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Contact Officer:

Sophie Butcher, Democratic Services
Officer

23 January 2024

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 31 JANUARY 2024 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: 126 369 080#.

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

Chairman: To be Elected
Vice-Chairman: Councillor Vanessa King

Councillor Bilal Akhtar	Councillor Patrick Oven
Councillor David Bilbe	Councillor Maddy Redpath
Councillor Yves de Contades	Councillor Joanne Shaw
Councillor Lizzie Griffiths	Councillor Howard Smith
Councillor Stephen Hives	Councillor Cait Taylor
Councillor James Jones	Councillor Sue Wyeth-Price
Councillor Richard Mills OBE	

Authorised Substitute Members:

Councillor Sallie Barker MBE	Councillor Gillian Harwood
Councillor Phil Bellamy	Councillor Bob Hughes
Councillor Joss Bigmore	Councillor Sandy Lowry
Councillor James Brooker	Councillor Jane Tyson
Councillor Philip Brooker	Councillor James Walsh
Councillor Ruth Brothwell	Councillor Dominique Williams
Councillor Amanda Creese	Councillor Keith Witham
Councillor Jason Fenwick	Councillor Catherine Young
Councillor Matt Furniss	

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

A G E N D A

- 1 ELECTION OF CHAIRPERSON FOR THE REMAINDER OF THE MUNICIPAL YEAR 2023-24**
- 2 APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTE MEMBERS**
- 3 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.

- 4 MINUTES (Pages 19 - 32)**

To confirm the minutes of the meeting of the Committee held on 3 January 2024 as attached at Item 4. A copy of the minutes will be placed on the dais prior to the meeting.
- 5 ANNOUNCEMENTS**

To receive any announcements from the Chairman of the Committee.

6 PLANNING AND RELATED APPLICATIONS (Pages 33 - 34)

All current applications between numbers 23/P/01085 and 23/P/01827 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.

- 6.1 **23/P/01085 - 80 The Mount, Guildford, GU2 4JB**
(Pages 35 - 54)
- 6.2 **23/P/01567 - Cherry Tree Cottage, Pine Walk, East Horsley, Leatherhead, KT24 5AG**
(Pages 55 - 72)
- 6.3 **23/P/01827 - 114 Tillingbourne Road, Shalford, Guildford, GU4 8EU**
(Pages 73 - 84)

7 PLANNING APPEAL DECISIONS (Pages 85 - 88)

Committee members are asked to note the details of Appeal Decisions as attached at Item 7.

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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PLANNING COMMITTEE

Councillor Fiona White (Chairperson)
* Councillor Vanessa King (Vice-Chairperson)

Councillor Bilal Akhtar	* Councillor Patrick Oven
* Councillor David Bilbe	* Councillor Maddy Redpath
* Councillor Yves de Contades	* Councillor Joanne Shaw
Councillor Lizzie Griffiths	* Councillor Howard Smith
* Councillor Stephen Hives	* Councillor Cait Taylor
* Councillor James Jones	* Councillor Sue Wyeth-Price
Councillor Richard Mills OBE	

*Present

PL1 APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTE MEMBERS

Apologies for absence were received from the following; Councillors Bilal Akhtar, Lizzie Griffiths, Richard Mills and Fiona White. Councillor Jane Tyson attended as a substitute for Councillor Fiona White.

PL2 LOCAL CODE OF CONDUCT - DISCLOSABLE PECUNIARY INTERESTS

There were no disclosures of interest.

PL3 MINUTES

The minutes of the Planning Committee held on 6 December 2023 were agreed and signed by the Chairman as a true and accurate record.

PL4 ANNOUNCEMENTS

The Committee noted the Chairman's announcements.

PL5 22/P/01966 - 94 POTTERS LANE, SEND, WOKING, GU23 7AL

The Committee considered the above full application for construction of 5 dwellings, including access and landscaping.

Prior to the consideration of the application, the following persons addressed the Committee with Public Speaking Procedure Rules 3(b):

- Mr Bruce Gomme (to object);
- Ms Julia Osborn (Chair of Send Parish Council) (to object);
- Ms Charlotte McSharry (Agent) (in support) and;
- Mr Wayne Beglan (Cornerstone Barristers) (in support)

The Committee received a presentation from the Senior Planning Officer, Justin Williams. The Committee noted that the existing bungalow, agricultural barn and access would be retained and included a heritage orchard and pond located centrally on the site. The proposed dwellings were individually designed and added to the character of the development. The Committee noted views along the Conservation Area and from footpath 55 leading up to Potters Lane. The site was inset from the Green Belt and was outside of the Wey Navigation Conservation Area which was located approximately 133 metres away. There were mature and deciduous and evergreen trees onsite as well as trees ready to be planted onsite.

The proposal was a revision from a previously refused scheme which was for 29 units. This application would provide 5 dwellings that were a mix of 2-4 bedroom units constructed of brick, timber and render having a rural appearance overall. Each unit would have off-street parking and set into spacious plots.

Letters of both concern and support had been received in response to the proposed scheme. No objections however had been received from statutory consultees. Concerns had been raised from the Conservation Area Officer and the National Trust regarding the impact of the proposal on the Conservation Area which had been fully considered and summarised in the report.

Planning officers were satisfied that the proposal would be in keeping with the spacious character of the area and would not materially impact upon the amenities of the occupiers of neighbouring properties nor cause a loss of privacy or materially harm the character and appearance of the Conservation Area. The application was therefore recommended for approval which was subject to a legal agreement to mitigate the impact upon the Thames Basin Heath Special Protection Area (TBHSPA).

The Committee discussed the application and noted that the site was inset from the Green Belt and that no statutory consultees had objected. The Committee noted that the developer had reduced the ridge height significantly and queried whether this was in response to the National Trust's concerns. In addition, whether there were any bats or badgers near the site.

The Senior Planning Officer, Justin Williams confirmed that the application had been assessed by the Surrey Wildlife Trust who had raised no objection to the proposal and confirmed that there were no bats roosting onsite. Whilst some badger runs did exist outside of the site there were none on the site itself.

The Committee noted concerns raised that whilst it stated in the officer's report that the houses would be set further away from the boundaries than the dismissed scheme, plots 4 and 5 were actually closer to footpath 55 than any of the houses on the previous scheme comprised of 29 dwellings. The proposal was also completely visible from the footpath and along the navigation. The upper storey of plot 1 was completely visible when currently all you can see from the towpath was the agricultural barn. Although the site was outside of the Conservation Area, the site itself remained within the setting of the Conservation Area as found by the planning appeal Inspector of the previously refused scheme. This site was distinguished from other sites further into Send by the Inspector who noted that to the south and west the site was surrounded by open countryside which sloped towards the River Wey navigation and became significantly more rural and tranquil. This contributed to the rural setting of both the village and river. The appeal scheme as well as this proposal would extend the built form beyond the established line of development along Potters Lane and would appear as a discordant element and completely out of character with the village and the open rural character beyond the built form.

The Senior Planning Officer, Justin Williams confirmed that with regard to plots 4 and 5, there was a separation distance of approx. between 25 and 18 metres from the edge of the southern boundary of the site. There were also some large mature oak trees which lay outside of the application site when viewed from footpath 55 with an open bund and planting along the southern boundary.

The Committee noted further concerns raised about the heights of the proposed buildings which whilst they had been lowered were still at a height of between 7.4 and 8 metres. This proposal would fail to preserve or enhance the character or appearance of the surrounding area. Concern was also raised about the access off the site which was obscured by an oak tree.

The Committee also noted comments in support of the application that the proposal did not cause any significant harm to its surroundings. The proposal was for reasonably sized properties on plots spaced out nicely from the street. The northern most houses were obscured by the barn when viewed from the towpath and were some significant distance from the river.

A motion was moved and seconded to approve the application which was carried.

RECORDED VOTE LIST				
		FOR	AGAINST	ABSTAIN
1	Maddy Redpath		X	
2	Patrick Oven		X	
3	Sue Wyeth-Price		X	
4	Stephen Hives	X		
5	Yves de Contades	X		
6	Cait Taylor	X		
7	Howard Smith	X		
8	David Bilbe	X		
9	James Jones	X		
10	Joanne Shaw	X		
11	Vanessa King	X		
12	Jane Tyson	X		
	TOTALS	9	3	0

In conclusion, having taken consideration of the representations received in relation to this application, the Committee

RESOLVED to approve application 22/P/01966 subject to a Section 106 Agreement securing appropriate SANG and SAMM mitigation payments and subject to the conditions and reasons as set out in the report.

PL6 22/P/01999 - THE HARROW INN, THE STREET, COMPTON, GUILDFORD, GU3 1EG

The Committee considered the above-mentioned full application for change of use of public house, together with extensions and alterations following partial demolition to provide 5 dwellings with associated amenity space and car parking.

Prior to the consideration of the application, the following persons addressed the Committee with Public Speaking Procedure Rules 3(b):

- Mr Stephen Mallett (Chairman of Compton Parish Council) (to object);
- Mr Will Douetil (to object) (read by the Democratic Services Officer) and;
- Mr Andrew Badosz (Agent) (In Support)

The Committee received a presentation from the Senior Planning Officer, Justin Williams. The Committee noted that were residential units towards the south and north west of the site with Compton Village Hall to the south east.

Extensions were proposed to the north west and south east. Tyrone Cottage, a Grade II listed building was also located nearby. To the left handside of the site was a public footpath. The Committee noted that access was to be retained to the public footpath and for the properties towards the rear and lefthandside.

The Committee noted that the pub had been vacant since it had stopped trading in July 2019. The site was located within the village settlement, the Green Belt, the National Surrey Hills Landscape Area and was within a Conservation area. It was also located adjacent to a locally listed building, the village hall and a Grade II listed building at Tyrone Cottage. No objections had been received from statutory consultees.

Planning officers had concluded that the proposal would be an appropriate form of development within the Green Belt and would not materially harm the character or appearance of the Conservation Area, nor unduly impact upon the setting of the adjacent Grade II listed building. The proposal would reuse an existing locally listed building which had been vacant for some time. The proposal would provide a good standard of amenity for existing and future occupiers. The County Highway Authority was also satisfied that the proposal would not impact upon highway safety. The application was therefore recommended for approval.

The Chairperson, Councillor King permitted Councillor Dominique Williams to speak in her capacity as ward councillor for three minutes. The Committee noted concerns raised that the trees sited in the Conservation Area were not protected by a Tree Preservation Order (TPO) but should still be given special protection. The current established hedge and trees located in this area contributed to the surrounding greenery that ran along Field Cottage and Howards End. Given the proximity of the development to the cottages it was hoped that the hedge and trees would be retained so to provide privacy and improve environmental benefits regarding the proposed number of 5 dwellings. Concerns were raised that the total width and floorspace of the proposed development would increase by 45% and reduce the access road. Were the proportions of the access road therefore sufficient or would it have an adverse impact upon the setting of the adjacent cottages. The development proposed was also in a Conservation Area within the Green Belt that had no high demand for housing. The proposed development would result in a loss of garden bin storage areas and loss of parking for the village hall which had been permitted by the previous landlord of the pub.

In response to the points raised by public speakers and the Ward Councillor, the Senior Planning Officer, Justin Williams confirmed that the Council's Tree Officer

had raised no objection to the proposal. In addition, the County Highways Authority had raised no objection to the proposed access on and off the site. There was also condition 4 which related to making improvements to the proposed vehicle access. However, if there were land ownership issues, as alluded to by the public speakers, then it may not be possible for the development to be implemented because that condition could not be complied with. However, that would not be a reason for the Committee to refuse the application, because that was a private matter between the different landowners.

The Committee discussed the application and noted that the current building was in a significant state of dilapidation. However, the proposed development represented an overbearing form of development. It was queried whether the plans as presented were correct given the updated ownership certificate submitted by the applicant. Planning officers confirmed that the plan was correct. It was within anyone's gift to submit an application on land outside of their ownership. The only requirement was that the applicant served a certificate B confirming that they were the owners of the land. However, the Committee were not required to consider such matters, only whether the development was considered acceptable or not.

The Committee noted further concerns raised that the proposal was too large for its location given that it was within the Conservation Area, Area of Outstanding Natural Beauty (AONB), Area of Great Landscape Value (AGLV) and Green Belt. It was queried whether the overall increase of 85% in building size, as cited by one of the objectors, in comparison to what it was in 1947, when the Town and County Planning legislation came into force, should be taken into consideration? Planning officers confirmed that the application did not concern an extension to a residential dwelling but rather a building in a Conservation Area that was locally listed. The building was no longer viable for use and therefore was being repurposed. Part of that proposal represented a new build but was different to an extension being proposed to a dwelling in the Green Belt where its size would be a material consideration.

The Committee noted further comments that the existing building was very run down and that the proposal to convert the building into housing appeared a sensible option. Concerns were raised regarding the public right of way and whether traffic would be increased by the proposal. Planning officers confirmed that there was a public right of way which ran past Tyrone Cottage and the application site. A condition had been added for adequate boundary and surface treatments so that the footpath remained accessible. Both Surrey County Council's Rights of Way officer and the Highways Authority had raised no

objection to the application. A reduction in the number of trips to the site had actually been calculated by Highways to equate to 136 less trips per day. Concern was raised also about the impact upon the Grade II listed building, Tyrone Cottage and planning officers confirmed that the Council’s Conservation Officer was satisfied that the proposal would not cause harm.

A motion was moved and seconded to approve the application, which was lost.

RECORDED VOTE LIST				
	COUNCILLOR	FOR	AGAINST	ABSTAIN
1	David Bilbe		X	
2	Sue Wyeth-Price		X	
3	Howard Smith	X		
4	Stephen Hives			X
5	Cait Taylor		X	
6	Vanessa King		X	
7	Patrick Oven		X	
8	Jane Tyson		X	
9	Maddy Redpath		X	
10	James Jones		X	
11	Joanne Shaw		X	
12	Yves de Contades		X	
	TOTALS	1	9	2

A subsequent motion was moved and seconded to refuse the application, which was carried.

RECORDED VOTE LIST				
	COUNCILLOR	FOR	AGAINST	ABSTAIN
1	Jane Tyson	X		
2	Stephen Hives	X		
3	James Jones	X		
4	David Bilbe	X		
5	Vanessa King	X		
6	Sue Wyeth-Price	X		
7	Cait Taylor	X		
8	Joanne Shaw	X		
9	Howard Smith		X	
10	Patrick Oven	X		
11	Maddy Redpath	X		
12	Yves de Contades			X
	TOTALS	10	1	1

In conclusion, having taken consideration of the representations received in relation to this application, the Committee

RESOLVED to refuse application 22/P/01999 for the following reasons:

1. The proposal by reason of the scale of the development would constitute inappropriate development and there are no very special circumstances that have been demonstrated to justify the scale of the development and outweigh the harm to the Green Belt contrary to paragraph 154 of the NPPF.
2. Informatives: 1. The development hereby determined has been based on the following submitted plans: P001, P002, P003, P004, P005, P007, P008 and P011 received 25 August 2022 and P006 Rev D received 16 August 2023.

PL7 23/P/00592 - WESTHORPE, HOLFORD ROAD, GUILDFORD, GU1 2QE

The Committee considered the above-mentioned outline application for demolition of existing buildings and erection of 7 apartments with associated parking (access, appearance, layout and scale to be considered).

Prior to the consideration of the application, the following persons addressed the Committee with Public Speaking Procedure Rules 3(b):

- Mr Keith Meldrum (Marrow Resident's Association) (to object);
- Mr John Waters (to object) and;
- Mr Ethan Brighton (Agent) (in support)

The Committee noted that an appeal had been received from the Planning Inspectorate against non-determination for this application and was lodged by the agent on 2 January 2023.

The application was therefore now the subject of a non-determination appeal. The Council was therefore unable to formally determine the application. Instead, the Committee must decide what their decision would have been had they been in a position to determine it.

The Committee received a presentation from the Senior Planning Officer, Katie Williams. The Committee noted that the site was located within the urban area of Guildford and was within the 400m to 5km buffer zone of the Thames Basin Heath Special Protection Area (TBHSPA). The site was comprised of a corner plot on the corner of Holford and Epsom Road and incorporated an existing two storey detached dwelling fronting onto and accessed via Holford Road. Holford Road was comprised of predominantly 1930's and 1950's style two storey detached and semi-detached dwellings on spacious plots.

The road slopes up and as a result of the sloping topography, the ridge heights of the adjacent dwelling step up following the natural topography of the road. To the east of the site are two Victorian dwellings which fronted onto Epsom Road. On the opposite side of Holford Road were two storey detached dwellings on spacious plots set back from the road and on the opposite side of Epsom Road a mature tree belt.

The proposed apartment building would be wider and deeper than the existing dwelling, extending further back into the plot and closer to the boundaries with 1 Holford Road and Epsom Road. A portion of flat roof was also proposed as part of the design. The proposed access would be in the same position as existing leading down to the proposed basement car park which would extend the entire width and depth of the plot. A bin store was proposed to the front boundary.

The accommodation was to be provided across three floors, the front elevation would face Holford Road and the rear towards Epsom Road. It was proposed that the ground levels be lowered by approximately 500mm from existing, however, the ridge height would still be taller than the neighbouring property in Holford

Road. Eleven car parking spaces would be provided as part of the basement car park.

In conclusion, the site lies within the urban area, where the principle of development was acceptable. The proposal would deliver a net increase of 7 new homes in a sustainable location. However, there were several significant concerns regarding the application, including the impact on the context and character of the area and street scene, resulting from the scale, bulk and design of the proposed building, the impact on neighbouring amenity for the occupants of both 1 Holford Road and 162 Epsom Road, the proposed housing mix impact on trees and vegetation, the standard of amenity for future occupants in terms of lack of private amenity space for the proposed flats, the impact on biodiversity and the impact on the Thames Basin Special Heath Protection Area (TBHSPA) and the necessary SANG and SAMM contributions have not been secured by way of a S106 Agreement. As a result, had an appeal not been lodged against non-determination, the application would have been recommended for refusal as detailed in the report.

The Committee discussed the application and agreed with the officer recommendation to refuse. The proposal represented a bulky and out of character development with the surrounding area. Whilst two bed flats were needed, the design was incongruous with neighbouring properties by virtue of its size. In addition, problems had been identified with the access via the slope into the road and the drainage in the underground car park. The proposal was a form of over-development.

A motion was moved and seconded to refuse the application which was carried.

RECORDED VOTE LIST				
	COUNCILLOR	FOR	AGAINST	ABSTAIN
1	Sue Wyeth-Price (left the meeting prior to the consideration of this application)	N/A	N/A	N/A
2	Joanne Shaw	X		
3	David Bilbé	X		
4	Vanessa King	X		
5	Maddy Redpath	X		
6	Yves de Contades	X		
7	Howard Smith	X		
8	Stephen Hives	X		
9	Cait Taylor	X		
10	Patrick Oven	X		
11	James Jones	X		
12	Jane Tyson	X		
	TOTALS	11	0	0

In conclusion, having taken account of the representations received in relation to this application, had an appeal not been lodged against non-determination, the Committee would have

RESOLVED to refuse application 23/P/00592 for the reasons as detailed in the report.

PL8 23/P/01668 - 108 GEORGELANDS, RIPLEY, WOKING, GU23 6DQ

The Committee considered the above-mentioned full application for proposed erection of one residential dwelling.

The Committee received a presentation from the Senior Planning Officer, Justin Williams. The application had been referred to the Committee as the applicant was Guildford Borough Council. The site was inset from the Green Belt and was located in a residential area which was characterised by properties with spacious gardens. The property proposed was a three-bedroomed detached unit. The existing access and car parking would be retained for 108 Georgelands.

The Committee noted that no letters of objection from any statutory consultees had been received. The site was also located within 5km of the Thames Basin Heaths Special Protection Area (TBHSPA). The applicant had therefore agreed for

a unilateral undertaking to mitigate the impact on the special protection area and the application was recommended for approval.

The Committee discussed the application and agreed that the proposal represented a good scheme providing an affordable home of which more were needed in Guildford. The Committee noted that Ripley Parish Council had raised a concern regarding the number of car parking spaces provided for this property, of two spaces, being too low for a three bedroom property. The planning officer confirmed that whilst one less parking space had been provided, the Highways Authority was satisfied with the parking provision.

A motion was moved and seconded to approve the application which was seconded.

RECORDED VOTE LIST				
	COUNCILLOR	FOR	AGAINST	ABSTAIN
1	Howard Smith	X		
2	Sue Wyeth-Price (had left the meeting when this application was considered)	N/A	N/A	N/A
3	Patrick Oven	X		
4	David Bilbé	X		
5	Joanne Shaw	X		
6	Cait Taylor	X		
7	Vanessa King	X		
8	Stephen Hives	X		
9	James Jones	X		
10	Maddy Redpath	X		
11	Yves de Contades	X		
12	Jane Tyson	X		
	TOTALS	11	0	0

In conclusion, having taken account of the representations received in relation to the application, the Committee

RESOLVED to approve application 23/P/01668 subject to the provision of a Statement of Intent by the Council to make provision for SANG and SAMM contributions and conditions and reasons as detailed in the report.

PL9 PLANNING APPEAL DECISIONS

The Committee considered and noted the appeal decisions.

The meeting finished at 9.13 pm

Signed

Date

Chairman

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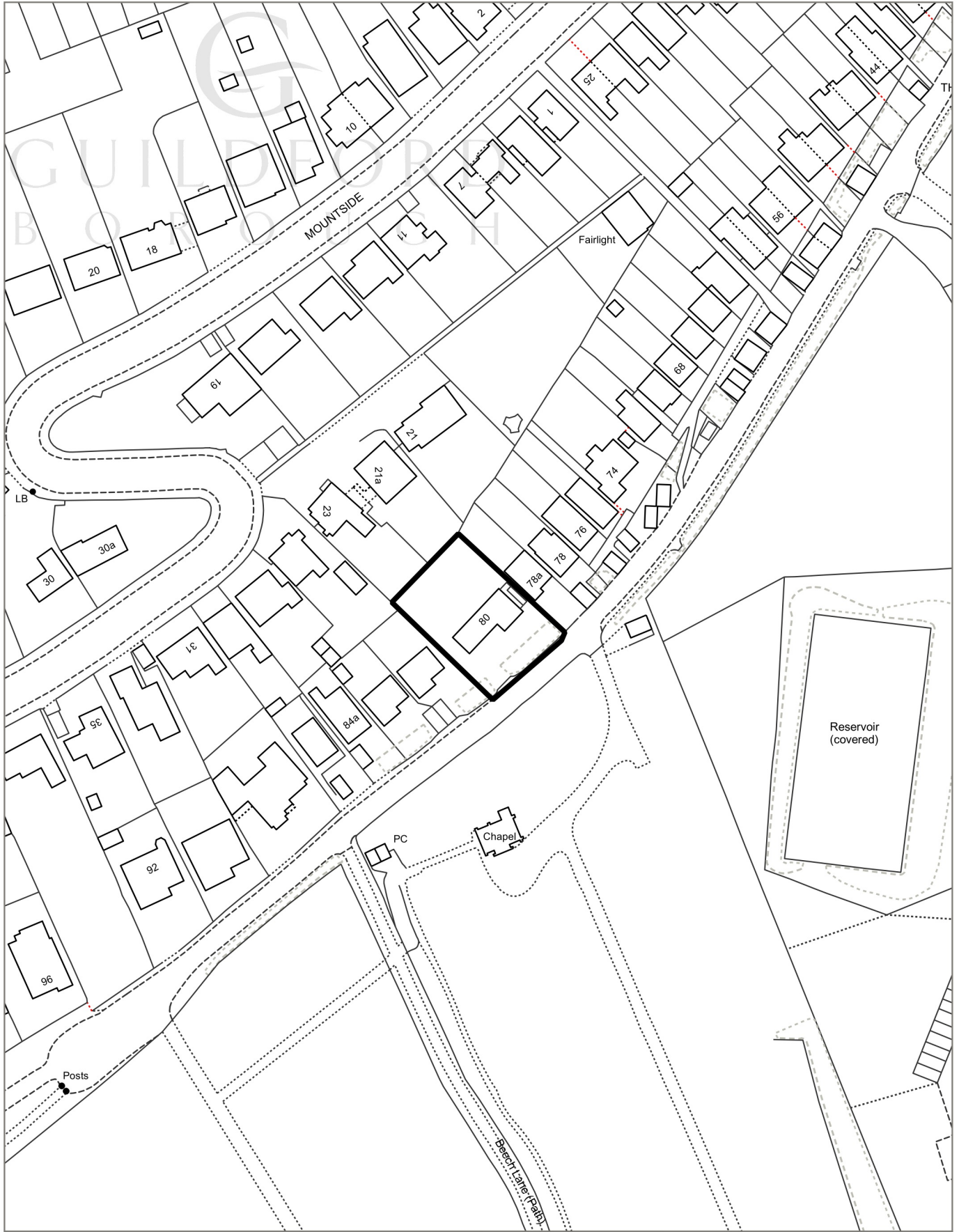
GUILDFORD BOROUGH COUNCIL**PLANNING COMMITTEE INDEX****31/01/2024**

Item No.	Ward	Applicant	Location	App.No.	Rec.	Page
5.1	Onslow	Mr A Prosser, 25 Austen Road	80 The Mount, Guildford, GU2 4JB	23/P/01085	APPC	35.
5.2	Clandon & Horsley	Mr Eagle- Hodgson, Cherry Tree Cottage, Pine Walk	Cherry Tree Cottage, Pine Walk, East Horsley, Leatherhead, KT24 5AG	23/P/01567	APPC	55.
5.3	Shalford	Fahey	114 Tillingbourne Road, Shalford, Guildford, GU4 8EU	23/P/00592	APPC	73.

Total Applications for Committee**3**

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23/P/01085 - 80 The Mount, Guildford



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

Print Date: 22/01/2024



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23/P/01085 – 80 The Mount, Guildford



Summary of considerations and constraints

The proposals would replace the existing dwelling for a four bedroom dwelling. The site is located within the Urban Area of Guildford and the surroundings comprise a mix of detached bungalows, chalet bungalows and two storey dwellings. On the opposite side of the road to the application site there is a cemetery and chapel. The plot slopes from road level (at the front of the site) up towards the rear of the plot.

The proposed replacement dwelling is of acceptable design, scale and would include suitable parking and amenity space. The proposed dwelling would be contemporary in design and would provide a modern, energy efficient dwelling.

No harm is identified with regards to the visual amenities of the area or to the amenities of neighbouring residents. Accordingly, planning permission is recommended subject to conditions.

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: Location Plan, B1200G, B140B, B122G, B101E, B100N received on 23/06/23, 13/07/23 and 12/12/23.

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

3. The development hereby permitted shall be undertaken and

completed in accordance with the materials set out on the application form and on the approved drawings.

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

4. The development hereby approved shall not be occupied unless and until the proposed dwelling is provided with a fast charge socket (current minimum requirements - 7kw 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: To encourage the use of electric cars in order to reduce carbon emissions.

5. The proposed modified vehicular access to 80 The Mount hereby approved shall be constructed in accordance with the approved plans and thereafter shall be permanently maintained.

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users. In accordance with policy ID3 of the Guildford Borough Local Plan and the National Planning Policy Framework 2023.

6. No development including any works of demolition or preparation works prior to building operations shall take place on site until a Construction Transport Management Plan has been submitted to and approved in writing by the local planning authority. The approved statement shall be adhered to throughout the construction period and shall include: (a) parking for vehicles of site personnel, operatives and visitors (b) loading and unloading of plant and materials (c) storage of plant and materials used in constructing the development (d) measures to prevent the deposit of materials on the highway.

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users.

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.

8. No development shall take place until details of the sustainability measures to be included in the development have been submitted to and approved in writing by the Local Planning Authority. These details shall demonstrate how the development would be efficient in the use of energy, water and materials in accordance with Sustainable Design and Construction Supplementary Planning Document (March 2011). The development shall thereafter be carried out in accordance with the approved details.

Reason: To ensure that measures to make the development sustainable and efficient in the use of energy, water and materials are included in the development.

9. No development shall take place above slab level until full details, of both hard and soft landscape proposals, including a schedule of landscape maintenance for a minimum period of 10 years, have been submitted to and approved in writing by the local planning authority. The approved landscape scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of the development hereby approved and retained.

Reason: To ensure the provision, establishment and maintenance of an appropriate landscape scheme in the interests of the visual amenities of the locality.

10. The development should be carried out in accordance with the submitted Preliminary Ecological Assessment and Biodiversity Net Gain report prepared by Ecology & Habitat Management Ltd and the recommendations set out within Section 6.3 of this document.

Reason: To mitigate against the loss of existing biodiversity and nature habitats.

11. The first floor rear facing windows of the development hereby approved shall be glazed with obscure glass to Pilkington Glass Level three or equivalent 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. 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 in certain circumstances
 - 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 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
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. 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.

5. The applicant is advised that a detailed design must be approved from Surrey County Council Structures Team before any works are carried out on any footway, footpath, carriageway, or verge.
6. 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).
7. The applicant is expected to ensure the safe operation of all construction traffic to prevent unnecessary disturbance obstruction and inconvenience to other highway users. Care should be taken to ensure that the waiting, parking, loading and unloading of construction vehicles does not hinder the free flow of any carriageway, footway, bridleway, footpath, cycle route, right of way or private driveway or entrance. The developer is also expected to require their contractors to sign up to the "Considerate Constructors Scheme" Code of Practice, (www.ccscheme.org.uk) and to follow this throughout the period of construction within the site, and within adjacent areas such as on the adjoining public highway and other areas of public realm. Where repeated problems occur the Highway Authority may use available powers under the terms of the Highways Act 1980 to ensure the safe operation of the highway.
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. It is the responsibility of the developer to provide e-bike charging points with socket timers to prevent them constantly drawing a current over night or for longer than required. Signage should be considered regarding damaged or shock impacted batteries, indicating that these should not be used/charged. The design of communal bike areas should consider fire spread and there should be detection in areas where charging takes place. With regard to an e-bike socket in a domestic dwelling, the residence should have detection, and an official e-bike charger should be used. Guidance on detection can be found in BS 5839-6 for fire detection and fire alarm systems in both new and existing domestic premises and BS 5839-1 the code of practice for designing, installing, commissioning, and maintaining fire detection and alarm systems in non-domestic buildings.

Officer's Report

Site description.

The site to which this application relates is located within the urban area of Guildford. The site is situated towards the upper end of The Mount, which is a steeply sloping road. The site comprises a detached chalet style bungalow with rooms within the roof. The dwelling forms part of a row of detached dwellings which follow a similar building line, set back and elevated position above the road, on the northern side of The Mount. The surroundings comprise a mix of detached bungalows, chalet bungalows and two storey dwellings. On the opposite side of the road to the application site there is a cemetery and chapel. The plot slopes from road level (at the front of the site) up towards the rear of the plot.

Proposal.

The proposal seeks permission for the erection of a timber framed two storey HUF house following the demolition of the existing chalet bungalow. The replacement

dwelling measures 14.8m in width by 10m depth with a ridge height of 7.32m. The proposals include works to the driveway to widen the access from the road.

The submitted Design, Access and Planning Statement outlines that the site is not within a Conservation Area and in an area which has varied style properties with a mix of detached bungalows, chalet bungalows and two storey house. The statement also refers to how the design has been revised from the previous withdrawn scheme with bedrooms being to the front of the property with the rooms to the rear being for two bathrooms and a storage area which would have obscure glazing. The statement also refers to the property being no wider than the existing dwelling, and only marginally taller than the existing dwelling. The design of the proposed dwelling differs from the withdrawn scheme in that the roof has been redesigned together with changes in the internal layout at first floor.

The applicant has also submitted a Sustainability report and assessment, Preliminary Ecological Assessment, Climate Change and Sustainability Questionnaire and a predicated Energy Statement in support of the application.

Relevant planning history.

22/P/01936 - Erection of a detached two-storey dwelling following demolition of existing dwelling and widening of the existing access – withdrawn.

Consultations.

Statutory consultees

County Highway Authority: No objection subject to conditions.

Thames Water: No comments to make.

Internal consultees

Environmental Health Officer: No objection.

Third party comments:

26 letters of objection have been received raising the following summarised objections and concerns:

- Out of character and scale with surrounding development

- Overlooking and loss of privacy
- Unduly large in scale and overbearing
- No justification for demolition of existing dwelling
- Overshadowing
- Increase in on-road parking
- Overdevelopment

Planning policies.

National Planning Policy Framework (NPPF)

Chapter 2: Achieving sustainable development

Chapter 5: Delivering a sufficient supply of homes

Chapter 8: Promoting healthy and safe communities

Chapter 9: Promoting sustainable transport

Chapter 11: Making effective use of land

Chapter 12: Achieving well-design places

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

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

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.

Policy S1: Presumption in favour of sustainable development

Policy H1: Homes for all

Policy D1: Place shaping

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

Policy ID4: Green and blue infrastructure

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. The Plan carries full weight as part of the Council's Development Plan.

Policy D4: Achieving High Quality Design and Respecting Local Distinctiveness

Policy D5: Protection of Amenity and Provision of Amenity Space

Policy D14: Sustainable and Low Impact Development

Policy D15: Climate Change Adaptation

Policy ID10: Parking Standards

Policy P7: Biodiversity in New Developments

Supplementary planning documents:

Climate Change, Sustainable Design, Construction and Energy SPD 2020

Parking Standards for New Development 2023

Residential Design Guide 2004

Planning considerations.

The main planning considerations in this case are:

- the principle of development
- Design and the impact on the character of the area
- the impact on neighbouring amenity
- living conditions
- highways / parking considerations
- ecology
- sustainability

The principle of development

There is no objection to the principle of redevelopment. The principle of a replacement dwelling on this urban site is in accordance with the National Planning Policy Framework 2023 and the Guildford Borough Local Plan: Strategy and Sites (2015 - 2034).

Design and Impact on the character of the surrounding area

Paragraph 126 of the NPPF states that 'Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.' The PPG in its design guidance provides advice on the key points to take into account on design; these include being functional, adaptable, resilient design, distinctive in character, attractive and

encouraging ease of movement. The National Design Guide (NDG) also illustrates how well-designed places that are beautiful, enduring and successful can be achieved in practice.

Policy D1 of the LPSS sets out the Borough's vision, requiring all new development to achieve high quality design that responds to the distinctive character of the area in which it is set. The policy also details other key aspects of urban design, including the creation of safe, connected and efficient streets, a network of green spaces and public places, and that foster crime prevention, access, inclusion, and other factors designed to support healthy communities. Policy D4 of the LPDMP requires proposals to demonstrate how they achieve the ten characteristics of well-designed places as set out in the National Design Guide to ensure high quality design as well as requirements for respecting local distinctiveness.

The proposed development would replace the existing chalet bungalow on the site with a dwelling that is two storey. The ground floor incorporates an open plan layout with a kitchen/dining and living area, media room, WC, sauna and utility/plant room. The first floor includes three double bedrooms, a dressing room, storage area, en suite and bathroom. The proposed dwelling would be sited on the plot in the same location as the existing dwelling, overlapping the footprint of the existing dwelling and would be marginally narrower and taller than the existing dwelling. The proposal would require extensive excavation works to lower the profile of the replacement dwelling within the plot and to achieve a similar overall height when compared to the existing dwelling. The existing access would be widened, and the forecourt parking area would be retained.

The replacement dwelling is of contemporary design with a simplified gable front roof form which would have a relatively shallow pitch. . The replacement dwelling would be sited in a similar position as the existing dwelling but has a greater depth of approximately 2.3m. The increased depth of the dwelling would be broadly in line with the rear elevations of neighbouring dwellings and therefore its scale and siting within the plot would be in keeping with other dwellings within the area and the general pattern of development in the surrounding area. The development would not appear overly prominent when viewed from neighbouring properties given that its height is similar to existing due to the excavation works proposed.

The surrounding area is characterised by a mix of recently redeveloped houses over

a number of floors, chalet bungalows and bungalows. The properties are on an elevated position above the road due to significant changes in levels. Whilst acknowledged the proposed contemporary design of the dwelling is in stark contrast to the traditional style of the existing dwelling and neighbouring dwellings, this in itself does not constitute material harm to the character of the area. There are examples of dwellings of varying designs and finishes within the street scene and surrounding area. The proposed contemporary design, its scale and bulk would not appear overly dominant in the context of the surrounding area. The proposed development would appear in keeping with the character of the surrounding area and would add to the mix of styles and designs. In light of this, it is considered that the proposals would accord with the requirements of LPSS Policy D1 and LPDMP Policy D4.

The impact on neighbouring amenity

Paragraph 130(f) of the NPPF requires 'places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users'. These principles are included in policy D5 of the LPDMP which protects from unneighbourly development.

23 and 21a Mountside

The application site backs on to the rear gardens and elevations of 23 and 21a Mountside. The proposed dwelling includes the installation of large glazed windows on the rear elevation of the dwelling. The increase in glazing is significant when compared to the existing dwelling which has a small rear facing dormer window. The proposal therefore raises some concern over overlooking and the loss of privacy to the properties to the rear of the site 23 and 21a Mountside. The proposed first floor layout of the dwelling provides only non-habitable rooms (bathrooms and storage/dressing rooms) at the rear and therefore application proposes obscure glazing to mitigate the potential for overlooking towards the rear, which can be secured by condition. In addition, a back to back separation distance of approximately 30.7m to No.21 Mountside and 29m gap to No.23 Mountside would be retained. The separation distances combined with the obscure glazing is considered to be such that unacceptable overlooking or loss of privacy would not occur. Furthermore, the existing boundary treatment would screen part of the development from view from properties to the rear. The

proposal would not harm the properties to the rear in terms of overlooking and loss of privacy due to the above reasons.

Concerns have been raised about potential light pollution/ light spillage due to the increase in glazing. Given the separation distances to neighbouring properties to the rear, and the fact that the site is within an urban area it is not considered the proposal would result in a loss to neighbouring amenity in this regard.

82 and 78a The Mount

The width of the replacement dwelling is less than the existing and the height of the building would be only marginally taller than the existing dwelling. The development would not be excessively prominent and it would not have a significant projection beyond the rear elevations of either neighbouring dwellings. The new dwelling would be in line with No.82's rear elevation and would project less than 1m beyond the rear elevation of 78a. The replacement dwelling would not encroach the 45 degree line to either adjacent properties and therefore the development would not give rise to any concerns in respect of overshadowing and loss of light. Generous separation distances would be retained to both side boundaries and therefore the proposal would not have an overbearing impact.

Accordingly, it is considered that the proposals would accord with the provisions of LPDMP Policy D5.

National Design Standards and Living conditions

Policies H1 and D1 of the LPSS requires that all new developments have regard to and perform positively against the recommendations 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 (MHCLG).

The proposed new dwelling would have a floor area of 246sqm which would exceed the minimum requirements of the nationally described space standards for a 4 bedroom, 8 persons dwelling. Bedroom sizes would be in excess of 11.5 sqm and wider than 2.75 sqm. All habitable room windows would have adequate access to daylight and outlook. Externally the proposed dwelling would have access to

outdoor amenity space.

It is concluded that the development proposal would not give rise to unacceptable impacts on the living conditions of future occupiers of the development. For these reasons the development complies with the objectives of policy H1 and D1 of the LPSS, D5 of the LPDMP, the National Design Guide (NDG) and NPPF.

Ecology and biodiversity

The application is accompanied by a Preliminary Ecological Assessment and Biodiversity New Gain report prepared by Ecology and Habitat Management Ltd. The reports state there would be a negligible and low potential for the site to support protected species.

However, notwithstanding the above, it is recommended that a precautionary approach to works be undertaken. It is therefore advised that if the permission were to be approved, the Applicant should proceed in line with the recommendations and enhancements set out within Section 6.3 of the Preliminary Ecological Assessment and Biodiversity Net Gain report to include matters of avoidance and mitigation, lighting and enhancements.

The application is supported by a biodiversity net gain assessment in accordance with the requirements of Policy P7 of the LPDMP which requires a 20% net gain from all new developments. The proposal would achieve a 20% net gain in biodiversity habitats by the addition of new trees around the sites. These habitats would provide an ecological benefit on the site. However, it is not considered necessary to impose a condition requiring 20% biodiversity net gain given that this legislation has not become mandatory as part of the Environment Act (2022).

Overall, the proposed development would comply with Policy ID4 of the LPSS and Policy P7 of the LPDMP.

Sustainability

In order for the development to comply with the Council's Sustainable Design, Construction and Energy SPD 2020, the development would need to include water efficiency measures.

Policy D2 of the LPSS is the Council's policy to require new development to take sustainable design and construction principles into account, including by adapting to climate change, and reducing carbon emissions and is supported by the Climate Change, Sustainable Design, Construction and Energy SPD 2020. Policies D14 - D16 of the LPDMP set out a number of sustainable development requirements, including how a 'fabric first' approach would be taken, how embodied carbon emissions would be reduced, what energy efficiencies would be used, what water efficiencies would be used and how the building would respond to climate change and overheating.

The applicant has submitted a sustainability questionnaire, predicted energy statement, a building performance specification, confirming the efficient use of materials, waste minimisation and reuse of any materials. High standards of insulation will be added to the replacement building, and low energy fixtures and fittings will be used, including triple glazing, an air source heat pump and Solar PV panels. The Applicant was asked to expand on the proposed sustainability measures including justification as to why the existing building could not be retrofitted, refurbished and/or extended and to demonstrate the embodied carbon emissions have been minimised, taking in to account embodied carbon emissions. In response, the Applicant submitted a sustainability report and assessment which confirms the Huf House design of the dwelling provides a 'fabric first' approach would be a significantly more energy efficient and sustainable development than the existing dwelling. The supporting information provided suggests that whilst several changes could be made to the existing dwelling to improve its energy efficiency, if implemented the existing dwelling would not perform as well as the proposed new dwelling. The proposed replacement dwelling would provide an overall 96% reduction in CO2 emissions. Overall, the proposed dwelling provides sufficient improvements in fabric efficiency, carbon emissions and energy efficiency which would weigh in favour of the demolition of the existing dwelling.

Overall, the proposal would comply with Policy D2 of the LPSS and Policies D14 - D16 of the LPDMP.

Highway/parking considerations

The proposed development has been considered by the County Highway Authority

who have assessed the application on safety, capacity and policy grounds and subject to the imposition of conditions relating to the access, parking, construction transport management, electric vehicle car charging points and cycle storage, they have raised no objections

Conclusion.

Planning permission is sought for the replacement of the existing dwelling for a two storey four bedroom dwelling.

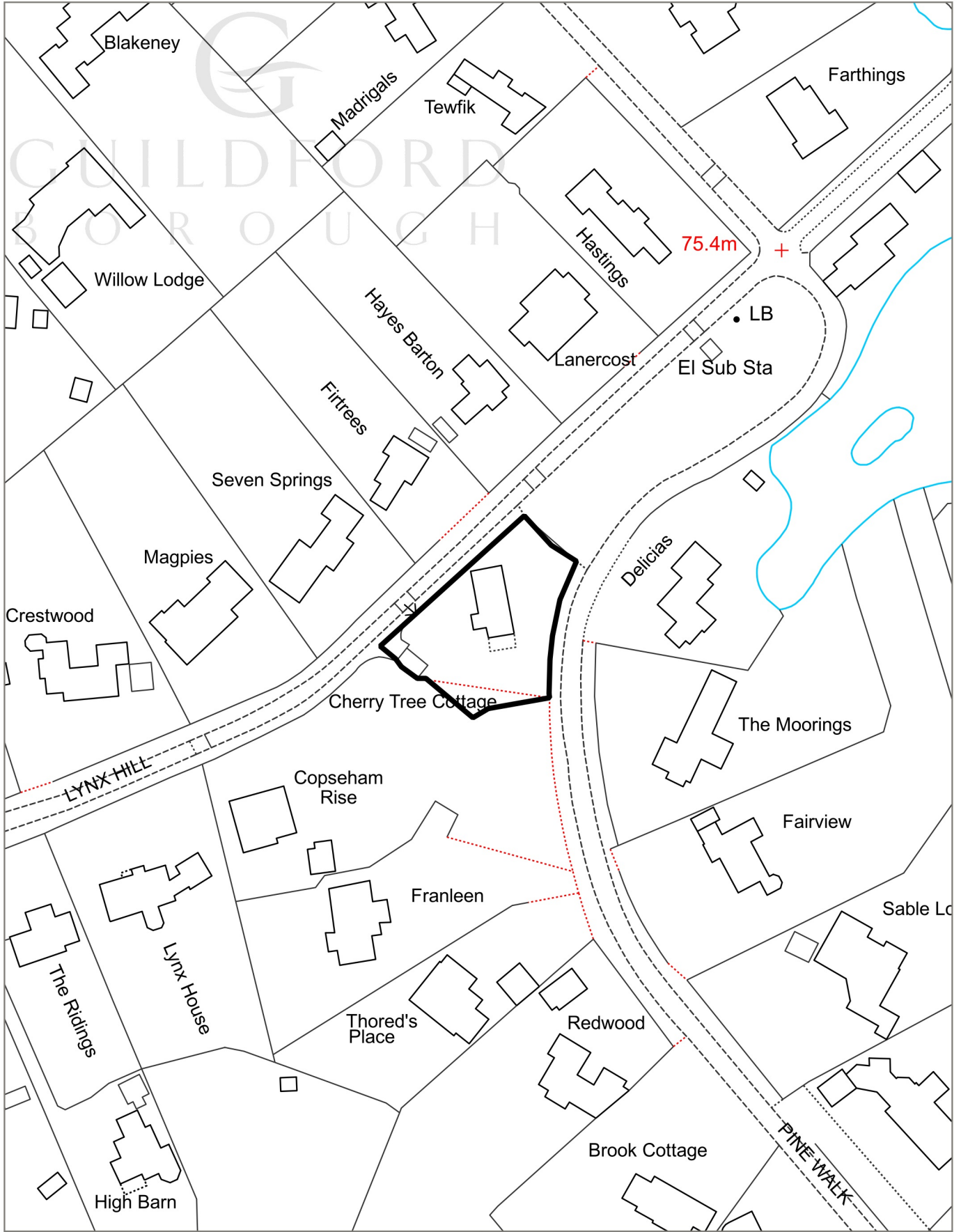
The proposal would not result in an unacceptable impact on the character of the area and the proposal would not have an unacceptable adverse impact on neighbouring amenity, or on highway safety.

Subject to conditions, the proposed development would include appropriate sustainability and biodiversity measures to comply with the relevant policies.

The proposal would therefore represent development that is consistent with the relevant national and local policies.

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23/P/01567 - Cherry Tree Cottage, Pine Walk, East Horsley, Leatherhead



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Print Date: 22/01/2024



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23/P/01567 – Cherry Tree Cottage, Pine Walk, East Horsley, Guildford



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Summary of considerations and constraints

Cherry Tree Cottage is a modest dormer bungalow, designed and built by Frank Chown, an Arts and Craft architect and developer who was active in the 1920's & 30's and who was hugely influential in the development and character of East Horsley. The building is not identified as a statutory or locally listed building but is considered to be of some local historical interest.

As the dwelling is considered to be of some local historical interest, the Council's Conservation and Design Officer was consulted on the application and is supportive of the proposals subject to the imposition of conditions.

The proposed extensions, whilst changing the single storey character of the dwelling, are considered to reflect the original Chown character and detail of the building and therefore, are not considered to result in harm to the character of the dwelling, street scene and surrounding area.

The impact of the proposals on neighbouring properties has been carefully considered and it is not considered that the amenities of neighbouring properties would be significantly harmed.

The proposals are not considered to increase parking within the surrounding area and would not result in harm to highway safety.

Subject to conditions, it is recommended that planning permission be granted.

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: Location Plan, SH/3709 Rev A Sheet 1 of 2 and SH/3709 Rev A received on 18th September 2023, 14 Rev G, 16 Rev F and 17 Rev H received on 19th December 2023 and 13 Rev G and 18 Rev F received on 15th January 2024.

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

3. Prior to the commencement of any development above slab level works, a written schedule with details of the source/ manufacturer, colour and finish, OR samples on request of all external facing and roof materials. This must include the details of embodied carbon/ energy (environmental credentials) of all external materials. These shall be submitted to and approved in writing by the Local Planning Authority and the development shall be carried out using only those detailed.

Reason: To ensure that a satisfactory external appearance of the development is achieved and to ensure materials that are lower in carbon are chosen.

4. No demolition works shall be carried out until details for the protection of the decorative brick plinth and the original bay window have been submitted to and agreed in writing by the Local Planning Authority. The works shall be carried out only in accordance with the agreed protection measures.

Reason: To ensure the retained external original features of the building are protected during construction.

5. Prior to the commencement of development on site a detailed methodology of the taking down and rebuilding of the existing porch shall be submitted to and approved in writing by the Local Planning Authority. The porch shall be rebuilt to the exact design and configuration as the existing porch, reusing the existing

material where viable. To ensure that this can happen the structure's dismantlement shall only be carried out by hand or by tools held in the hand other than power driven tools and securely stored for later reuse.

Reason: In the interests of the external appearance of the proposal.

6. No development shall take place beyond slab level until large scale plans (1:20) have been submitted to and approved in writing by the Local Planning Authority for:

- a) Fenestration details including depths of reveal, sections, mouldings, glazing bars, trickle vents, materials, finishes and method of opening;
- b) Architectural detail including tile creasing, string coursing, decorative hanging tiles, eyebrow dormer headers;
- c) Headers and cills;
- d) Fascias and soffits;
- e) Rainwater goods, vents and flues.

Reason: In the interests of the external appearance of the proposal.

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 in certain circumstances
- 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 minor alterations were required to overcome concerns, these were sought and the applicant agreed to the changes.

Officer's Report

Site description.

The application relates to a single storey detached property, with rooms in the roof, located within the identified settlement boundary of East Horsley. The property is located between Lynx Hill and Pine Walk and is accessed from both roads. The surrounding area is primarily residential with a mix of detached dwellings of traditional scale, appearance and materials.

Cherry Tree Cottage is a modest dormer bungalow, designed and built by Frank Chown, an Arts and Craft architect and developer who was active in the 1920's & 30's and who was hugely influential in the development and character of East Horsley. Whilst the building is not identified as a statutory or locally listed building, it is considered to be of some local historical interest by virtue of the following:

- Its link to local architect and developer Frank Chown whose architectural design is significant to the established character and identity of East Horsley.
- Its distinctive architectural detailing which defines it as an original Chown development, including:
 - Eyebrow dormers
 - Eyebrow eaves line
 - Decorative brick plinth
 - Feature brick porch

- Mullioned oak framed windows
- Its demonstration of good local building techniques, craftsmanship

Proposal.

The application proposes a two storey side extension, single storey rear extension, front porch, together with roof extension to include first floor addition following demolition of rear extension, front porch and bay.

During the course of the application, revised drawings have been submitted which have amended the appearance of the front elevation and retained the original front porch and amended the rear elevation of the proposal by removing a first floor rear element to the proposal. Reconsultation or neighbours and statutory consultees was undertaken on the revised proposal.

Following the receipt of representations, further amended plans of the proposed side elevations have been received which show the proposed front bay window, the description of the proposal has been amended to include reference to the proposed front porch and the agent has submitted a copy of the Council's Climate Change Questionnaire. It was not considered necessary to reconsult on these additional plans and document and updated description.

Relevant planning history.

Reference:	Description:	Decision Summary:	Appeal:
94/P/0158 8	Erection of two sets of gates, one double and one single.	Approve 16/02/1995	N/A
90/P/0081 7	Erection of a single storey rear extension to kitchen.	Approve 31/07/1990	N/A
95/P//007 27	Erection of single storey extension to provide bedroom and bathroom.	Approve 27/07/1995	N/A
94/P//008 17	Erection of a single storey rear extension to kitchen.	Approve 26/07/1994	N/A

88/P//013 49	Side extension to bungalow to provide bedroom, bathroom & dining room & rear extension to enlarge kitchen	20/09/1988 N/A
88/P//004 26	Side extension to bungalow to provide bedroom, bathroom & dining room and rear extension to enlarge kitchen	10/05/1988 N/A

Consultations.

East Horsley Parish Council: Object to the proposal on the following grounds:

- Unsympathetic development of a significant non-listed heritage asset
- Contrary to Neighbourhood Plan Policy EH-H9
- Modernist design would be highly visible from Lynx Hill
- Revised design is only modest and does not overcome objection
- modern design of rear elevation not appropriate to this Chown designed dwelling

Third party comments:

29 letters of representation have been received from 18 individuals raising the following objections and concerns to the originally submitted plans:

- distinctive Chown features will be destroyed
- Not in keeping with Chown style
- No mention of drainage and environmental measures (solar power, heat pump, rainwater harvesting) within Design and Access Statement
- Discrepancies in plans regarding proposed materials
- potential loss of hedges would make dwelling highly visible
- No details of proposed materials provided
- Rendered images in Design and Access Statement do not match proposed plans
- single storey rear extension out of character
- proposal overbearing on public bridleway, neighbouring properties and The Spinney Woodland
- light pollution from proposed roof lights
- dual aspect makes the application site visually sensitive

- overdevelopment of site
- cramped form of development
- Details of construction vehicle access should be provided
- imposing due to proximity to road

The following objections and concerns have been raised to the amended plans:

- proposal is out of proportion to the site
- retention of original porch is positive contribution but does not overcome objections
- poor design of single storey rear extension
- structural engineering concerns
- discrepancies in elevations and floor plans
- concern regarding materials
- impact from construction traffic
- no on site parking provision shown in the application plans
- proposal results in the demolition of a Chown house
- Condition should be attached to any permission to require boundary screening
- large expanse of glass to rear is out of character with surrounding development
- loss of privacy
- contrived design
- Climate change questionnaire answers are general and uninformative

25 letters of support have been received from 25 individuals outlining the following positive comments:

- Style and design fits with the arts and crafts Horsley area
- will enhance the appearance of the road
- proposal retains original Chown features
- creates a family home
- nice to see a neglected house updated
- current property is an eyesore
- Proposal in keeping with Pine Walk and Lynx Hill
- No loss of light or loss of privacy

Planning policies.

National Planning Policy Framework (NPPF) 2023:

Chapter 2: Achieving Sustainable Development

Chapter 4: Decision Making

Chapter 12: Achieving Well Designed Places

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

The Guildford Borough Local Plan: strategy and sites was adopted by Council on 25 April 2019.

Policy S1: Presumption in favour of sustainable development

Policy D1: Place shaping

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

Policy D3: Historic Environment

Policy ID4: Green and blue infrastructure

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

Policy H4: Housing Extensions and Alterations including Annexes

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 D12: Light Impacts and Dark Skies

Policy D23: Non-designated Heritage Assets

Policy ID10: Parking Standards

East Horsley Neighbourhood Plan 2017 - 2033

Policy EH-S1: Spatial Development in East Horsley

Policy EH-EN2: Trees & Hedgerows

Policy EH-EN4: Biodiversity

Policy EH-H9: Heritage Assets

Supplementary planning documents:

Residential Extensions and Alterations SPD (2018)

Parking Standards in New Developments SPD (March 2023)

Planning Considerations:

The main planning considerations in this case are:

- the principle of development
- the impact on the scale and character of the existing dwelling and surrounding area
- the impact on neighbouring amenity
- Highways and parking considerations
- Impact on Trees / Hedges and Biodiversity
- Sustainability
- Other Matters

The Principle of Development

The subject site is located within an established residential area where household extensions and alterations are not uncommon. The principle of an extension to facilitate additional and improved living space is therefore considered to be acceptable, providing it provides high quality standards of internal accommodation, a design appropriate in the context of its surroundings and constitutes neighbourly development.

The Impact on Scale and Character of Existing Building and Surrounding Area

Cherry Tree Cottage is a modest dormer bungalow, designed and built by Frank Chown, an Arts and Craft architect and developer who was active in the 1920's & 30's and who was hugely influential in the development and character of East Horsley. The building is not identified as a statutory or locally listed building but is considered to be of some local historical interest.

The property has been extended from the original dwelling to both the northern and southern flanks of the building. The current dwelling is constructed from traditional materials and has a hipped roof form with "eyebrow" windows to the dormers and ground floor windows. The main access to the dwelling is from Pine Walk with a secondary access from Lynx Hill.

Policy D1 of the Local Plan: Strategy and Sites 2019 requires new developments to achieve high quality design that responds to distinctive local character. Policy D4 of the Local Plan: Development Management Policies requires new development proposals to incorporate high quality design that contributes to local distinctiveness by demonstrating a clear understanding of place and should

respond positively to: history of a place; significant views (to and from); surrounding context; built and natural features of interest; prevailing character; landscape and topography.

Policy D23 of the Local Plan: Development Management Policies states that development proposals are expected to preserve and enhance the significance of non-designated heritage assets by responding to and respecting the special architectural and historical interest of the heritage asset and its local importance. Development proposals should be designed and sited to conserve the non-designated asset, any features of interest and its setting

Policy EH-H9 of the East Horsley Neighbourhood Plan relates to Heritage Assets within East Horsley and states that proposals for the development of non-listed buildings of historic significance or of special character will be assessed taking into account the scale of any harm or loss, the significance of the building concerned and any public benefit arising from the proposed development.

The proposed development seeks permission for a two storey side extension, a single storey rear extension, single storey front porch together with a roof extension to the existing dwelling to provide a first floor to the property. The northern flank of the proposal would have a cat slide roof, whilst the southern flank would have a gabled projections to both the front and rear elevations. The proposed single storey rear extension would have large glazed sliding doors to the rear and southern facing flank elevation and would have a false pitched to flat roof. The existing porch would be demolished and relocated to the south of the existing within a central location on the proposed front elevation. The proposal includes "eyebrow" windows to the front and rear elevation.

The Residential Extensions and Alterations SPD 2018 states that extensions and alterations should normally be consistent with the form, scale and style of the existing building by respecting proportions, reflecting existing character, using appropriate roof forms and complementing materials and detailing and matching the style, proportions and positioning of windows.

As the dwelling is considered to be of some local historical interest, the Council's Conservation and Design Officer was consulted on the application. Concerns were initially raised to the proposal, however, following the submission of amended plans the Conservation Officer is fully supportive of the amended application. The

design advice given by the Council has largely been followed. The retention of the decorative base plinth and bay windows, as well as the rebuilding of the original porch, all of which are authentic to the original structure, helps to preserve the legibility of the original Chown language. The removal of the twin hipped roof projection to the rear has helped to simplify the general form of the proposal for the better and where elements of new language have been introduced, such as the geometric flat roofed kitchen/dining structure, these appear more considered, refined and complementary to property's character and design.

The proposed extensions, whilst changing the single storey character of the dwelling, are considered to reflect the original Chown character and detail of the building and therefore, are not considered to result in harm to the character of the dwelling, street scene and surrounding area. Concern has been raised in third party representations regarding the proposed materials. If planning permission is to be granted it is recommended the imposition of a condition to require samples and detailed specifications of all external materials to be used on the development to be submitted for consideration by the Local Planning Authority. This condition is considered necessary and appropriate to ensure that the proposed materials reflect the Chown style and are appropriate on this site and within this location.

Third party representations raise concern that the proposal would result in a cramped form of development and overdevelopment of the site. Whilst it is acknowledged that the proposal will increase the footprint of the building, the proposal would retain space and garden around the building and the proposal is not considered to represent an overdevelopment of the site.

The proposed works are therefore considered acceptable and would accord with Policy D1 of the Local Plan SS, Policies H4, D4 and D23 of the Local Plan DMP, the Residential Extensions and Alterations SPD (2018), Policy EH-H9 of the East Horsley Neighbourhood Plan and chapter 12 of the NPPF 2023.

The Impact on Neighbouring Amenity

The application site is bounded to the north west by Lynx Hill and to the east/south east by Pine Walk. To the south, the application site shares a boundary with Copseham Rise. The dwelling at Copseham Rise lies approximately 60 metres from the dwelling Cherry Tree Cottage.

Of the surrounding residential dwellings, Firtrees, Lynx Hill is sited closest to Cherry Tree Cottage with approximately 25 metres between built forms.

Due to the separation between dwellings and the orientation of the dwelling, the proposal would not result in loss of light, overbearing impact or loss of privacy for adjoining occupiers. The proposal is considered to comply with the requirements of Policy D5 of the Local Plan DMP.

Highways / Parking Considerations

The application site is located within the village area of East Horsley. The existing dwelling benefits from a single garage with driveway to the rear of the property, accessed from Lynx Hill, as well as parking to the front of the property, accessed from Pine Walk.

The proposal seeks to increase the dwelling to provide 5 bedrooms. The Parking Standards for New Development SPD 2023 requires development located in a village setting to provide 2.5 parking spaces for a 4+ bed dwelling. There is sufficient space around the dwelling to provide the required number of parking spaces. Therefore, the proposal would comply with the requirements of the Parking Standards SPD and Policy ID10 of the Local Plan Development Management Policies.

Concern has been raised regarding the potential impact on highway safety within Pine Walk and Lynx Hill. As the proposal is for extension to a single dwelling, it is considered that any impact from construction traffic will be temporary and will not result in permanent harm to the safety of the local highway network.

Due to the scale of the proposal, it was not considered necessary to consult the Local Highways Authority on the planning application.

Impact on Trees/hedges and Biodiversity

Concern is raised that any potential loss of the existing hedgerow will result in the development being highly visible within the street scene. Policy EH-EN2 of the East Horsley Neighbourhood Plan details that development proposals will be supported which comply with other policies in the development and ensure the retention of established hedgerows. Policy EH-EN4 of the East Horsley Neighbourhood Plan

details that developments should seek to enhance biodiversity, including through maintaining existing hedgerows. The existing hedge that provides screening to Lynx Hill and Pine Walk does not benefit from protection and as such could be maintained or felled without the prior approval of the Local Planning Authority.

The application form details that no trees or hedges will be removed as part of the proposal and the agent has confirmed that there is no intention to fell the hedge, therefore it was not considered necessary to consult the Council's Tree Officer.

As such, it is considered that the proposal would comply with the requirements of Policy EH-H2 and EH-EN4 of the East Horsley Neighbourhood Plan.

Sustainability

Local Plan DMP Policy D15 relates to Climate Change adaptation and states that development proposals are required to demonstrate how new buildings will be designed and constructed to provide for the comfort, health, and wellbeing of current and future occupiers over the lifetime of the development, covering the full range of expected climate impacts and with particular regard to overheating; and incorporate passive heat control measures, and the exclusion of conventional air conditioning, in line with the cooling hierarchy. The agent has provided a completed Climate Change, Energy and Sustainable Development Questionnaire.

Concern has been raised that the level of glazing proposed to the single storey rear extension will result in uncomfortable living conditions for the occupiers. The rear elevation of the property is west facing. The Climate Change Questionnaire details that the proposed thermal insulation will ensure that minimal cooling will be required and the design incorporates overhand soffits to provide solar shading. It is considered that due to the orientation of the dwelling on the application site and the measures proposed as part of the design, that the proposal would comply with the requirements of Policy D15 of the Local Plan Development Management Policies.

Other Matters

Other matters raised within third party representations include:

- No reference to drainage within Design and Access Statement

- Discrepancies in plans regarding proposed materials
- Light pollution from proposed roof lights
- structural engineering concerns

As the proposal is for an extension to an existing dwelling, it is expected that drainage will be as per that of the existing dwelling.

Discrepancies within plans has been noted and amended plans have been submitted to rectify these concerns.

The proposed roof lights have been removed from the amended plans and therefore any potential concerns regarding light pollution from the proposed skylights have been addressed.

The current planning application is for extensions to the dwelling not for demolition of the existing dwelling and rebuild. Structural concerns and whether the existing building is capable of being extended are not planning matters but will be addressed by current Building Control Regulations.

Conclusion

The site is located within the identified settlement area of East Horsley where the principle of development is considered acceptable. The proposed extensions have been assessed by the Council's Conservation and Design Officer, who has considered the impact of the development on the existing building and found no adverse impact on the character of the dwelling, street scene or surrounding area.

The proposed extensions are not considered to result in harm to the amenities of adjoining properties nor result in harm to highway safety.

Subject to conditions, it is recommended that planning permission be granted.

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23/P/01827 - 114 Tillingbourne Road, Shalford, Guildford



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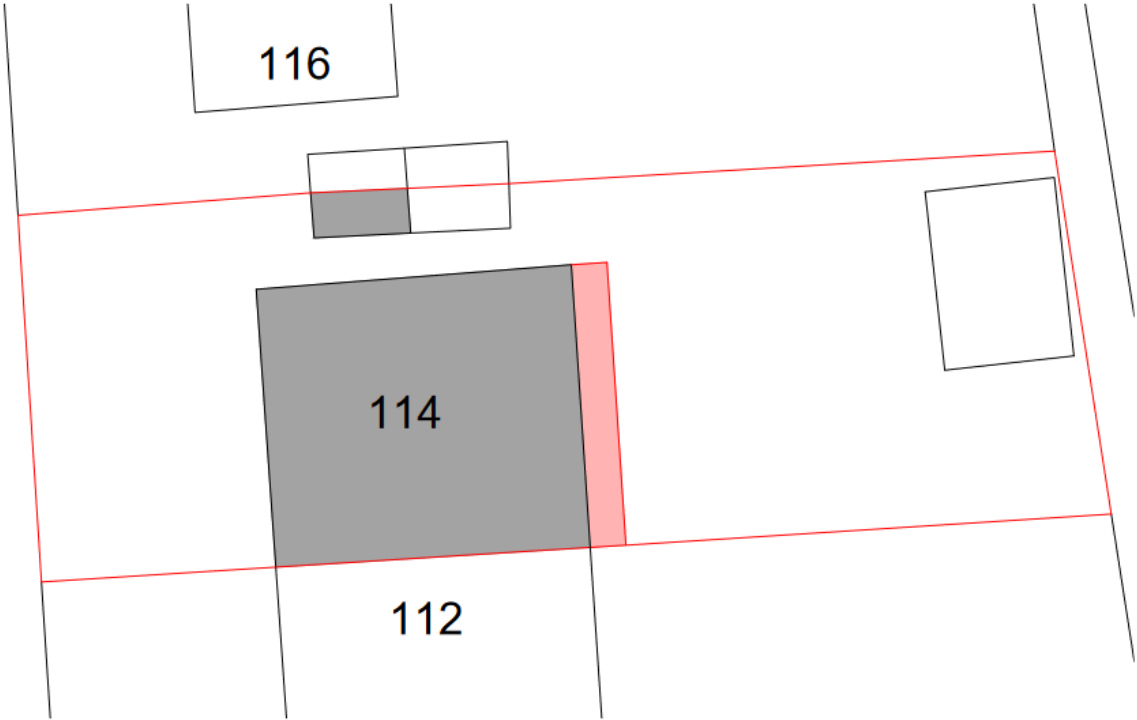
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23/P/01827 – 114 Tillingbourne Road, Shalford, Guildford



The application is therefore recommended for approval subject to conditions.

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: 001, 010, 002, and 003 received on 31st October 2023 and amended plans: 11 REV C and 12 Rev C received 15 January 2024.

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 rooflight window in the western side (right flank) elevation(s) of the development hereby approved shall be fitted at a minimum cill height of 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 in certain circumstances
 - 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 not sought prior to submission and the application was acceptable as submitted.

Officer's Report

Site description.

The site is within the inset boundary of Shalford. It is also within the Surrey Hills National Landscape (formerly Area of Outstanding Natural Beauty) and Area of Great Landscape Value (AGLV).

The site consists of a semi-detached two storey dwelling in a residential cul-de-sac comprised of two storey semi-detached and terraced dwellings. The rear garden slopes up towards the railway embankment which adjoins the rear of the site.

Proposal.

The application proposes a part single, part two storey rear extension with rooflights including removal of existing chimney stack.

Relevant planning history.

None relevant.

Consultations.

Non-statutory consultees

Surrey Hills Area of Outstanding Natural Beauty Officer:

- Do not consider that this proposed rear extension on a property within a residential area, albeit also in the AONB, would have any implication for the Surrey Hills AONB.

Shalford Community Council:

- no objection

Network Rail

- No comments received to date

Third party comments:

None received.

Planning policies.

National Planning Policy Framework (NPPF):

Chapter 2: Achieving sustainable development

Chapter 4: Decision-making

Chapter 12: Achieving well-designed places

Guildford Borough Local Plan: Strategy and Sites 2019 (LPSS)

The Guildford Borough Local Plan: Strategy and Sites was adopted by Council on 25 April 2019.

- P1 Surrey Hills Area of Outstanding Natural Beauty and
Area of Great Landscape Value
- D1 Place shaping

Guildford Borough Council: Development Management Policies (LPDMP) March 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 H4: Housing Extensions and Alterations including Annexes

Policy D4: Achieving High Quality Design and Respecting Local Distinctiveness

Policy D5: Protection of Amenity and Provision of Amenity Space

Supplementary planning documents:

Residential Extensions and Alterations SPD 2018

Planning considerations.

The main planning considerations in this case are:

- the impact on the scale and character of the existing building and surrounding area
- the impact on the National Landscape (AONB) and AGLV
- the impact on neighbouring amenity
- highway/parking considerations

The impact on the scale and character of the existing building and surrounding area

Tillingbourne Road is a long residential cul-de-sac, made up of two storey semi-detached and terraced dwellings of a similar style.

The proposal is for a part single, part two storey rear extension with rooflights including the removal of an existing chimney stack. The proposed extensions would partially replace an existing single storey rear extension. The maximum depth of the proposed extensions would extend beyond the depth of the existing single storey rear extension by approximately 1.1 metre, extending to a maximum depth beyond the rear wall of the original host dwelling by 4.1 metres (approx.). The proposed extensions would not extend beyond the existing side elevation of the dwelling. The proposed two storey element would incorporate a pitched roof with a rear facing gable end, with the ridge set down from the main ridge of the dwelling by approximately 700mm.

The proposed single storey addition would incorporate a small area of flat roof with a parapet, extending beyond the mono-pitch roof of the existing single storey rear extension. The proposal includes the removal of an existing chimney stack, however there is a further chimney stack on the dwelling which will be retained. The proposed materials and detailing would match the existing dwelling, with the existing glazed doors and window from the existing rear wall re-used in the rear wall of the proposed extension.

Overall, the proposed extensions would appear as subordinate additions which would be in keeping with the scale, character and proportions of the existing dwelling and would not detract from the character of the surrounding area.

Accordingly, the proposed development would comply with Policy D1 of the LPSS, Policies D4 and H4 of the LPDMP, the NPPF and the Residential Extensions and Alterations SPD.

The impact on the National Landscape (AONB) and AGLV

The proposal would result in modest additions to a dwelling within a residential area. The proposal would not be visible from the wider surrounding landscape. As such, there would be no adverse impact on the landscape character of the National

Landscape (formerly AONB) and the AGLV.

The impact on neighbouring amenity

The adjoining properties to the application site are 116 Tillingbourne Road to the east and 112 Tillingbourne Road to the west. A railway line and embankment runs along the rear boundary.

116 Tillingbourne Road

This neighbouring property adjoins the site to the east. There is an existing brick built outbuilding on the shared boundary between the application property and 116 Tillingbourne Road. The front half of this outbuilding falls within the same ownership as the application site and the rear half of the outbuilding appears to be within the ownership of the neighbouring property. There is also a 1.8 metre high (approx.) close-boarded fence running along the shared boundary.

The nearest rear facing windows on the neighbouring property are set at a minimum separation distance of approximately 6 metres away from the shared boundary. There would be a minimum separation distance of approximately 2.3 metres from the flank of the proposed two storey rear extension and the shared boundary with 116 Tillingbourne Road. Due to the separation distances, the proposed extensions would not encroach within an angle of 45 degrees taken from the nearest rear facing windows at 116 Tillingbourne Road. As such, it is considered that there would not be an adverse impact in terms of loss of light or overshadowing to the rear windows at this neighbouring property.

Due to the position of the existing dwellings, the existing outbuilding on the shared boundary and the modest scale and height of the proposed two storey rear extension and separation distances, it is considered that the proposal would not result in a material loss of sunlight or daylight to the secondary first floor side windows or rear garden serving the neighbouring property when compared to the existing situation.

No windows are proposed in the eastern flank elevation of the proposed two storey rear extension. As such, there are no concerns in terms of a detrimental loss of privacy to the occupants of 116 Tillingbourne Road.

112 Tillingbourne Road

This neighbouring property is the adjoining semi-detached property located to the west of the application site. The property has benefited from a single storey rear extension which adjoins the shared boundary with the application site and extends to the same depth as the existing single storey rear extension on the application property.

The single storey element of the proposal would be positioned immediately adjacent to the shared boundary with 112 Tillingbourne Road. As noted above, the proposed single storey element would incorporate a flat roof with parapet wall, measuring to a maximum height of 2.88 metres (approx.).

There would be a minimum separation distance of approximately 3.6 metres to the western flank wall of the proposed two storey element. The proposed extensions would project by a further 1.1 metres (approx.) beyond the rear wall of the existing single storey rear additions at both the application property and 112 Tillingbourne Road. As a result, the proposed extensions would not encroach within a 45 degree angle taken from the nearest rear windows (at ground floor and first floor respectively).

Due to the modest height of the proposed additions and the limited projection beyond the rear wall of this neighbouring property, together with the separation distance to the proposed two storey element, it is concluded that there would be no adverse impact in terms of loss of light, overshadowing or adverse overbearing impact to the neighbouring property at 112 Tillingbourne Road.

A single rooflight is proposed within the roofslope on the western flank elevation facing towards 112 Tillingbourne Road. However, this would be at high level and a condition is recommended to ensure the cill height is at a minimum of 1.7 metres above the finished floor level of the room it would be serving. Subject to this condition, it is considered that there would not be an adverse loss of privacy to the rear windows or rear garden of 112 Tillingbourne Road.

It is therefore concluded that the proposal would comply with Policies D5 and H4 of the LPDMP, the NPPF and the Residential Extensions and Alterations SPD.

Highway/parking considerations

There would be no change to the site access or car parking arrangement. The proposed extensions would not result in an increase in the number of bedrooms at the property. Furthermore, there is sufficient space on the existing driveway for parking approximately 2 cars. Accordingly, there would be no adverse impact on parking provision or highway safety.

Conclusion

The site is within the inset boundary of Shalford and therefore the principle of development is acceptable. The proposal would result in subordinate additions which would have no adverse impact on the scale and character of the existing dwelling or the surrounding area and there would be no adverse impact on the surrounding Surrey Hills National Landscape or AGLV. There would also be no adverse impact on neighbouring amenity or highways and parking considerations.

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PLANNING COMMITTEE

31 JANUARY 2024

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>Mr Nick Buckland 33 Juniper Close, Guildford, Surrey, GU1 1NX</p> <p>23/P/01009 – The development proposed is a ground floor rear extension, first floor side extension, front porch infill and associated internal alterations.</p> <p>Delegated Decision: To Refuse</p> <p>Inspector’s Main Issues: The main issue is the effect of the development on the character and appearance of the host dwelling and the surrounding area.</p> <p>Please view the decision letter online via the planning portal.</p>	<p>*ALLOWED</p>
<p>2.</p>	<p>Mr James Hill 73 High Path Road, Guildford, GU1 2QL</p> <p>23/P/00369 – The development proposed is the erection of two storey and single rear extension following demolition of existing two storey and lean two extensions and conversion of loft space to habitable accommodation with changes to roof to include gable end type roof to the front elevation with roof lights.</p> <p>Delegated Decision: To Refuse</p>	<p>DISMISSED</p>

	<p>Inspector’s Main Issues:</p> <ul style="list-style-type: none"> • The character and appearance of the host property and the surrounding area; and • The living conditions of the occupiers of the neighbouring properties (No.71 and No.75) with particular regard to light and overbearing impact. <p>Please view the decision letter online via the planning portal.</p>	
<p>3.</p>	<p>Mrs Elizabeth and Tyrone Bernal-Soria Purse Ryde Cottage, Westwood Lane, Normandy, Surrey GU3 2JF</p> <p>22/P/01881 – The development proposed is planning application for erection of 2 storey side extension, internal alterations, installation of 2 velux windows on the side roof slope and sun tunnels in the front and rear roof slopes.</p> <p>Delegated Decision: non-determination</p> <p>Inspector’s Main Issues:</p> <ul style="list-style-type: none"> • whether the proposal would be inappropriate development in the Green Belt having regard to the Framework and any relevant development plan policies; • the effect of the proposal on the openness of the Green Belt; and • whether any harm by reason of inappropriateness, and any other harm, would be clearly outweighed by other considerations, so as to amount to the very special circumstances required to justify the proposal. <p>Please view the decision letter online via the planning portal.</p>	<p>DISMISSED</p>
<p>4.</p>	<p>Mr Jake and Mrs Jasmin Johnson South Cottage, Redhill Road, Cobham, KT11 1EF</p> <p>22/P/01784 – The development proposed is demolition of buildings, removal of hardstanding and the erection of two detached dwellinghouses, with landscaping, parking and access.</p> <p>Delegated Decision: To Refuse</p>	<p>DISMISSED</p>

	<p>Inspector's Main Issues:</p> <ul style="list-style-type: none">• whether the proposal is inappropriate development in the Green Belt, including its effect on openness, having regard to local and national planning policy;• its effect on the Thames Basin Heaths Special Protection Area; and• whether any harm by reason of inappropriateness, or any other harm, is clearly outweighed by other considerations to amount to very special circumstances required to justify the proposal.• <p>Please view the decision letter online via the planning portal.</p>	
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