbs.
4. In the event that the access works require the felling of a highway tree not being subject to a Tree Preservation Order, and its removal has been permitted through planning permission, or as permitted development, the developer will pay to the Council as part of its licence application fee compensation for its loss based upon 20% of the tree's CAVAT valuation to compensate for the loss of highway amenity.
5. The developer is reminded that it is an offence to allow materials to be carried from the site and deposited on or damage the highway from uncleaned wheels or badly loaded vehicles. The Highway Authority will seek, wherever possible, to recover any expenses incurred in clearing, cleaning or repairing highway surfaces and prosecutes persistent offenders. (Highways Act 1980 Sections 131, 148, 149).
6. The permission hereby granted shall not be construed as authority to carry out any works (including Stats connections/diversions required by the development itself or the associated highway works) on the highway or any works that may affect a drainage channel/culvert or water course. The applicant is advised that a permit and, potentially, a Section 278 agreement must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. All works (including Stats connections/diversions required by the development itself or the associated highway works) on the highway will require a permit and an application will need to be submitted to the County Council's Street Works Team up to 3 months in advance of the intended start date, depending on the scale of the works proposed and the classification of the road.
Please see <http://www.surreycc.gov.uk/roads-and-transport/road-permits-and-licences/the-traffic-management-permit-scheme>.
The applicant is also advised that Consent may be required under Section 23 of the Land Drainage Act 1991. Please see www.surreycc.gov.uk/people-and-community/emergency-planning-and-community-safety/floodingadvice.

7. The developer is advised that as part of the detailed design of the highway works required by the above conditions, the County Highway Authority may require necessary accommodation works to street lights, road signs, road markings, highway drainage, surface covers, street trees, highway verges, highway surfaces, surface edge restraints and any other street furniture/equipment – this will be at the developer's own cost.
8. It is the responsibility of the developer to ensure that the electricity supply is sufficient to meet future demands and that any power balancing technology is in place if required. Electric Vehicle Charging Points shall be provided in accordance with the Surrey County Council Vehicular, Cycle and Electric Vehicle Parking Guidance for New Development 2022. Where undercover parking areas (multi-storey car parks, basement or undercroft parking) are proposed, the developer and LPA should liaise with Building Control Teams and the Local Fire Service to understand any additional requirements. If an active connection costs on average more than £3600 to install, the developer must provide cabling (defined as a 'cabled route' within the 2022 Building Regulations) and two formal quotes from the distribution network operator showing this.
9. The proposed speed limit change under condition 1, shall require the provision of a Traffic Regulation Order prior to first occupation of the development. The alteration of the Traffic Regulation Order is a separate statutory procedure which must be processed at the applicants expense prior to any alterations being made

Officer's Report

Site description.

The application site relates to an area of residential land located to the south-west of the main residential farmhouse and the associated ancillary barn (which benefits for planning permission to convert into two dwellings). The site is accessed via a private road leading from Ockham Road North and adjoins the Horsley Camping and Caravan Site to the south-west and residential properties along Nightingale Crescent to the south.

The site is located within the 400m to 5km buffer zone of the Thames Basin Heaths Special Protection Area.

The site forms part of the policy A39 site allocation.

Proposal.

Proposed erection of one single storey detached dwelling and four two storey detached houses with garaging, associated landscaping and modification of existing access.(amended description) (as amended by plans received 4 March 2023)

Relevant planning history.

Reference:	Description:	Decision Summary:	Appeal:
22/P/01114	Erection of a pair of semi detached houses as a barn, 1x3 bed and 1x2 bed (plots 3 and 4)	Approved 05/10/2022	N/A
18/P/01885	Provision of 4 dwellings through a combination of conversion and extension of existing barn and new build, along with the extension of the existing coach house to provide additional ancillary domestic accommodation in connection with the domestic use of Waterloo Farm, construction of new pool house and formation of new access and creation of new gates.	Approve 28/03/2019	N/A
15/P/01965	Certificate of lawfulness for an existing development to establish whether planning permission 10/P/01550 for the conversion of redundant barn (currently used for ancillary residential purposes) into one residential unit and one live/work unit (approved 22/12/2010) has been lawfully implemented within the time required by Condition 1 and planning obligation required by Condition 11 and that Conditions 3 and 4 are not conditions precedent of that permission.	Refuse 25/04/2016	N/A
14/P/00012	Outline application for the erection of three detached dwellings (access only to be considered).	Refuse 27/02/2014	N/A
10/P/01550	Conversion of redundant barn (currently used for ancillary residential purposes), into one residential unit and one live/work unit (additional plans received 22/09/10).	Approve 23/12/2010	N/A

Consultations.

Statutory consultees

County Highway Authority: Recommend conditions

Natural England: No objection to the Appropriate Assessment.

Environment Agency: Flood Risk Standing Advice

Thames Water:

Waste Comments: no objection based on the information provided

Water comments: with regard to surface water drainage, Thames Water have advised that if the developer follows the sequential approach to disposal of surface water that they would have no objection.

Surrey Wildlife Trust: A re-consultation was made following the receipt of amended plans and SWT recommend that a suitably qualified ecologist surveys the site prior to determination as the submitted documents are now more than three years old. (Officer note: The delays in determining this application lie with the LPA and not the applicant. Officers have requested the reports and are currently awaiting their receipt. It is noted that SWT did not object to the original plans as there was no evidence of protected species habitats on site and as such the proposed development it was concluded would not harm in this regard, however, a number of recommendations were made in order to ensure development is ecologically sensitive and respectful to the site)

Internal consultees

Environmental Health: No objection.

Recycling and Waste: Objection to original plans. No swept path analysis has been provided, nor details of where homeowners will present their bins or where bins will be stored.

(Officer note: Recycling and Waste have been reconsulted on the amended plans and chasing emails have been sent. No response has been received)

West Horsley Parish Council: objection on the following grounds

- Design and Access Statement incomplete (Officer note: The full document was uploaded to the website after this comment)
- access track to the site in private ownership
- concerns over flooding and site should not be considered in isolation
- conflict with A39 as no self build or custom building plots are provided
- suburban form of development in a distinctly rural area
- scale of the buildings is large, of greater height and footprint than existing development on adjoining site to south
- Unit 5 proposes an annexe capable of independent use
- insufficient boundary clearances to respect long established gardens of adjacent built form
- loss of privacy
- poor layout
- no proposals to enhance or improve the pedestrian routes to the local station and shops.
- conflict with Policy ID3 of the Local Plan
- no details of avoidance or mitigation have been submitted contrary to Policy P5 of the Local

Plan

- conflict with Policy WH2 of the Neighbourhood Plan
- cramped appearance
- large areas of hardstanding, with parking provision dominating the street scene
- piecemeal approach to the development will result in remainder of the site being uncharacteristically higher density to meet allocated site target
- does not reflect local distinctiveness
- loss of important trees without any replacement planting
- does not reflect required housing mix on the site
- biodiversity concerns
- conflict with dark skies policies

Following the receipt of amended plans the Parish Council have made further comments:

- although the applicant has made small changes to the design and layout these serve only to address points 2.17 and 2.18 of our original objection dated 16 January 2020. All major concerns raised in that communication remain unaltered.
- proposals still considered to be in breach of Policies A39, D1, ID3 and P5 of the LPSS 2019 and Policies WH2, WH3, WH12, WH13, WH14 and WH15 of the West Horsley Neighbourhood Plan

Amenity/Preservation Societies

Horsley Countryside Preservation Society: Object.

The development when combined with recently approved dwellings at Waterloo Farm represents development creep without any overall plan for the site allocation A39. The site is subject to unacceptable flood risk from a combination of high groundwater table and the lack of surface water run-off, the proposal would raise new homes clear of floodwater by 1.5 metres which will shift the local flooding problem elsewhere thereby setting a precedent for the rest of the allocated site. The housing mix is not compliant with the neighbourhood plan. The proposed homes are totally out of keeping with the size and scale of the adjacent properties on Nightingale Crescent, the cottages opposite and the former agricultural buildings adjacent to Waterloo Farm. It would create a dominant built environment in a rural edge of village setting. No information to explain how light pollution will be prevented in this sensitive location.

Camping and Caravan Club: no objection but raise the following comments

- noise and disruption during construction
- ensure private track not blocked during construction to ensure safe access and egress to the campsite at all times

Third party comments:

15 letters of representation have been received raising the following objections and concerns:

- wildlife concerns
- flooding
- noise and disruption during construction
- loss of light
- loss of privacy
- increase in traffic
- overlooking
- size and scale of buildings out of character

- light pollution
- land should not be taken out of the Green Belt
- inaccuracies in plans
- housing mix and tenure contrary to Local Plan Policy H1, SHMA requirements and West Horsley Neighbourhood Plan WH4
- loss of biodiversity
- future access for maintenance and upgrading of on site trunk sewers
- no affordable housing
- landowners should not be allowed to break up larger sites in order to avoid or reduce planning obligations
- poor public transport
- inadequate infrastructure
- lack of designated rural status
- important rural tourism amenity will become unviable
- concerns over safe access to the site
- traffic safety concerns
- no safe pedestrian access
- no biodiversity net gain
- devalue neighbouring properties
- overbearing impact

Following the receipt of amended plans 9 additional letters have been received reiterating the original comments and making the further points:

- pollution
- struggling already with noise of building work currently being done just beyond this site
- loss of trees
- undesirable precedent
- Planning policies
- inaccuracies in description and supporting documents
- very suburban appearance
- close boarded fencing unnecessarily urbanised this edge of village site

National Planning Policy Framework (NPPF), 2021:

Chapter 5: Delivering a sufficient supply of homes.

Chapter 11: Making effective use of land.

Chapter 12: Achieving well-designed places.

Chapter 14: Meeting the challenge of climate change, flooding and coastal change.

Chapter 15: Conserving and enhancing the natural environment.

Guildford Borough Local Plan : Strategy and Sites (2015-2034) - adopted 25 April 2019

The Guildford Borough Local Plan: Strategy and Sites was adopted by Council on 25 April 2019. The Plan carries full weight as part of the Council's Development Plan.

The Council is able to demonstrate a five year housing land supply with an appropriate buffer. This supply is assessed as being 6.46 years based on most recent evidence as reflected in the GBC LAA 2022. In addition to this, the Government's recently published Housing Delivery Test indicates that Guildford's 2021 measurement is 144%. For the purposes of NPPF footnote 8, this is therefore greater than the threshold set out in paragraph 222 (75%). Therefore, the Plan and its policies are regarded as up-to-date in terms of paragraph 11 of the NPPF.

H1	Homes for all
D1	Place shaping
D2	Climate change, sustainable design, construction and energy
ID3	Sustainable transport for new developments
ID4	Green and blue infrastructure

Guildford Borough Council: Development Management Policies (LPDMP) March 2023

Guildford's Local Plan Development Management Policies (LPDMP) was adopted on 22 March 2023 and the policies are given full weight.

Policy P6:	Protecting Important Habitats and Species
Policy: P7	Biodiversity in New Developments
Policy D4:	Achieving High Quality Design and Respecting Local Distinctiveness
Policy D5:	Protection of Amenity and Provision of Amenity Space
Policy D7:	Public Realm
Policy D11:	Noise Impacts
Policy D12:	Light Impacts and Dark Skies
Policy D14:	Sustainable and Low Impact Development
Policy ID10	Parking Standards

South East Plan, 2009:

NRM6 Thames Basin Heath Special Protection Area

West Horsley Neighbourhood Plan, 2016-2033:

WH2: Design Management in the Village Settlement.
WH3: Design Management within Rural Areas
WH4: Housing Mix.
WH12: Green and Blue Infrastructure
WH13: Sustainable Urban Drainage
WH14: Biodiversity.
WH15: Dark Skies.

Supplementary planning documents:

Residential Design Guide SPD 2004
Climate Change, Sustainable Design, Construction and Energy SPD (2020)
Parking Standards for New Development Supplementary Planning Document March 2023
Thames Basin Heaths Special Protection Area Avoidance Strategy, 2017.
Surrey County Council Vehicular and Cycle Parking Guidance, 2018.
National Design Guide, 2019.

Planning considerations.

The main planning considerations in this case are:

- the principle of development
- the impact on the character of the area
- living environment
- the impact on neighbouring amenity

- highways/parking considerations
- impact on trees
- drainage
- sustainability
- Thames Basin Heaths Special Protection Area
- Legal agreement requirements

The principle of development

Paragraphs 119 and 120 of the NPPF state that planning decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment.

The site is located within an area of West Horsley which has been inset from the Green Belt as part of the adopted Local Plan: Strategy and Sites 2015-2033. The spatial strategy for the future development of the application site and the land surrounding it is set out in Policy A39. The policy notes that the larger site, totalling 8 hectares, is allocated for approximately 120 homes (C3).

Policy H1 of the LPSS 2015-2034 states that new residential development is required to deliver a wide choice of homes to meet a range of accommodation needs as set out in the latest Strategic Housing Market Assessment (SHMA). New development should provide a mix of housing tenures, types and sizes appropriate to the site size, characteristics and location. Policy WH4 of the West Horsley Neighbourhood Plan seeks a mix of one, two and three bed open market homes. The proposed development is for 1 two-bed unit, 2 three-bed units and 2 four bed units. Given the size of the application site, the location of the site and the overall provision of dwellings across the wider allocated site, the mix would be in general conformity with the requirement of the SHMA and Policy WH4 when combined with these factors and as such is considered to be acceptable.

The site is located within the designated Inset boundary of West Horsley, having recently been removed from the Green Belt following the adoption of the new Local Plan. As the site is not within the Green Belt there is no requirement to assess the proposal against the restrictive Green Belt policies.

As such, the principle of residential development on the site is acceptable.

The impact on the character of the area

WH2 of the West Horsley Neighbourhood Plan requires development proposals to maintain local character and countryside views through good design reflective of the locality, high quality materials, buildings of sympathetic scales, the retention of established healthy trees, and the avoidance of a parking dominated frontage.

The character and appearance of the surrounding area is largely residential, comprising traditional detached and semi detached units. The application site currently forms a maintained mown grass area serving the large farmhouse.

The proposal would result in the construction of five detached dwellings with associated access and landscaping. The proposed dwellings would be of significant scale individually and would all feature garaging. An integrated single garage for Unit 1, an attached single garage for units 2 and 3 and a detached double garage to the front of units 4 and 5. Unit 1 at the entrance to the proposed cul de sac would be single storey leading to the additional four two storey dwellings.

The proposed palette of materials would consist of red multistock facing brickwork, traditional patterned clay tile hanging to upper floor, plain clay tiled roof, white painted timber and aluminium windows and doors. The materials are considered to be acceptable and appropriate in this semi rural location. The properties would have good separation distances between each other. A condition is recommended in the event planning permission is forthcoming to secure additional information regarding external materials. A further condition regarding external lighting is also recommended to ensure that light spillage is kept to a minimum in line with Policy WH15 of the Neighbourhood Plan.

The proposal would result in a higher density of development than that of the surrounding area, with uncharacteristically small gardens for units 1 and 2 in particular, however, the density proposed is appropriate given Policy A39 of the LPSS and the provision of approximately 120 homes on the wider site.

Subject to the necessary conditions, the proposed development would not have a harmful impact on the character of the surrounding area, in compliance with policy WH2 of the West Horsley Neighbourhood Plan 2018, policy D4 and D7 of the LPDMP, policy D1 of the LPSS and the NPPF.

Living environment

Policy H1(3) of the LPSS requires all new development to conform to the nationally described space standards as set out by the Ministry for Housing, Communities and Local Govt (MHCLG). The application proposes the creation of one, two bedroom, single storey dwelling, two, three bedroom, two storey dwellings and two, four bedroom, two storey dwellings. The internal floor area of all dwellings would exceed the maximum requirement for such dwellings as set out in the national space standards. The space standards set out further requirements in terms of bedroom sizes and dimensions and it is found that the dwellings would also meet with these requirements.

The rear external amenity space to be provided with each unit is relatively small, considering the size of the accommodation, the smallest of which would serve units 1 and 2. These smallest gardens align with a hedge to their rear boundaries whilst the other units that would have larger gardens would have trees outside of their ownership immediately adjacent to their rear boundaries. Officers have raised concerns in relation to these trees and the potential pressure on them to be removed once the properties were occupied. The trees are outside of the control of the applicant and would be outside of the control of future occupiers. In addition some of these trees are ash trees and therefore there is potential for them to be removed in the near future due to die back. The trees wispy form and high canopies would also reduce their ability to overshadow gardens. As such , the proximity of the proposed dwellings to these trees is not considered so significant as to warrant a refusal of planning permission on grounds of overshadowing.

The impact on neighbouring amenity

The proposal would be located in close proximity to a number of residential properties, the south-east of the site adjoins the rear boundaries of a number of dwellings along Nightingale Crescent, to the north, separated by the access road, are two residential dwellings and to the north-east at the time the application was originally made in 2019 was an existing barn within the grounds of Waterloo Farm but for which planning permission was recently granted for four new dwellings on that site.

Nightingale Crescent

Unit 5 is the closest proposed dwelling to the properties along Nightingale Crescent. Its design features a single storey double garage which would run along the shared boundary between the site and Nightingale Crescent. The main two storey dwelling would be positioned away from the boundary and would not have its primary living accommodation facing towards the neighbouring dwellings and as such the proposal would not result in any significant loss of privacy to these neighbours. The proposed dwelling and existing dwellings would be well separated with the proposal to the north of Nightingale Crescent, therefore, the proposal would not result in material harm to light levels received and combined with existing boundary treatments would not lead to an overbearing impact.

Lake Cottage/Sheperds Cottage

These properties are nearest to Unit 1 of the proposed scheme, at the closest point Lake Cottage would be approximately 17 metres from the side elevation of Unit 1 and Sheperds Cottage approximately 46 metres. The separation distance would prevent any materially harmful overbearing impact or loss of light to these dwellings. The proposed unit 1 following the receipt of amended plans would be single storey with only one ground floor level window in the side elevation serving the dining room facing these properties, therefore, there are no concerns regarding the privacy of these neighbours. Whilst the proposal would generate additional traffic which would use the access road, this currently serves the Horsley Camping and Caravanning Club and the additional traffic is not considered to cause detrimental levels of noise from a modest increase in the intensity of the site.

Permitted dwellings at Waterloo Farm ref 22/P/01114

Planning Application 22/P/01114 was granted planning permission in October 2022 and as such the potential impact of the proposed scheme on the approved dwellings needs to be considered. The private rear gardens for the two dwellings to be formed on the site of the existing barn would be immediately adjacent to the frontage of Unit 1 of the proposed scheme. Unit 1 following the receipt of amended plans would be single storey and as such concerns relating to overlooking have been overcome.

As such, the proposals would be in accordance with Policies D5 and D7 of the LPDMP 2023 and the requirements of the NPPF, 2021.

Highways/parking considerations

The proposed dwellings would all feature garaging and external parking spaces, the two and three bedroom units would accommodate three cars, one within a garage and two externally, whilst the 4 bed units could accommodate four vehicles, two within a detached garage and two externally. The proposed parking arrangement and provision would exceed the Council's Maximum Parking requirements and is therefore found to be acceptable in this regard.

The County Highway Authority have reviewed the application and requested further information for assessment before they could be satisfied that the proposal would have no adverse impact on highway capacity or safety. The access track to/from the site is relatively straight and benefits from sufficient forward visibility. A passing place would be provided along the access track. Swept path analysis demonstrates that a car towing a caravan can use the passing place effectively. Given the limited number of trips associated with the proposal and the achievable forward

visibility, the provision of one passing place is deemed acceptable by the CHA in this location. Speed calming measures and an extension of the 30mph speed limit would ensure that the achievable visibility where the access track meets Ockham Road North is acceptable. It is not considered that the proposed development would result in a significant increase in vehicular trips on the surrounding highway network. The Highway Authority considers that the proposal will not have a material impact on highway safety.

The applicant has agreed to a package of speed reduction measures including the extension of the 30mph speed limit, speed humps, priority give way and all related signage on Ockham Road North. The traffic calming measures would be secured through a s278 agreement at the applicant's expense. In addition to a condition relating to the implementation of the traffic calming scheme, conditions relating to a vehicle passing place, electric vehicle charging points, bicycle storage and charging facilities and a Construction Transport Management Plan are also recommended in the event planning permission is forthcoming.

Therefore, the proposal would be in accordance with Policy ID3 of the 2019 Local Plan and the NPPF 2021 in this regard.

Impact on trees

The Council's Arboricultural Officer has reviewed the proposed scheme and is satisfied that the proposed tree retention and removals within the red line of the development are arboriculturally acceptable.

However, concerns have been raised in regard to the proximity of the plots 3, 4 and 5 in relation to the adjacent maturing Oak and Ash trees situated within the Camping and Caravanning Club site. The proximity of tall trees has the likely potential to cause anxiety for future occupiers, particularly as the proposed garden spaces are relatively modest. Leaf fall and detritus are symptomatic of trees growing in the built environment and a part of the natural life cycle of trees but again can cause conflict with new occupiers. These trees have yet to reach full maturity, and as stated within the British Standard 5837, (Trees in relation to design, demolition and construction) consideration for a tree's ultimate growth (height and width) should be taken into account so as to reduce the need for frequent remedial pruning or other maintenance. The applicant has addressed the issues relating to trees outside of the application site and states that they would be out of the control of any future occupiers of the development and as such could not reasonably apply pressure for these to be removed and upon purchase would be aware of their protection. In addition, the shorter gardens of the development would align with a highish hedge whilst the taller trees would align with the slightly deeper gardens. Also some of the trees are ash trees as may well need to be removed in the future due to die back. These ash trees are also quite wispy in form and have high canopies, both of which would limit their ability to overshadow gardens.

As such, the proposal would comply with policy P6 of the LPDMP 2023 and the requirements of the NPPF, 2021.

Bin storage

The recycling and waste officer has been reconsulted on the amended plans but has not responded. Each property has an adequate bin storage and SCC Highways have not objected to the layout.

A condition is recommended in the event planning permission is forthcoming to ensure appropriate bin storage and waste collection would be achieved.

Flooding and Drainage

The application site is located in flood zone one regarding river flooding, however, the Environment Agency maps show that the southern corner of the site is within an area with a medium to low risk of surface water flooding. As the proposal would result in the creation of hardstanding which would contribute to increased run-off, the site would change from having an impermeable area of 0% to 41%, the applicants have submitted a technical note which proposes two potential options for drainage. However, as no drainage scheme has been set and further investigations are required by the guidance in the technical note, were the application found to be acceptable a condition is recommended to be added to ensure the submission of a surface water drainage scheme to ensure that this surface water flooding risk is dealt with appropriately.

Sustainability

Policy D2 of the LPSS requires proposals to include information that sets out how sustainable design and construction practice would be incorporated. Policy D2 requires that minor developments should submit information proportionate to the size of the development in the planning application. All new buildings are to achieve a 20% reduction in carbon emissions through sustainable design, using a fabric first approach, following the energy hierarchy. The information is required in order for decision makers to assess whether the climate change and sustainable development requirements set out in planning policy have been met. As the Climate Change SPD states: "If the required information is not provided at the right time, it is likely that decision makers will be unable to conclude that the proposal is compliant with planning policy and planning permission will be refused."

The applicants have provided a completed climate change questionnaire with the application, policy D2 requires applications for development to include information setting out how sustainable design and construction practice will be incorporated, including the level of information to be provided. The degree of information required within this statement is expected to be proportionate to the scope of the development. This application comprises 5 new dwellings.

The application has highlighted the following points:

- Committed to ensure reuse and/or recycling of existing and surplus materials during construction;
- Committed to sourcing local and use local companies where possible;
- Committed to products being sustainably sourced ;
- Layout and size of openings to maximise natural daylight;
- Inclusion of permanent window and door ventilation;
- inclusion of water efficiency measures
- Committed to the inclusion of water butts for rainwater collection.

With regard to sustainable life styles cycle parking areas for the new properties are proposed and electric vehicle charging points.

The application is not accompanied by a new build SAP calculation. However, it is considered that a satisfactory carbon reduction from the Target Emission Rate can be achieved and a suitably worded condition is recommended to achieve this. The applicant has agreed to a pre commencement condition.

The applicant in both the design of the plans and climate change questionnaire have shown consideration to producing a sustainable design and construction. As such the officer is satisfied that the proposal would comply with policy D2 of the LPSS 2015-2034 and Policy D14 of the LPDMP (2023).

Biodiversity and protected species

The application has been accompanied by a Biodiversity Statement which sets out the impact of the proposal on protected species and identifies opportunities for biodiversity net gains in line with the requirements of the Neighbourhood Plan, the Local Plan and the NPPF. There is no evidence of protected species habitats on site and as such the proposed development would not harm in this regard, however, a number of recommendations are made in order to ensure development is ecologically sensitive and respectful to the site. Surrey Wildlife Trust have been consulted on the amended plans and have commented on the age of the submitted Biodiversity Statement which relates to site surveys from October 2019. Surrey Wildlife Trust have recommended that these surveys are undertaken again.

The excessive delays on this application are down to the LPA and not the applicant. The applicant has been asked for updated ecological surveys.

As such, a condition is recommended in the event planning permission is forthcoming to ensure the recommendations of the submitted Biodiversity Statement and any updates on this survey are implemented to ensure the development is ecologically sensitive and respectful of the site. In terms of biodiversity enhancements the recommendations for this are also set out within the submitted Biodiversity Statement and a condition is recommended to secure biodiversity net gain.

Therefore, the impact of the proposal on the biodiversity and protected species would be compliant with policies P6 and P7 of the LPDMP 2023.

Thames Basin Heath Special Protection Area (TBHSPA) and Appropriate Assessment (AA)

The proposed development may adversely impact the TBHSPA due to the net increase in residential units at the site. The Council's adopted TBHSPA Avoidance Strategy 2017 requires a SANG contribution and an Access Management (SAMM) contribution to avoid any adverse impact in line with the tariff within the annual updating of off-site contributions document.

As part of the application process the Council has undertaken an Appropriate Assessment (AA) in line with Standing Advice from Natural England, which concluded that the development would not affect the integrity of the European site either alone or in combination with other plans and projects in relation to additional impact pathways subject to the application meeting the mitigation measures set out in the TBHSPA Avoidance Strategy.

The applicant has agreed to enter into a legal agreement to secure the necessary mitigation against the harm caused by the development to the integrity of the Thames Basin Heaths Special Protection Area.

Legal agreement requirements

The three tests as set out in Regulation 122 require S106 agreements to be:

- (a) necessary to make the development acceptable in planning terms;
- (b) directly related to the development; and
- (c) fairly and reasonably related in scale and kind to the development.

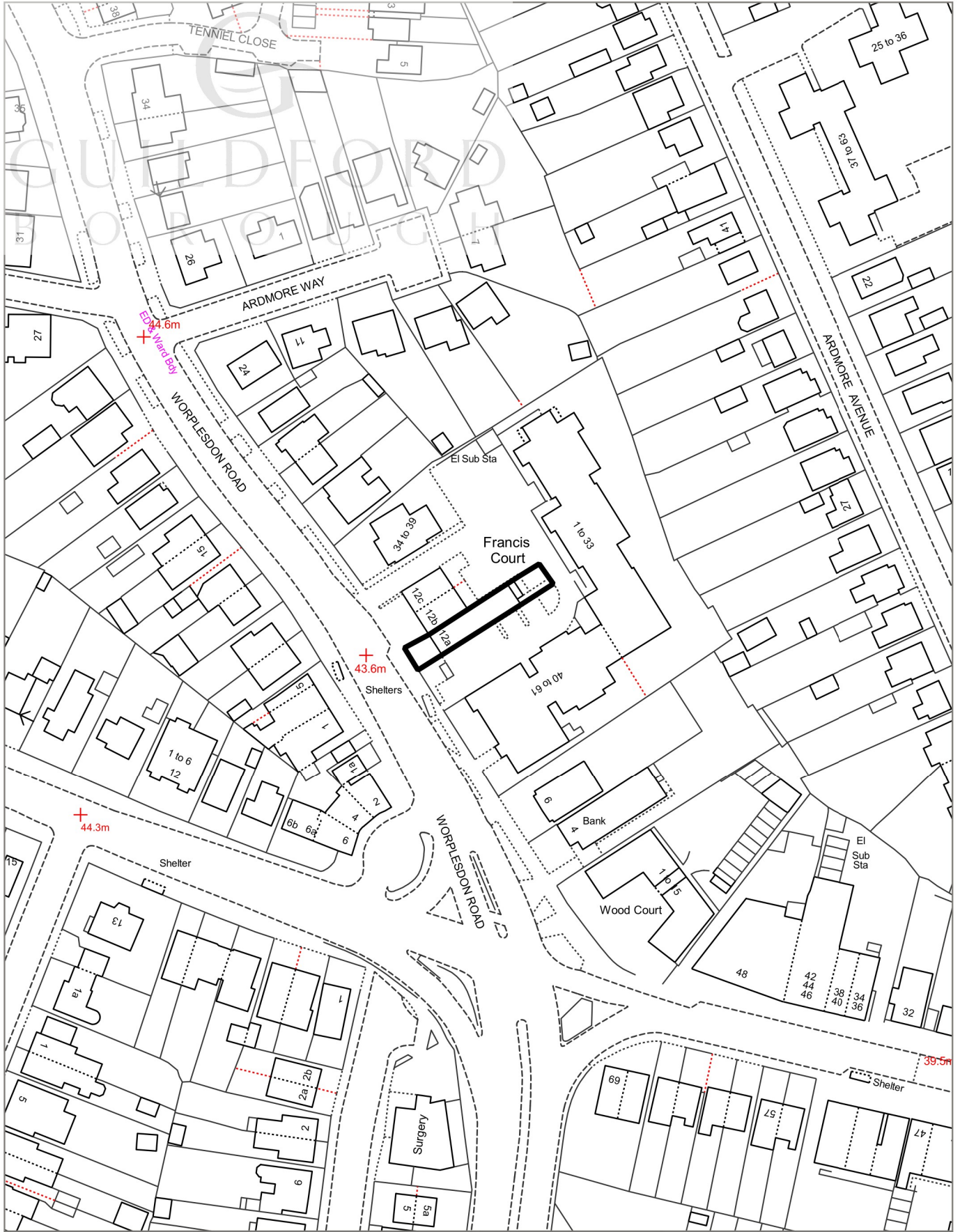
As the application would result in the net gain of 5 new residential units, in order for the development to be acceptable in planning terms, a legal agreement is required as part of any subsequent planning approval to secure a financial contribution towards a SANG and SAMM, in line with the Guildford Borough Council TBHSPA Avoidance Strategy 2017. This strategy has been formally adopted by the Council. In line with this strategy and the requirements of Regulation 63 of the Habitats Regulations 2017, a S106 agreement is required to ensure that the additional residential units proposed by this development would not have any likely significant effect on the TBHSPA.

Conclusion.

The principle of the proposed development within allocated site A39 is found to be acceptable. The proposed housing mix would be in general conformity with policy H1 of the Local Plan 2019 and WH4 of the West Horsley Neighbourhood Plan.

The proposal would not have a detrimental impact on the character and appearance of the area. It would not cause a harmful impact on neighbouring amenity or highway safety. The proposal is also considered to be acceptable in terms of impact on trees, ecology and sustainability. The application is therefore recommended for approval.

22/P/00956 - 12a Worplesdon Road, Guildford



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Print Date: 11/05/2023



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22/P/00956 – 12A Worplesdon Road, Guildford, GU2 RW



App No: 22/P/00956
Appn Type: Full Application
Case Officer: James Amos
Parish: Stoughton
Agent: Mr Griffiths
ALG Planning + Development
24 Heatherfield
Petersfield
GU31 5RY

8 Wk Deadline: 26/07/2022

Ward: Stoughton
Applicant: Mr Schiavo
Arridentia Solutions Ltd
C/O Agent
24 Heatherfield
Petersfield
GU31 5RY

Location: 12A Worplesdon Road, Guildford, GU2 9RW
Proposal: Erection of an extension at first floor level to create a two bed self-contained residential unit including a side Juliet balcony and changes to lower ground floor rear fenestration following demolition of existing rear element.

Executive Summary

Reason for referral

This application has been referred to the Planning Committee by Councillor Pauline Searle.

Key information

The application seeks planning permission for the erection of an extension at first floor level to create a two bed self-contained residential unit including a Juliet balcony to the flank elevation and changes to lower ground floor fenestration at the rear following demolition of existing rear element. The site is located within the Guildford Urban Area.

Summary of considerations and constraints

The proposed extension would be located at the rear of the property and would not be visible from the front. The extension would be located above the existing ground floor projection and would replace a temporary timber structure. The extension would be provided with a crown topped pitched roof.

The impact of the proposed development on neighbouring properties is considered acceptable and would not result in an overbearing impact, overshadowing or a loss of privacy.

Taking the above into consideration, officers are satisfied that the proposal would not have an adverse effect on the scale and character of the existing property or have a detrimental impact on the character of the street scene and surrounding area.

RECOMMENDATION:

Approve - subject to the following condition(s) and reason(s): -

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51(1) of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans: 2022 01, 2022 02, 2022 05 and 2022 06 received on 15/08/2022 and 2022 03, 2022 04, 2022 07, 21-127-PL-02-B and 21-127-PL-03-C received on 13/09/2022.

Reason: To ensure that the development is carried out in accordance with the approved plans and in the interests of proper planning.

3. No development shall commence until details and samples of the proposed external facing and roofing materials including colour and finish have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details and samples.

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

4. No development shall take place until details for the storage of waste on the premises, including the design and position of storage facilities for bins and recycling have been submitted to and approved in writing by the local planning authority. The approved details shall be implemented prior to the first occupation of the development and thereafter maintained for the duration of the development.

Reason: In the interests of residential and visual amenity, and to encourage waste minimisation and recycling of domestic refuse, in the interests of sustainable development.

5. The development hereby permitted shall not be occupied until bird nesting and roosting boxes have been installed on the building or in any trees on the site in accordance with details which shall have been submitted to and approved in writing by the local planning authority.

Reason: In order to preserve and enhance the natural environment including protected species

6. The development hereby approved shall not be first occupied unless and until facilities for the secure, covered parking of bicycles and the provision of a charging point for e-bikes by said facilities have been provided within the development site in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority and thereafter the said approved facilities shall be provided, retained and maintained to the satisfaction of the Local Planning Authority.

Reason: This condition is required in order that the development should not prejudice highway safety nor cause inconvenience to other highway users and are in recognition of Section 9 “Promoting Sustainable Transport” in the National Planning Policy Framework 2021.

7. The development hereby permitted must comply with regulation 36 paragraph 2(b) of the Building Regulations 2010 (as amended) to achieve a water efficiency of 110 litres per occupant per day (described in part G2 of the Approved Documents 2015). Before occupation, a copy of the wholesome water consumption calculation notice (described at regulation 37 (1) of the Building Regulations 2010 (as amended)) shall be provided to the planning department to demonstrate that this condition has been met.

Reason: To improve water efficiency in accordance with the Council's 'Climate Change, Sustainable Design, Construction and Energy' SPD 2020.

Informatives:

1. If you need any advice regarding Building Regulations, please do not hesitate to contact Guildford Borough Council Building Control on 01483 444545 or buildingcontrol@guildford.gov.uk

This statement is provided in accordance with Article 35(2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015. Guildford Borough Council seek to take a positive and proactive approach to development proposals. We work with applicants in a positive and proactive manner by:

- Offering a pre application advice service
- Where pre-application advice has been sought and that advice has been followed, we will advise applicants/agents of any further issues arising during the course of the application.
- Where possible officers will seek minor amendments to overcome issues identified at an early stage in the application process

However, Guildford Borough Council will generally not engage in unnecessary negotiation for fundamentally unacceptable proposals or where significant changes to an application is required.

- Pre-application advice was not sought prior to submission and the application was acceptable as submitted.
2. If you need any advice regarding Building Regulations, please do not hesitate to contact Guildford Borough Council Building Control on 01483 444545 or buildingcontrol@guildford.gov.uk

Officer's Report

Site description.

The site contains a three storey building which makes up a row of three shop fronts on Worplesdon Road in the northern side of the Guildford Urban Area. There are no planning constraints on site, and it is located within the 400m - 5km SPA buffer zone.

Proposal.

Erection of an extension at first floor level to create a two bed self-contained residential unit including a side Juliet balcony and changes to lower ground floor rear fenestration following demolition of existing rear element.

Relevant planning history.

Reference:	Description:	Decision Summary:	Appeal:
22/W/00021	Prior notification under Schedule 2, Part 3, Class G of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) for a proposed change of use of ancillary Use Class E floor area at first and second floor levels to Use Class C3 and the creation of a single, split level independent flat.	Approve 29/04/2022	N/A
20/P/00471	Proposed change of use of ground floor from bank (class use A2 financial and professional services) to hot food takeaway (class use A5); addition of door on the rear elevation and installation of extract duct within existing chimney.	Approve 25/06/2020	N/A
11/P/00861	Replacement fascia and projecting signs.	Approve 04/07/2011	N/A

Consultations.

Statutory consultees

County Highway Authority: No concerns raised however have requested that cycle parking be provided should the application be approved.

Thames Water: No comments regarding the planning application

Internal consultees

Environmental Health: Concerns have been raised regarding odour control. The officer has requested a condition be included regarding ventilation should be included should the application be approved.

Third party comments:

5 letters of representation have been received raising the following objections and concerns:

- Parking Concerns
- Concerns on location of bins
- Concerns regarding AC of restaurant
- Concerns regarding odour
- Concerns regarding waste from construction
- Concerns regarding noise from construction (*Officer Note: This proposal is for a single dwelling and any issues around construction noise would be dealt with under Environmental Protection Act 1990*)
- Concerns regarding overlooking
- Loss of light concerns
- Concerns regarding noise

(Officer Note: Many of the concerns are related to the nearby restaurant. Concerns regarding waste and parking at the restaurant separate concerns unrelated to this application).

Planning policies.

National Planning Policy Framework (NPPF) 2021:

Chapter 2: Achieving sustainable development.

Chapter 4: Decision Making

Chapter 5: Delivering a sufficient supply of homes.

Chapter 11: Making effective use of land.

Chapter 12: Achieving well-designed places.

Guildford Borough Local Plan: Strategy and Sites, 2015-2034:

The Council is able to demonstrate a five year housing land supply with an appropriate buffer. This supply is assessed as 6.44 years based on most recent evidence as reflected in the GBC LAA (2021). In addition to this, the Government's recently published Housing Delivery Test indicates that Guildford's 2021 measurement is 144%. For the purposes of NPPF footnote 7, this is therefore greater than the threshold set out in paragraph 215 (75%). Therefore, the Plan and its policies are regarded as up to date in terms of paragraph 11 of the NPPF.

Policy S1: Presumption in favour of sustainable development

Policy H1: Homes for all.

Policy H8: Extensions to dwellings in the Urban Area

Policy D1: Place shaping.

Policy D2: Climate Change, sustainable design, construction and energy

Policy ID3: Sustainable transport for new developments.

Policy ID4: Green and blue infrastructure

Policy P5: Thames Basin Heath Special Protection Area

Guildford's Local Plan Development Management Policies (LPDMP) 2023

Guildford's Local Plan Development Management Policies (LPDMP) was adopted by the Council on 22 March 2023. This now forms part of the statutory development plan, and the policies are given full weight.

Policy D4: Achieving High Quality Design and Respecting Local Distinctiveness

Policy D5: Protection of Amenity and Provision of Amenity Space

Policy ID10: Parking Standards

Southeast Plan 2009:

NRM6 Thames Basin Heath Special Protection Area

Supplementary planning documents:

Climate Change, Sustainable Design, Construction and Energy SPD 2020

Planning Contributions SPD 2017

Thames Basin Heaths Special Protection Area Avoidance Strategy 2017 SPD

Residential Design Guide SPD 2004

Parking Standards for New Development SPD 2023

Other relevant material considerations

National Design Guide Planning Practice Guidance (PPG)

Technical Housing Standards - nationally described space standard (DCLG 2015)

Planning considerations.

The main planning considerations in this case are:

- the principle of development
- the impact on the scale and character of the existing site/building and character of the area
- impact on neighbouring amenity
- amenity and living standards of future occupiers.
- highway/parking
- refuse storage.
- Climate Change and Sustainability
- Biodiversity
- Thames Basin Heath Special Protection Area (SPA) mitigation
- legal agreement requirements (SANG/SAMM)

Principle of development

The proposal relates to a three storey building which is currently a retail unit at ground floor level, and a dwelling on the first and second level following a prior approval application 22/W/00021 which was approved.

The principle of a new dwelling within the urban area is acceptable under saved policy H4 of the Guildford Borough Local Plan 2003 which states that permission will be granted for such development provided that it:

- is in scale and character with the area.
- has no unacceptable effect on the amenities enjoyed by the occupants of buildings in terms of privacy and access to sunlight and daylight.
- has no unacceptable effect on the existing context and character of the adjacent buildings and immediate surrounding.

The site also sits within the SPA buffer 400m - 5km buffer zone and as such assuming the application is acceptable a SANG/SAMM contribution will be required.

Impact on the scale and character of the existing site / building and character of the area

The proposal would extend the first floor of the rear of the building which as existing is commercial in appearance, as opposed to the front and side of the building which appears more domestic in scale. The rear of the property features a flat roofed first floor rear element atop the existing flat roof brick ground floor element. The existing structure which is finished in timber appears out of character with the rest of the building, does not match any of the surrounding buildings in regard to design or materials and is of a much smaller scale at odds with the scale of the rest of the building.

The proposed extension would replace the existing structure which is finished in timber with a brick finished extension matching that of the existing ground floor element in regard to the materials used and depth. The proposed would add a pitched roof which would have a ridge height slightly greater than that of the existing first floor element.

This would as such be more in keeping with the style of the building.

The proposed extension would increase the scale of the building, albeit only to a moderate level, would not alter the ground floor and would only extend the ridge height from the existing rear by 0.8 metres which would still be set much lower than the roof of the main building. The proposed extension would on the most part fill out the area above the ground floor to create a first floor structure that would be more in keeping and cohesive with the existing building. Furthermore, the pitched roof design would be more residential in appearance and in keeping than the existing rear element which would serve to outline the change of use previously approved from business to residential.

As such given the extent of the changes proposed and the more sympathetic design, it is considered that the proposal would not appear detrimental to the existing building or surrounding area in regard to scale and character. As such the proposal would be in compliance with Policy D1 of the Guildford Borough Local Plan Strategy and Sites.

Impact on neighbouring amenity

The proposal would be set away from the neighbouring flats at Francis Court which surround the property. The flank wall of the proposal would be approximately 10 metres from Francis Court and the rear would be approximately 6.5 metres. It is also noted that the change in roof height is only modest. As such there are no overshadowing concerns related to the proposed works. Regarding the north side property 12b Worplesdon Road, the property is a business unit with no rear windows. As such there are no overshadowing concerns related to the proposed works.

In regard to overlooking, the bedroom and lounge windows proposed would all face north-west which would not overlook anything other than the rear of the neighbouring business units. As a result, there are no overlooking concerns in this direction. A tall window and Juliet balcony is proposed on the southeast facing elevation. However, this would serve a hallway and as such is

not a detrimental overlooking concern. Three rooflights are proposed in the south-east facing roof slope. However, given the height of these windows above internal floor level, there would be no overlooking concerns.

The dwelling is located in the centre of the Guildford Urban Area by the busy Worplesdon Road and as such is in an already fairly noisy area of Guildford. Furthermore, there are flats in the surrounding area with as many and more people in a similar small square area of space. As such the proposed additional flat would not result in a significant increase in noise or activity in the area and as such is acceptable.

Some concerns regarding odour have been raised as the site is adjacent to a restaurant. The Environmental Health Officer has requested a condition regarding additional information to be submitted regarding ventilation. This will be included should the application be approved.

As such the proposal would be in compliance with Policy G1 of the Saved Local Plan

The amenity and living standards of future occupiers.

Para 130(f) of the NPPF states that planning decision should 'create places that are safe, inclusive and accessible and which promote health and wellbeing, with a high standard of amenity for existing and future users...'

Policies H1 and D1 of the Local Plan: Strategy and Sites, 2015-2034 state that 'all new development is expected to have regard to and perform positively against the recommendation set out in the latest Building for Life guidance and conform to the nationally described space standards as set out by the Ministry of Housing, Communities and Local Government (MCHLG).'

These space standards require that, in order to provide one bed spaces, a single bedroom has a floor area of least 7.5sqm and is at least 2.15m wide. Further any double bedroom is required to have a floor area of at least 11.5 square metres, with one double being at least 2.75 metres wide and every other double is at least 2.55 metres wide.

The proposed dwelling would have 2 bedrooms, a double and single bedroom, suitable as a 3 person dwelling across a single storey. The dwelling would meet the minimum space standards for a dwelling of this size. Whilst there a home office is proposed, it's floor area would be too small to be used as a single bedroom and as the dwelling is only one storey it's siting opposite the bedrooms is not unusual and as such it is not considered likely to be used as an additional bedroom.

The general layout and overall general amenity of the proposal should also be considered.

Saved Policy H4 seeks to permit housing in urban areas provided that amongst other things the proposed residential development has no unacceptable effect on the amenities enjoyed by the occupants of buildings in terms of privacy and access to sunlight and daylight. In addition, the National Design Guide Planning Practice Guidance notes advises that well-designed homes should provide a good standard and quality of internal space. This includes room sizes, sunlight, daylight and ventilation amenity and privacy amongst other things.

All habitable rooms would be provided with good size windows and thus would receive adequate daylight.

The existing building and flat does not have a garden and no amenity space is proposed for the additional flat. However, the site is located in the centre of Guildford and, like many flats in town centres, private outdoor amenity space is not generally expected and as such the lack of access to a private amenity area would not have a detrimental impact on living standards.

Highway/parking considerations

The site is in the Guildford urban area and within an accessible location served by frequent buses and also within walking distances of the railway and bus stations, as well as the amenities and employment opportunities that the town presents.

The Council's SPD on Vehicle Parking Standards would require a maximum of one space per one-bed unit and 1.5 spaces for the two-bed unit. However, the SPD goes on to say that these maximum residential standards should be applied to development proposals above a threshold of fifteen dwellings or more, given the public transport accessibility, high car ownership and residential characteristics of the Borough. Below the fifteen dwelling threshold the standard would be advisory, although for such developments, applicants will be expected to demonstrate that there will be no adverse impact on the surrounding area.

No details of off street parking have been provided however given the location of the site in the centre of the urban area, close proximity to a bus stop as well as the provision of bicycle storage this is not considered necessary in this instance.

The Highways Authority has commented that the proposed development will have no detrimental impact on parking or highway safety. They have requested further details of bicycle storage through a condition which will be included should the application be approved.

Refuse/bin storage

Bin storage information has been provided as well as refuse collection points. These are easily accessible and as such are considered acceptable.

Sustainability

In order for the development to comply with Policy D2 of the New Local Plan and the Climate Change, Sustainable Construction and Energy SPD 2020, the new dwelling would need to achieve a 20% reduction in carbon emissions through the use of renewable energy.

Policy D2 states that proposals for zero carbon development are strongly supported. The proposal requires that applications for development, including refurbishment, conversion and extensions to existing buildings should include information setting out how sustainable design and construction practice will be incorporated including (where applicable) measures that enable sustainable lifestyles for the occupants of the buildings, including cycle parking areas amongst other things.

As the proposal involves the conversion of an existing building, in this particular instance, it is not considered to be reasonable to impose the standard requirement relating to a 20% reduction in carbon emissions.

Regardless the applicant has provided a climate change questionnaire and full Energy & Sustainability Assessment which outlines how the proposed will reduce carbon emissions by 39.4%. The assessment also includes measures of water and waste management to best support sustainability. As such this assessment and the measures outlined will be conditioned.

The proposal would also provide secure parking of bicycles within the development site and this would encourage sustainable transport which is one of the many sustainable measures that can be included in developments to enable sustainable lifestyles for the occupants of the buildings according to the Climate Change, Sustainable Design, Construction and Energy SPD 2020 and policy D2 of the LPSS.

Biodiversity

Policy ID4 of the LPSS, 2015-2034, requires a net gain in biodiversity to be achieved in connection with any new development.

The proposed works extend above the existing ground floor and would be in a built up area of the Guildford Urban Area. As such the erection of an additional flat would not result in a loss of biodiversity.

Whilst there is not a loss of biodiversity there is no example of a net gain as such a condition will be included should the application be approved for the addition of bird and bat boxes at the site. This amount of net gain is considered appropriate for a development of this scale.

Thames Basin Heaths Special Protection Area (TBHSPA) and Appropriate Assessment (AA)

The proposed development may adversely impact the TBHSPA due to the net increase in residential units at the site. The Council's adopted TBHSPA Avoidance Strategy 2017 requires a SANG contribution and an Access Management (SAMM) contribution to avoid any adverse impact in line with the tariff within the annual updating of off-site contributions document.

In line with standing advice from Natural England, as part of the application process the Council has undertaken an Appropriate Assessment (AA), which concluded that the development would not affect the integrity of the European site either alone or in combination with other plans and projects in relation to additional impact pathways subject to the application meeting the mitigation measures set out in the TBHSPA Avoidance Strategy.

Legal agreement requirements

The three tests as set out in Regulation 122 require S106 agreements to be:

- (a) necessary to make the development acceptable in planning terms.
- (b) directly related to the development; and
- (c) fairly and reasonably related in scale and kind to the development.

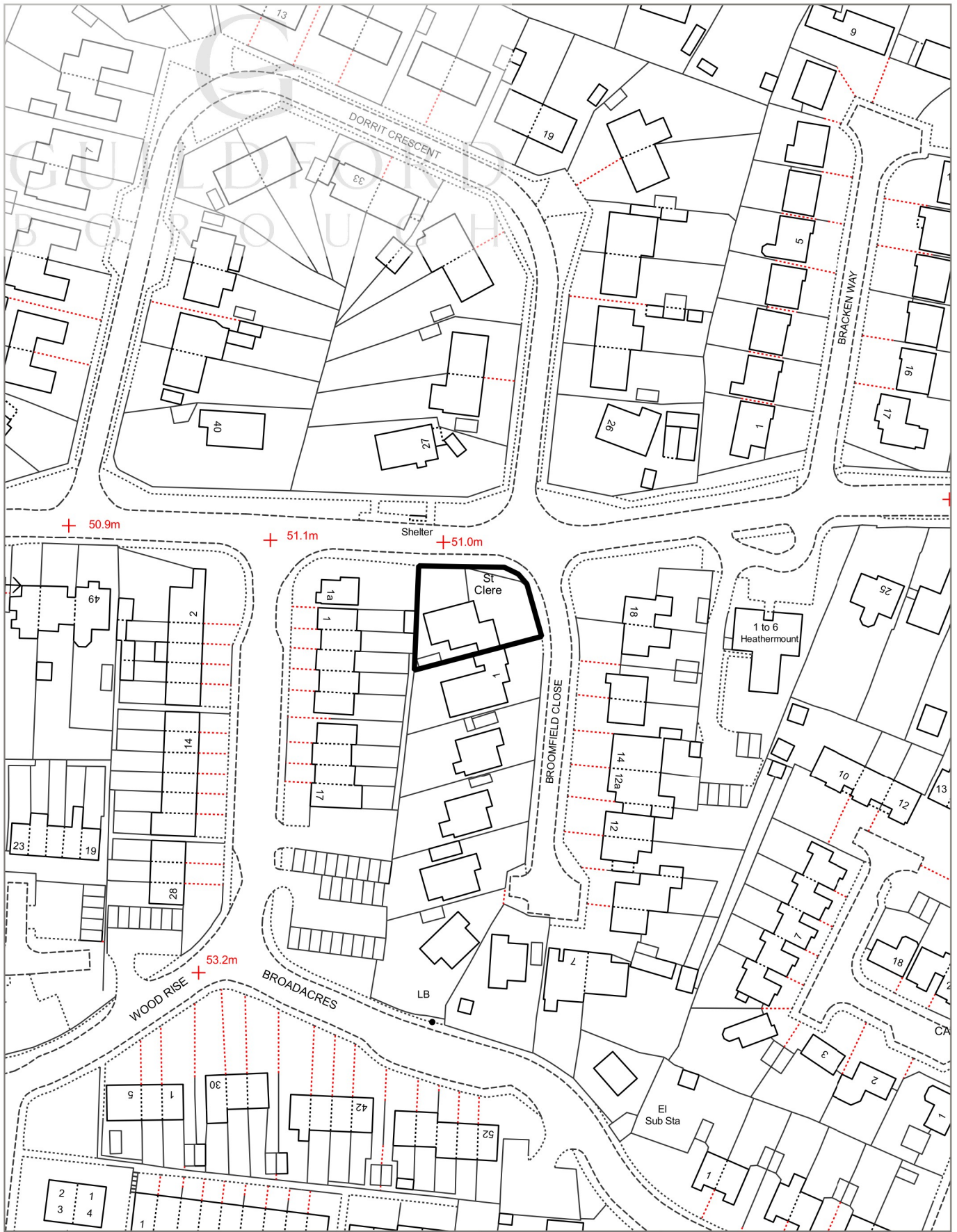
As the application would result in the net gain of 1 new residential unit, in order for the development to be acceptable in planning terms, a S106 agreement is required as part of any subsequent planning approval to secure a financial contribution towards a SANG and SAMM, in line with the Guildford Borough Council TBHSPA Avoidance Strategy 2017. This strategy has been formally adopted by the Council. In line with this strategy and the requirements of Regulation 63 of the Habitats Regulations 2017, a S106 agreement is required to ensure that the additional residential units proposed by this development would not have any likely significant

effect on the TBHSPA. The contributions are required to improve existing SANGS and ensure they are maintained in perpetuity; the SANGS is existing infrastructure which is to be improved to ensure that they have suitable capacity to mitigate the impact of the residential development.

In conclusion, the Council is of the opinion that the legal agreement would meet the three tests set out above.

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22/P/02104 - St Clere, Broomfield Close, Guildford



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Print Date: 11/05/2023



22/P/02104 – St Clare, Broomfield Close, Guildford, GU3 3AW



App No: 22/P/02104 **8 Wk Deadline:** 09/02/2023
Appn Type: Full Application
Case Officer: Ben Mitchell
Parish: Worplesdon **Ward:** Worplesdon
Agent : Mr. Tony Stevens **Applicant:** Mr D. Putman
TS Drawing Services
3 Tarragon Drive
Guildford
GU2 9GP
St Clere
Broomfield Close
Guildford
Surrey
GU3 3AW

Location: St Clere, Broomfield Close, Guildford, GU3 3AW
Proposal: Conversion of roofspace to habitable accommodation including raising of the roof height and a rear dormer window. Changes to fenestration.

Executive Summary

Reason for referral

This application has been referred to the Planning Committee because more than 10 letters of objection have been received, contrary to the Officer's recommendation.

Key information

Detached bungalow within the Guildford Urban Area, with off-street private parking provided to the front. The surrounding area is residential in character with a mix of detached, semi-detached and detached dwellings of a similar design.

Summary of considerations and constraints

This application follows a previously refused planning application (22/P/00026) for a hip-to-gable conversion, raised ridge height, rear dormer and rear single storey extension with fenestration alterations. This application was refused on grounds the dormer, in combination with the other roof alterations, would be overly large and out-of-character.

A further Certificate of Lawfulness (22/P/01724) has established that a hip-to-gable conversion, rear dormer and single storey rear extension of a marginally smaller extent could be achieved under permitted development (PD).

In itself, the roof alterations, mostly attributed to the scale of the proposed dormer would create a top heavy form of development that appeared overly dominant. However, given a similar extent of development could be achieved under PD, it is considered that the development should not be refused on grounds it would be harmful to the character and scale of the dwelling and surrounding area when giving weight to this PD fallback position.

Further, whilst it is noted the development would lead to an increased level of overlooking to the properties along Broadacres, the PD fallback position allows a matching extent of rear first floor windows to be installed on this elevation without the need for planning permission.

As such, given the PD fallback position presented within this case, it is the Officer's recommendation that this application should be approved.

RECOMMENDATION:

Approve - subject to the following condition(s) and reason(s) :-

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51(1) of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans: 21/295 05, 21/296 04, 21/296 01 received on 15th December 2022.

Reason: To ensure that the development is carried out in accordance with the approved plans and in the interests of proper planning.

3. The external finishes of the development hereby permitted, including making good to the retained fabric, shall match in material, colour, size, style, bonding, texture and profile those of the existing building.

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

4. The window in the first floor, south-eastern, side elevation and the central most window within the first floor, south-western, rear elevation of the development hereby approved shall be glazed with obscure glass and permanently fixed shut, unless the parts of the window/s which can be opened are more than 1.7 metres above the floor of the room in which the window is installed and shall thereafter be permanently retained as such.

Reason: In the interests of residential amenity and privacy.

Informatives:

1. If you need any advice regarding Building Regulations please do not hesitate to contact Guildford Borough Council Building Control on 01483 444545 or buildingcontrol@guildford.gov.uk
2. This statement is provided in accordance with Article 35(2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015. Guildford Borough Council seek to take a positive and proactive approach to development proposals. We work with applicants in a positive and proactive manner by:

- Offering a pre application advice service
- Where pre-application advice has been sought and that advice has been followed we will advise applicants/agents of any further issues arising during the course of the application
- Where possible officers will seek minor amendments to overcome issues identified at an early stage in the application process

However, Guildford Borough Council will generally not engage in unnecessary negotiation for fundamentally unacceptable proposals or where significant changes to an application is required.

Pre-application advice was not sought prior to submission and the application was acceptable as submitted

Officer's Report

Site description.

The site consists of a detached bungalow within the Guildford Urban Area, with a linked single garage. The application site occupies a corner plot on Broomfield Close provides off-street parking to the front on a private driveway. The surrounding area is residential in character, with a mix of detached, semi-detached and terraces dwellings of a similar scale and design.

Proposal.

Conversion of roofspace to habitable accommodation including raising of the roof height and a rear dormer window. Changes to fenestration and single storey rear extension.

Officer note - this application follows a previously refused (22/P/00026) planning application and a previously approved Certificate of Lawfulness (22/P/01724) for similar schemes with minor alterations.

Relevant planning history.

Reference:	Description:	Decision Summary:	Appeal:
22/P/01724	Certificate of Lawfulness for a proposed development to establish whether a hip to gable roof extension, insertion of rear dormer and single storey rear extension would be lawful.	Approve 15/12/2022	N/A
22/P/00026	Proposed hip to gable end roof alteration with rear dormer together with raising the ridge height and changes to fenestration on rear elevation.	Refuse 06/07/2022	N/A

Consultations.

Worplesdon Parish Council - objects on grounds the design would be out of keeping

Third party comments:

12 letters of representation have been received raising the following objections and concerns:

- Out of keeping design
- Overly large scale
- Overlooking
- Insufficient parking for increased number of bedrooms
- Sets a precedent for similar development
- It will affect the selling and buying of houses along street (**Officer note** - not a material planning consideration)

Planning policies.

National Planning Policy Framework 2021 (NPPF)

- 2. Achieving sustainable development
- 4. Decision-making
- 12. Achieving well-designed places

Guildford Borough Local Plan: Strategy and Sites 2015 - 2034 (LPSS)

- D1. Place shaping

Guildford Borough Local Plan Development Management Policies (LPDMP) 2023

Guildford's Local Plan Development Management Policies (LPDMP) was adopted by the Council on 22 March 2023. This now forms part of the statutory development plan and the policies are given full weight.

- H4. Housing extensions and alterations including annexes
- D4. Achieving high quality design and respecting local distinctiveness
- D5. Protection of amenity and provision of amenity space
- ID10. Parking standards for new development

Supplementary planning documents (SPD)

Residential Extensions and Alterations 2018

Parking Standards for New Development 2023

Planning considerations.

The main planning considerations in this case are:

- the impact on the scale and character of the existing dwelling and surrounding area
- the impact on neighbouring amenity
- parking considerations

Impact on the scale and character of the existing dwelling and surrounding area

The previous application 22/P/00026 was refused on grounds that the roof enlargements would be of an excessive scale, poor design and in a prominent position. The report noted that the increase in ridge height was not harmful in itself, however, the cumulative impact with the significant dormer window would create a top-heavy dwelling that would be overly large and dominating. The subsequent approved Certificate of Lawfulness 22/P/01724 established that a hip-to-gable conversion with a smaller scale dormer would be considered permitted development (PD) and as such, not requiring planning permission. To note, this did not include raising the ridge height. This application has sought to overcome the concerns of the previously refused planning application through reducing the scale of the dormer to a similar extent as to what could be achieved under PD.

As established within the previous planning application, raising the ridge height of the dwelling by 0.575 metres, along with the hip-to-gable conversion, would not appear out of keeping when compared to the surrounding area. Whilst these alterations would increase the roof massing, this would not appear visually dominant or incongruous within the streetscene, considering its visible location on a corner plot. Further, it has been established that a hip-to-gable conversion of the same extent could be achieved under PD and as such, could be achieved without the need for planning permission.

The proposed dormer would be significant when compared to the proposed rear roof slope, dominating the majority of this roof slope. It would measure 8.695 metres in width and 2.41 metres in height located centrally within the roof slope. This would clearly serve to increase habitable space within the roof, appearing as a bulky feature that would create a top-heavy dwelling which appeared overly dominating and highly visible within the streetscene. As such, it would not comply with the guidance on appropriate dormer development as set out in the Residential Extensions and Alterations SPD 2018 and would cause harm to the character and scale of the dwelling and surrounding area.

However, as noted, it has been established that a hip-to-gable conversion and rear dormer window of a similar, albeit smaller, scale could be achieved under PD. Therefore, it needs to be established whether the increased scale of the dormer and increased ridge height as proposed within this application, would represent a significant increase in harm to the character and scale of the dwelling and surrounding area, over what is permissible under PD. The proposed dormer would be of a greater volumetric scale over what is permissible under PD, with the increased ridge height further increasing the volumetric scale of the roof alterations. Whilst this would lead to a greater level of roof massing, from a character and scale point of view, this would not have a significant material impact on the character and scale of the dwelling over and above that which could be achieved under PD. When viewing the proposed dormer, it would be read in the same way from a visual perspective as what has been shown to be PD, and further it has been acknowledged that the ridge height increase would not be considered harmful in itself. As such, the PD fall back position has been given weight within this assessment and therefore, the

application shall not be refused on grounds it would be harmful to the character and scale of the dwelling and surrounding area.

The proposed rear extension and fenestration alterations would be minor in their scale and as such, would not appear overly large or out of keeping with the dwelling or surrounding area.

Impact on neighbouring amenity

The neighbouring properties most affected are No.1 Broomfield Close (south) and Nos.1a, 1, 3, 5, 7, 9 Broadacres (west).

The size and siting of the alterations would not cause a detrimental loss of light over the neighbouring properties and would not appear an overbearing feature.

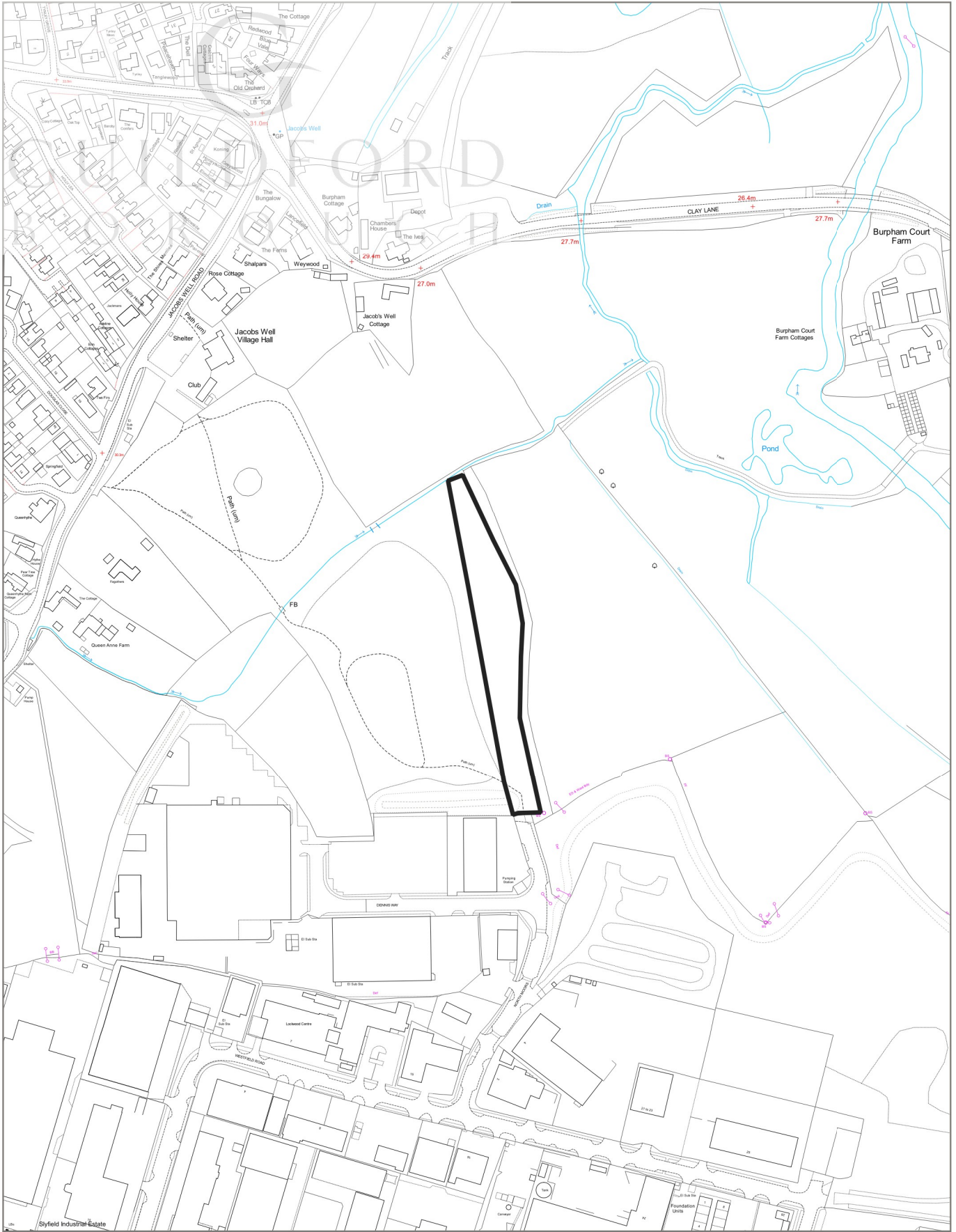
A number of objections have been received raising concerns that the insertion of windows at a first floor level will cause overlooking harm to the surrounding dwellings. Whilst it is noted that in installing the dormer window a number of first floor windows would be inserted that faced the rear elevations of the highlighted dwellings along Broadacres, given the residential character of the area it is not uncharacteristic for properties to experience a level of overlooking from first floor rear windows. Further, as established previously, a dormer can reasonably be inserted at first floor level under PD which could have several windows on this elevation. Therefore, whilst it is accepted that the insertion of the dormer window would increase overlooking into the rear gardens of the dwellings along Broadacres, the level of overlooking would be no greater than that that could be experienced as a result of a PD dormer being inserted. As such, the PD fallback position has been given weight and it is not found that the windows on the proposed rear elevation of the dormer would cause a harmful level of overlooking. Further, the middle window within the proposed elevation would serve a bathroom and is proposed to be obscure glazed. If the application is approved, this will be conditioned to require the window to be obscure glazed and further fixed shut below 1.7 metres to reduce the level of overlooking.

It is further proposed to install a side facing first floor window on the south-eastern elevation of the proposed dormer that would face No.1 Broomfield Close. Given this would be a second window within the room, if the application is approved, a condition will be added requiring this window to be obscure glazed and fixed shut below 1.7 metres as to avoid any harmful overlooking impacts.

Parking considerations

The proposal would result in an additional two bedrooms being formed, creating a five bedroom dwelling. As set out within the Parking for New Developments SPD 2023, a 4+ bed house within a suburban area has maximum parking standards of 2.5 spaces. The dwelling as existing benefits from a large private driveway to the front of the property that can reasonably provide 2.5 car parking spaces, within the size requirements as further set out within Policy ID10 of the LPDMP. As such, there are no concerns with regards to parking provision and the proposal is found to comply with the relevant guidance and policy in this regard.

23/T/00021 - Land to the north of, North Moors, Worplesdon, Guildford, GU3



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This map is for identification purposes only and should
not be relied upon for accuracy.

Print Date: 11/05/2023



Page 65 Not to Scale



App No: 23/T/00021
Appn Type: Tree Preservation Order
Case Officer: Tim Holman
Parish: Worplesdon
Agent :

8 Wk Deadline: 16/03/2023

Ward: Worplesdon
Applicant: Mr Berry
Guildford Borough Council
Stoke Park Nursery
Nightingale Road
Guildford
GU1 1ER

Location: Land to the north of, North Moors, Worplesdon, Guildford, GU3
Proposal: Works to trees as listed in tree schedule (Tree Preservation Order P1/201/266).

Executive Summary

Reason for referral

This application has been referred to the Planning Committee because the trees are owned and managed by Guildford Borough Council Parks Department.

Key information

The application relates to six Ash trees and one Oak tree protected by TPO 4 of 1991. This is an Area Order protecting all trees that were present at the time the Order was served.

Summary of considerations and constraints

The proposed works to the six Ash trees are all safety related, due to both decay and the fungal disease commonly referred to as Ash dieback. All works are necessary in order to fulfill Guildford Borough Council's Duty of Care under the Occupiers' Liability Act 1957 & 1984.

The removal of deadwood from the one Oak tree does not require approval from the Local Planning Authority.

RECOMMENDATION:

Tree Works Approved With Conditions - subject to the following condition(s) and reason(s) :-

1. The tree works hereby consented must be completed within two years of the date of this permission and shall be carried out in accordance with the approved details.

Reason: To ensure the tree works are carried out within a reasonable timescale, taking into account the current health and condition of the tree(s) and their circumstances.

2. The tree works shall be carried out in accordance with the British Standard 3998:2010 Tree Work - Recommendations.

Reason: To ensure the tree works are carried out to an appropriate standard.

Informatives:

1. All works hereby approved should be carried out by a suitably qualified and insured tree surgeon. A copy of the decision notice should be given to the Tree Surgeon.
2. Deadwood may be removed at any time without an application.
3. Please be advised that the Wildlife and Countryside Act 1981 as amended, the Countryside and Rights of Way Act 2000 and The Conservation of Habitats and Species Regulations 2017 protect ALL wild birds, their nests (whether in use or being built) and eggs and other wild animals including bats and their roosts in or adjacent to trees.

Officer's Report

Site description.

Health and safety works to seven trees within small woodland belt adjacent to Slyfield Allotments. Site referred to as Land to the north of North Moors, Worplesdon, Guildford.

Proposal.

Works to trees as listed in tree schedule (Tree Preservation Order P1/201/266).

T1	Ash	Fell - retain high stump - monolith at approx. 12m.
T8	Ash	Reduce height of path side stem by approx. 2m.
T22	Ash	Fell - retain high stump
T23	Ash	Fell - retain high stump - monolith at approx. 6m.
T24	Ash	Reduce height by 2m.
T25	Ash	Reduce crown by 2m.
T27	Oak	Deadwood.

Relevant planning history.

Tree preservation Order No.4 of 1991. Area Order affording protection to Broadleaf trees in situ at time Order was made.

Consultations.

Parish Council

No comments received from Worplesdon Parish Council.

Third party comments:

One letter of representation have been received raising the following objections and concerns:

- Works to trees should have been included in the Tree Protection Plan submitted with the planning application 20/P/00197. The Tree Protection Plan was put in place to stop any further destruction of trees that were not within the allotment plan.
- The trees at North Moors are occupied by wildlife protected by the Wildlife and Countryside Act. Risk of damage to nest sites.
- Secretary of State should be overlooking this planning application to work on the trees. Guildford Borough Council applying for planning within its own department is a blatant conflict of interest, and therefore the Secretary of State should step in here.

Planning considerations.

When deciding an application for works under a TPO, local authorities are advised to:

- assess the amenity value of the tree(s) or woodland and the likely impact of the proposal on the amenity of the area;
- consider, in the light of this assessment, whether or not the proposal is justified, having regard to the reasons and additional information put forward in support of it;
- consider whether any loss or damage is likely to arise if consent is refused or granted subject to conditions;
- consider whether any requirements apply in regard to protected species.

In general terms, it follows that the higher the amenity value of the tree or woodland and the greater any negative impact of proposed works on amenity, the stronger the reasons needed before consent is granted. However, if the amenity value of the tree/s is low and the impact is likely to be negligible, it may be appropriate to grant consent even if there is no particular arboricultural need for the work.

The proposed works to the six Ash trees are all safety related, due to both decay and the fungal disease commonly referred to as Ash dieback. All works are necessary in order to fulfill Guildford Borough Council's Duty of Care under the Occupiers' Liability Act 1957 & 1984.

Where trees are proposed to be felled, where possible, rather than cut ground level, main stems will be left as monoliths that will rot and decay in a safe manner and provide habitat for a variety of species.

The removal of deadwood from the one Oak tree does not require approval from the Local Planning Authority.

In response to third party concerns:

- This tree works application is not related to the planning application 20/P/00197. A Tree Protection Plan was produced as part of the application 20/P00197 to afford the necessary protection to woodland belt during land use changes following the approval of the allotment site development. The tree works proposed is this Tree Works Application, follow on from a visual tree assessment of the health and safety of trees in this small woodland belt.
- All works to trees should conform to all Acts of Parliament and regulations protecting wildlife and habitats. An informative is always included to remind applicants of their duty to protect wildlife when actioning tree works.
- This application will be determined by the Borough Planning Committee rather than a delegated officer decision as the woodland is owned and managed by Guildford Borough Council and the Tree Preservation Order is administered by the planning department.

I am satisfied that no loss or damage is likely to be incurred as a result of the works being granted consent.

With regards to protected species it is important that the relevant wildlife protection laws are observed and informatives to this effect can be included with the consent.

There is adequate broadleaf natural regeneration, and there for a condition requiring tree planting is not required in this instance.

Conclusion.

Consent to necessary health and safety works, subject to conditions.

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PLANNING COMMITTEE

24 MAY 2023

PLANNING APPEAL DECISIONS

The following appeal decisions are submitted for the Committee's information and consideration. These decisions are helpful in understanding the manner in which the Planning Inspectorate views the implementation of local policies with regard to the Guildford Borough Local Plan: strategy and sites 2015 - 2034 and the National Planning Policy Framework (NPPF) March 2012 and other advice. They should be borne in mind in the determination of applications within the Borough. If Councillors wish to have a copy of a decision letter, they should contact Sophie Butcher (sophie.butcher@guildford.gov.uk)

<p>1.</p>	<p>AHD Homes 133 Worplesdon Road, Guildford, GU2 9XA</p> <p>21/P/01466 – The development proposed is the conversion of the unused rear part of the existing estate agents to a 1 bed flat with some minor fenestration changes.</p> <p>Delegated Decision: To Refuse</p> <p>Inspector’s Main Issues: The main issue is whether the proposed flat would provide reasonable living conditions for the future occupier in terms of space and privacy; and the effect on the Thames Basin Heaths Special Protection Area TBHSPA.</p> <p>Please view the decision letter for further info: https://publicaccess.guildford.gov.uk/online-applications/files/1B849C7918703B3995CC13C77B8FFB9A/pdf/21_P_01466-APPEAL_DECISION-1792184.pdf</p>	<p>*ALLOWED</p>
<p>2.</p>	<p>Mrs Mark Leahy Ridings, Cuthbert Road, Ash Vale, Aldershot, GU12 5ES</p> <p>22/P/00562 – The development proposed is a loft conversion with dormer windows to create first-floor to existing bungalow. Extension to the front and side of the ground floor.</p>	<p>*ALLOWED</p>

	<p>Delegated Decision: To Refuse</p> <p>Inspector’s Main Issues: The main issue is the effect of the development on the host property and the character and appearance of the surrounding area.</p> <p>Please view the decision letter for further info: https://publicaccess.guildford.gov.uk/online-applications/files/5A4E36C6FA2EFCC9E58D3DD7189BD547/pdf/22_P_00562-APPEAL_DECISION-1793524.pdf</p>	
<p>3.</p>	<p>Mr Stuart Jefferson 90 Ash Street, Ash, Aldershot, GU12 6LW</p> <p>22/P/01387 – The development proposed is described as proposed addition of roof with front rooflights and rear dormer, changes to side fenestration</p> <p>Delegated Decision: To Refuse</p> <p>Inspector’s Main Issues: The main issue is the effect of the proposal on the character and appearance of the neighbouring area.</p> <p>Please view the decision letter for further info: https://publicaccess.guildford.gov.uk/online-applications/files/E050BD0FD15C324FC324B4DD9BC66628/pdf/22_P_01387-APPEAL_DECISION-1796544.pdf</p>	<p>*ALLOWED</p>
<p>4.</p>	<p>Allianz Insurance Plc 57 Ladymead, Guildford, GU1 1DB</p> <p>21/W/00094 – The development proposed is for prior approval for the proposed change of use from office to residential providing 108 units.</p> <p>Delegated Decision: To Refuse</p> <p>Inspector’s Main Issues: The main issue is whether sufficient information has been provided to demonstrate that the proposed development complies with condition O.2 (1) (c) of Part 3 of Schedule 2 of the GPDO regarding flooding risks on the site.</p> <p>Please view the decision letter for further info:</p>	<p>*ALLOWED</p>

	<p>https://publicaccess.guildford.gov.uk/online-applications/files/630B2D3A11B52BCA8540D17E47E53719/pdf/21_W_00094-APPEAL_DECISION-1797279.pdf</p>	
<p>5.</p>	<p>Mr Marcus Gray La Ruana, Lynx Hill, East Horsley, Leatherhead, KT24 5AX</p> <p>22/P/00227 – The development proposed is a single storey detached single garage.</p> <p>Delegated Decision: To Refuse</p> <p>Inspector’s Main Issues: The main issue is the effect of the development on the host property and the character and appearance of the area.</p> <p>Please view the decision letter for further info: https://publicaccess.guildford.gov.uk/online-applications/files/A4E4CEE98CCCE23E4E39A17DC84941D8/pdf/22_P_00227-APPEAL_DECISION-1793554.pdf</p>	<p>DISMISSED</p>
<p>6.</p>	<p>Mrs Mary Margetson Firbank Cottage, Guildown Road, Guildford, GU2 4EQ</p> <p>22/P/01158 – The development proposed is the erection of extensions and alterations.</p> <p>Delegated Decision: To Refuse</p> <p>Inspector’s Main Issues: The main issues are the effect of the development on the character and appearance of the host property and the surrounding area including the St. Catherine’s Conservation Area.</p> <p>Please view the decision letter for further info: https://publicaccess.guildford.gov.uk/online-applications/files/244F0045CB1100C372059ABB865BE4BF/pdf/22_P_01158-APPEAL_DECISION-1793982.pdf</p>	<p>DISMISSED</p>

<p>7.</p>	<p>Mr N Sergent, Virtus Design and Build Ltd Land to rear of Pinecroft, Pirbright Road, Normandy, GU3 2HU</p> <p>21/P/01756 – The development proposed is subdivision of site, erection of a detached chalet style dwelling, creation of new access, and associated works.</p> <p>Delegated Decision: To Refuse</p> <p>Inspector’s Main Issues: The main issues are whether or not the proposal would be inappropriate development in the Green Belt having regard to the National Planning Policy Framework (the Framework) and any relevant development plan policies.</p> <p>The effects of the proposal on the living conditions of neighbouring and future occupiers, with particular regard to the effects on privacy.</p> <p>Please view the decision letter for further info: https://publicaccess.guildford.gov.uk/online-applications/files/CAB2B1496C8E2853322CA066FE18966F/pdf/21_P_01756-DECISION_NOTICE-1690838.pdf</p>	<p>DISMISSED</p>
<p>8.</p>	<p>Mr Kevin Watts Land known as land to the rear of 120 -130 Potters Lane, Send, Woking, GU23 7AL</p> <p>Appeal A EN/21/00440– The breach of planning control as alleged in the notice is without planning permission, the carrying out of operational development consisting of an engineering or other operation to construct a tarmac access/crossover, the installation of drainage and the laying of hardcore material to create a hardsurface/track and the carrying out of operational development to partially construct steel and brick posts/piers.</p> <p>Delegated Decision: To Refuse</p> <p>Appeal B 21/P/01443 - The development proposed is described as <i>‘retrospective application for the introduction of a new access point to the site in order to provide safer access for vehicles and pedestrians’</i>.</p> <p style="text-align: right;">Page 74</p> <p>Delegated Decision: To Refuse</p>	<p>ENFORCEMENT NOTICE CORRECTED</p> <p>DISMISSED</p>

	<p>Please view the decision letter for further info: https://publicaccess.guildford.gov.uk/online-applications/files/006E027CFBE91CE26EBF2FE3FFF0FF20/pdf/21_P_01443-APPEAL_DECISION-1796404.pdf</p> <p>Costs Decision:</p>	<p>REFUSED</p>
<p>9.</p>	<p>ECL Property Ltd Land to the rear of Tanglewood, Vespers and Cleverleys, Oakwood Drive, East Horsley, Surrey, KT24 6QF</p> <p>19/P/00073/2 – The development proposed is the erection of two detached 3 bedroom dwellings with detached garages on land to the rear of Tanglewood, Vespers and Cleveleys, via existing access at end of the cul-de-sac Oakwood Drive, with associated parking and landscaping.</p> <p>Delegated Decision: To Refuse</p> <p>Inspector’s Main Issues:</p> <p>Application 18/P/02083 was granted permission for 2 new dwellings, accessed off a drive leading to Oakwood Drive, in East Horsley. The officer report set out that the applicant confirmed that the proposal is for bins to be placed at the entrance to the development for collection, and a bin collection plan (received 11 February 2018) shows a space for the bins to be placed on bin collection day close to the entrance to the site with Oakwood Drive.</p> <p>Condition 7 required compliance with these bin storage details ‘or alternative arrangements as agreed in writing by the local planning authority’, and it is this matter to which the appeal before me relates.</p> <p>The main issue is therefore whether the details submitted pursuant to condition 7 of the permission make adequate provision for refuse storage facilities and provide an appropriate refuse storage strategy.</p> <p>Please view the decision letter for further info: https://publicaccess.guildford.gov.uk/online-applications/files/C16B2099C125118AF55C0E2DA791C985/pdf/</p>	<p>DISMISSED</p>

	<p><u>19 D 00073 2-APPEAL DECISION-1801383.pdf</u></p>	
<p>10.</p>	<p>Mr Dennis Read (Hawksview Investments Ltd) Land on the West side of Horsley Road, Ockham also known as Brick Kiln Farm & Brick Kiln Copse, Old Lane, Cobham, KT11 1NH EN/20/00332 – The breach of planning control as alleged in the notice is without planning permission, the making of a material change of use of the land from a nil use to the use of the land for residential purposes through the stationing of caravans, the position of which is approximately marked with a “X” on the attached Plan B.</p> <p>Delegated Decision: To Refuse</p> <p>Inspector’s Main Issues: The breach of planning control as alleged in the notice is a material change of use of the land from a nil use to the use of the land for residential purposes through the stationing of caravans, the position of which is approximately marked with a “X” on attached Plan B. However, the land to which the enforcement notice relates encompasses a much wider area, edged red on Plan A attached to it.</p> <p>Please view the decision letter for further info: https://publicaccess.guildford.gov.uk/online-applications/files/C3CA3557FA130BB9F66FEB96AFEAAAC7D/pdf/20_EC_00332_APL-APPEAL_DECISION-1798973.pdf</p> <p>Costs Decision: https://publicaccess.guildford.gov.uk/online-applications/files/87B76F9E17D8B838488EBE17F6995516/pdf/20_EC_00332_APL-COST_DECISION-1798974.pdf</p>	<p>ENFORCEMENT NOTICE IS QUASHED</p> <p>REFUSED</p>