



GUILDFORD
BOROUGH

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Pedro Wrobel
Joint Chief Executive
of Guildford and Waverley
Borough Councils

Contact Officer:

Sophie Butcher,
Democratic Services Officer

20 February 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 28 FEBRUARY 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: 278 525 861#.

Members of the public may watch the live webcast here:

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

Yours faithfully

Pedro Wrobel

Joint Chief Executive



MEMBERS OF THE COMMITTEE

Chairman: Councillor Vanessa King
Vice-Chairman: Councillor Dominique Williams

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

QUORUM 5

THE COUNCIL'S STRATEGIC FRAMEWORK (2021- 2025)

Our Vision:

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

Our Mission:

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

Our Values:

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

Our strategic priorities:

Homes and Jobs

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

Environment

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

Community

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

AGENDA

1 APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTE MEMBERS

2 LOCAL CODE OF CONDUCT - DISCLOSABLE PECUNIARY INTERESTS

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

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

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

3 MINUTES (Pages 19 - 30)

To confirm the minutes of the meeting of the Committee held on 31 January 2024 as attached at Item 3. A copy of the minutes will be placed on the dais prior to the meeting.

4 ANNOUNCEMENTS

To receive any announcements from the Chairman of the Committee.

5 PLANNING AND RELATED APPLICATIONS (Pages 31 - 32)

All current applications between numbers 23/P/00131 and 23/P/02077 which are not included on the above-mentioned List, will be considered at a future meeting of the Committee or determined under delegated powers. Members are requested to consider and determine the Applications set out in the Index of Applications.

- 5.1 **23/P/00313 - Hertford Park, Burdeshott Road, Worplesdon, Guildford, GU3 3RN**
(Pages 33 - 58)
- 5.2 **23/P/02046 - 15 St Omer Road, Guildford, GU1 2DA**
(Pages 59 - 80)
- 5.3 **23/P/02076 - 13 The Court, Bury Fields, Guildford, GU2 4BA**
(Pages 81 - 90)
- 5.4 **23/P/02077 - 13 The Court, Bury Fields, Guildford, GU2 4BA**
(Pages 91 - 100)

6 PLANNING APPEAL DECISIONS (Pages 101 - 108)

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

WEBCASTING NOTICE

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

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

NOTES:

Procedure for determining planning and related applications:

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

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

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

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

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

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

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

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

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

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

GUIDANCE NOTE For Planning Committee Members

Probity in Planning – Role of Councillors

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

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

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

Reason for Refusal

How a reason for refusal is constructed.

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

When formulating reasons for refusal Members will need to:

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

Example

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

Reason for Approval

How a reason for approval is constructed.

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

Example:

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

Reason for Deferral

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

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

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

NOTES:

Officer's Report

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

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

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

Written Representations

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

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

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

Background Papers

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

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

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

Human Rights Act 1998

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

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

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

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

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

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

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

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

3 Article 14: prohibition from discrimination

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

4 Article 1 Protocol 1: protection of property;

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

5 Article 2 Protocol 1: right to education.

No person shall be denied the right to education.

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

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

Costs

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

However, where:

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

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

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

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PLANNING COMMITTEE

- * Councillor Vanessa King (Chairperson)
- * Councillor Dominique Williams (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

Councillor Catherine Young was also in attendance.

PL1 ELECTION OF CHAIRPERSON FOR THE REMAINDER OF THE MUNICIPAL YEAR 2023-24

The Committee elected Councillor Vanessa King as Chairperson of the Planning Committee for the remainder of the Municipal Year 2023-24.

PL2 ELECTION OF VICE-CHAIRPERSON FOR THE REMAINDER OF THE MUNICIPAL YEAR 2023-24

The Committee elected Councillor Dominique Williams as the Vice-Chairperson of the Planning Committee for the remainder of the Municipal Year 2023-24.

PL3 APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTE MEMBERS

An apology for absence was received from Councillor Bilal Akhtar for whom Councillor Bob Hughes attended as a substitute.

PL4 LOCAL CODE OF CONDUCT - DISCLOSABLE PECUNIARY INTERESTS

23/P/01085 – 80 The Mount, Guildford, GU2 4JB

Councillor Howard Smith declared a non-pecuniary interest in the above application. Councillor Smith stated that he would leave the meeting when the above application was considered.

23/P/01567 – Cherry Tree Cottage, Pine Walk, East Horsley, Leatherhead, KT24 5AG

Councillor Jo Shaw declared a non-pecuniary interest in the above application owing to the fact that her father lived in East Horsley, however this would not affect her objectivity in the consideration of this application.

PL5 MINUTES

The minutes of the Planning Committee held on 3 January 2024 were agreed and signed by the Chairperson as a true and accurate record.

PL6 ANNOUNCEMENTS

The Committee noted the Chairperson's announcements.

PL7 23/P/01085 - 80 THE MOUNT, GUILDFORD, GU2 4JB

Councillor Howard Smith left the meeting for the duration of the consideration of this application owing to the non-pecuniary interest he declared.

The Committee considered the above-mentioned full application for erection of a detached two-storey dwelling following demolition of the existing dwelling and widening of the existing access.

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

- Reverend Peter Levell (to object);
- Mr Paul Banwell (to object) and;
- Mr Philip Andrews (Agent) (in support)

The Committee received a presentation from the Senior Planning Officer, Sakina Khanbhai. The Committee noted that the application site was located in the urban area and situated towards the upper end of The Mount. The existing dwelling was located on the northern side of the road which was set back and positioned on elevated land from the street level. The plot was much wider than the neighbouring residential plot. The surrounding area was comprised of a mix of dwelling styles. The proposal was 14.8 metres wide and 10 metres deep with a height of 7.32 metres.

The design proposed had been revised from an earlier withdrawn scheme with a first-floor layout so that the bathrooms were located to the rear of the dwelling

with obscure glazing. The dwelling would also be narrower than the existing dwelling with generous separation distances to neighbouring side boundaries.

The proposed dwelling would be slightly deeper than the existing by 2.3 metres and narrower. The existing access would also be widened, and sufficient parking spaces provided for two vehicles within the existing parking area to the front of the dwelling.

The proposal was for a contemporary design with a simplified gable front which previously included a large amount of glazing to the rear of the property that was now obscure glazed. The height of the proposed dwelling was also broadly in line with the existing.

The application was therefore recommended for approval with the proposed conditions as outlined in the report and updated conditions in the supplementary late sheets.

The Committee discussed the application and noted that the proposed huf house was not out of character with the existing neighbouring properties given there was no uniformity in the overall design employed in the neighbourhood. In addition, there was already a huf house located further up the road which fitted in well. Concerns raised regarding overlooking at the back of the property would be successfully overcome via the proposed obscured glass. In relation to concerns regarding an increase in on-road parking, the property did have a forecourt and so provision was made already. If the residents did wish to park their cars on-road they would have to apply to the Surrey Highway Authority. With regard to concerns raised regarding the development representing a form of over-development, the Committee noted that the footprint of the proposal was largely similar to the existing property. Whilst it was deeper, it would not be seen from the road or from the rear. The proposed roof line would be higher than the existing property but was largely the same as the property to the left. The Committee also commended the eco-design methods incorporated which included triple glazing, water efficiency measures and solar panels.

The Committee noted further comments in support of the application that Guildford did not have a predominant architectural style. The fact that the huf design was different to conventional houses did not mean that it was harmful.

The Committee noted comments that the proposal did not comply with Policy D1 of the Local Plan Strategy and Sites, as far as there was a distinctive local character. The design also failed to comply with policies D4 and D5 of the Local Plan, development management policies which required any building to enhance

its surroundings, which it was felt this proposal did not. The development was also overbearing and dominant in the street scene.

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

RECORDED VOTE LIST				
		FOR	AGAINST	ABSTAIN
1	Lizzie Griffiths	X		
2	Richard Mills	X		
3	Dominique Williams	X		
4	Maddy Redpath	X		
5	Joanne Shaw	X		
6	Patrick Oven		X	
7	Vanessa King	X		
8	Sue Wyeth-Price	X		
9	Cait Taylor	X		
10	Yves de Contades	X		
11	James Jones	X		
12	Stephen Hives	X		
13	David Bilbé	X		
14	Bob Hughes	X		
	TOTALS	13	1	0

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

RESOLVED to approve application 23/P/01085 subject to the conditions and reasons as detailed in the report and additional conditions as detailed below:

1) 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 Table 6 and Section 6.3 of this document.

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

2) No development shall take place until a Biodiversity Enhancement Plan has been submitted to and approved in writing by the local planning authority.

The approved details should include measures to enhance the nature conservation interest of the site.

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

3) Before any other works in association with restoration of the land are commenced, the Cotoneaster present on the site as stated in the Preliminary Ecological Assessment and Biodiversity Net Gain report which is listed as an invasive species under Schedule 9 of the Wildlife and Countryside act 1991, shall be eradicated using qualified and experienced contractors and disposed of in accordance with the Environmental Protection Act (Duty of Care regulations 1991 and a verification report shall be submitted to and approved in writing prior to the commencement of the above ground works.

Reason: To ensure the cotoneaster is eradicated in the interests of the natural habitat of the area, to prevent the spread of cotoneaster in the wider area and in the interests of residential amenities, in compliance with good practice.

Informatives:

1. The applicant should take action to ensure that development activities such as demolition and vegetation or site clearance are timed to avoid the bird nesting season of early March to August inclusive.

2. The applicant is advised that the submitted Preliminary Ecological Appraisal also notes that there are Cheryl Laurel and Buddleia are present on site and although not listed as an invasive species in Schedule 9 of the Wildlife and Countryside Act 1981 these are non-native invasive plants and should be eradicated from the site by a suitable qualified professional.

**PL8 23/P/01567 - CHERRY TREE COTTAGE, PINE WALK, EAST HORSLEY,
LEATHERHEAD, KT24 5AG**

The Committee considered the above-mentioned full application for proposed 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.

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

- Dr Roger Main (to object);
- Mrs Charlotte Eagle-Hodgson (Applicant) (in support)

The Committee received a presentation from the Senior Planning Officer, Katie Williams. The Committee noted that the site was located within the identified settlement boundary of East Horsley and was currently comprised of a detached bungalow with accommodation within the roof space. The property was located between Links Hill to the west and Pine Walk to the east which was accessible from both roads. The surrounding area was residential in character, made up of detached dwellings of varying traditional styles and of varying scale and height.

The application had been amended from the original submission, with the proposed rear extension reduced from a two-storey extension to a single storey rear extension with a simplified roof design. There was existing mature hedging and trees to the plot boundaries.

The existing property was a modest dormer bungalow designed and built by Frank Chown. The building was not identified as a statutory or locally listed building and it had been previously extended. The northern flank of the proposal would have a cat slide roof whilst the southern flank would have gabled projections to the front and rear elevations.

Due to the local historic interest in the existing building, the Council's Conservation Officer had been consulted on the application. The proposal was subsequently amended to include the retention of some traditional townhouse features, including the brick plinth. The proposed porch would also replicate the existing. Following the amendments made, the Conservation Officer had confirmed that the proposals were considered to be acceptable in design terms. The proposed ridge height of the dwelling as extended, would measure approximately 9 metres from the finished floor level which was an increase of 3 metres.

In summary, the proposed extensions, whilst changing the single storey character of the dwelling, were considered to reflect the original Chown character and detail of the building and therefore was 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 had been carefully assessed and was not considered that the amenities of neighbouring properties would be significantly harmed. Therefore, subject to the conditions proposed the application was recommended for approval.

The Chairperson permitted Councillor Catherine Young to speak in her capacity as Ward Councillor for three minutes. The Committee noted concerns raised that the Parish Council had also objected to this application. In addition, there were

also letters of support and the cottage was clearly in need of attention. The cottage was an original Frank Chown dating back to the 1920's. The architect Frank Chown had had a huge influence upon the development and character of East Horsley which was replicated across the village today.

The Committee noted praise to planning officers for working with the applicant to amend the original proposals so that some of the unique and special features of the original building would be retained. However, not enough of the original features would be preserved and result in an unsympathetic development of a significant local heritage asset.

Whilst the porch and one window would remain, the proposed frontage would contain eight windows in total and the changes would amount to very limited design revision. The rear glazing had also been amended, but to a more modern design and included 10 windows and floor to ceiling glazing thereby removing any semblance of the original town style. Therefore, this development did not meet the tests of policies D1, place shaping, it did not respond to the distinct local character, policy D4 and it did not demonstrate a clear understanding of place. It did not respond positively to the history and significant views to and from immediate surroundings. The building was highly visible from both Links Hill and Pine Walk and the existing hedge at the front maybe removed to open up the plot to enable the development. It was also in contravention of policy D3 in that it failed to conserve this non-designated heritage asset including its features of historic interest and the setting which makes this cottage so unique.

The proposal was also in conflict with Policy EH9 of the heritage assets of the East Horsley Neighbourhood Plan and finally it did not meet any of the guidance of the residential extensions and alterations SPD. The proposal did not reflect the existing character of the original Chown house. On balance, the harm to this non-designated heritage asset would be significant and the Committee was urged to refuse the application.

The Committee discussed the application and noted that it was unfortunate that a Frank Chown house such as this was not locally listed. The Committee noted comments that the proposal represented a complete rebuild of the house which was not in keeping with its original character. The house sat on a very small plot in comparison to its neighbours and was visually prominent.

The Committee noted comments of support for the proposed alterations given that the existing property was clearly dilapidated and needed renovation. The house needed to be made fit for purpose to suit modern day living standards.

The increase in the size of the footprint was perceived as modest considering the overall size of the plot. The Committee agreed that on balance the proposal would not represent a harmful addition to the character of the area. Whilst it was acknowledged that the hedge could be removed it was not the applicant’s intention to do so.

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

RECORDED VOTE LIST				
	COUNCILLOR	FOR	AGAINST	ABSTAIN
1	Sue Wyeth-Price	X		
2	Bob Hughes	X		
3	David Bilbé	X		
4	James Jones	X		
5	Lizzie Griffiths	X		
6	Dominique Williams	X		
7	Richard Mills	X		
8	Howard Smith	X		
9	Maddy Redpath	X		
10	Vanessa King	X		
11	Stephen Hives	X		
12	Joanne Shaw	X		
13	Cait Taylor	X		
14	Yves de Contades	X		
15	Patrick Oven		X	
	TOTALS	14	1	0

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

RESOLVED to approve application 23/P/01567 subject to the conditions and reasons as detailed in the report and subject to the re-wording of condition 5 as detailed below:

Condition 5 has been reworded at the request of the Council’s Conservation and Design Officer to clarify the requirements relating to the rebuilding of the porch.

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's design and configuration shall replicate 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.

PL9 23/P/01827 - 114 TILLINGBOURNE ROAD, SHALFORD, GUILDFORD, GU4 8EU

The Committee considered the above-mentioned full application for part single, part two storey rear extension with rooflights including removal of existing chimney stack.

The Committee noted that the application had been referred to the Planning Committee because the applicant was an employee of Guildford Borough Council.

The Committee received a presentation from the Senior Planning Officer, Katie Williams. The Committee noted that the application site was located within the inset boundary of Shalford. It was also within the Surrey Hills, an Area of Outstanding Natural Beauty (AONB) and in an Area of Great Landscape Value (AGLV). The site was comprised of an end of terrace, two storey dwelling in a residential cul-de-sac. There was an existing single storey rear extension across the rear of the dwelling and the proposed extensions would partially replace the existing rear extension and then extend to a further depth of 1.1 metres. No changes were proposed to the front elevation, apart from the removal of one of the chimney stacks. The proposed two storey rear extension would extend out slightly further than the existing single storey rear extension. The two storey extension incorporated a rear facing gable end with the rear ridge set down from the main ridge line of the existing dwelling. On the proposed rear elevation the two storey element would be set away from the boundaries and also set down from the main ridge. The proposed single storey element would extend out beyond the existing single storey extension incorporating a small area of flat roof. A rooflight was proposed on the western roof slope set at a high level above the finished floor level and therefore would not result in any adverse loss of privacy to the neighbouring property.

In conclusion, the site was inset within the boundary of Shalford and therefore the principle of development was acceptable. The proposal would result in subordinate additions which would not have an adverse impact on the scale and

character of the existing dwelling or the surrounding area. There would also be no adverse impact on neighbouring amenity or highways and parking considerations. The application was therefore recommended for approval subject to the conditions as set out in the report.

The Committee discussed the application and agreed that the proposal represented an improvement upon the existing property.

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

RECORDED VOTE LIST				
	COUNCILLOR	FOR	AGAINST	ABSTAIN
1	Joanne Shaw	X		
2	Sue Wyeth-Price	X		
3	Stephen Hives	X		
4	Bob Hughes	X		
5	Cait Taylor	X		
6	Yves de Contades	X		
7	Maddy Redpath	X		
8	Patrick Oven	X		
9	David Bilbé	X		
10	Vanessa King	X		
11	Dominique Williams	X		
12	Howard Smith	X		
13	Lizzie Griffiths	X		
14	Richard Mills	X		
15	James Jones	X		
	TOTALS	15	0	0

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

RESOLVED to approve application 23/P/01827 subject to the conditions and reasons as detailed in the report.

PL10 PLANNING APPEAL DECISIONS

The Committee considered and noted the appeal decisions.

The meeting finished at 8.15 pm

Signed

Date

Chairman

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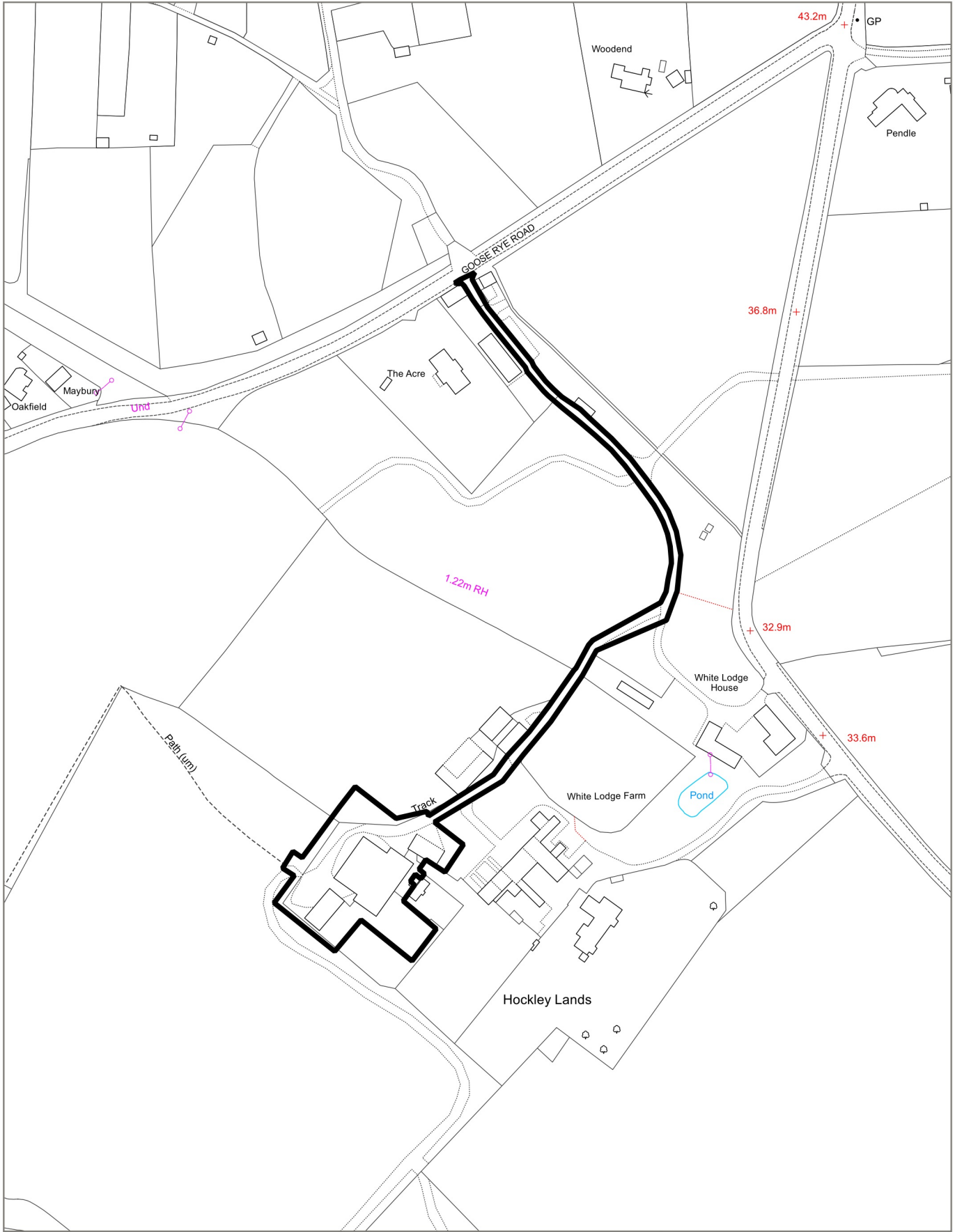
GUILDFORD BOROUGH COUNCIL**PLANNING COMMITTEE INDEX****28/02/2024**

Item No.	Ward	Applicant	Location	App.No.	Rec.	Page
5.1	Worplesdon	Mr J Summers, Hertford Park	Hertford Park, Burdenshott Road, Worplesdon, Guildford, GU3 3RN	23/P/00131	S106	33.
5.2	Castle	Oakesfield Properties Ltd	15 St Omer Road, Guildford, GU1 2DA	23/P/02046	S106	59.
5.3	St Nicolas	Mr Hives, 13 The Court	13 The Court, Bury Fields, Guildford, GU2 4BA	23/P/02076	APPC	81.
5.4	St Nicolas	Mr Hives, 13 The Court	13 The Court, Bury Fields, Guildford, GU2 4BA	23/P/02077	APPC	91.

Total Applications for Committee**4**

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23/P/00131 - Hertford Park, Burdenshott Road, Worplesdon, Guildford



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

Print Date: 15/02/2024

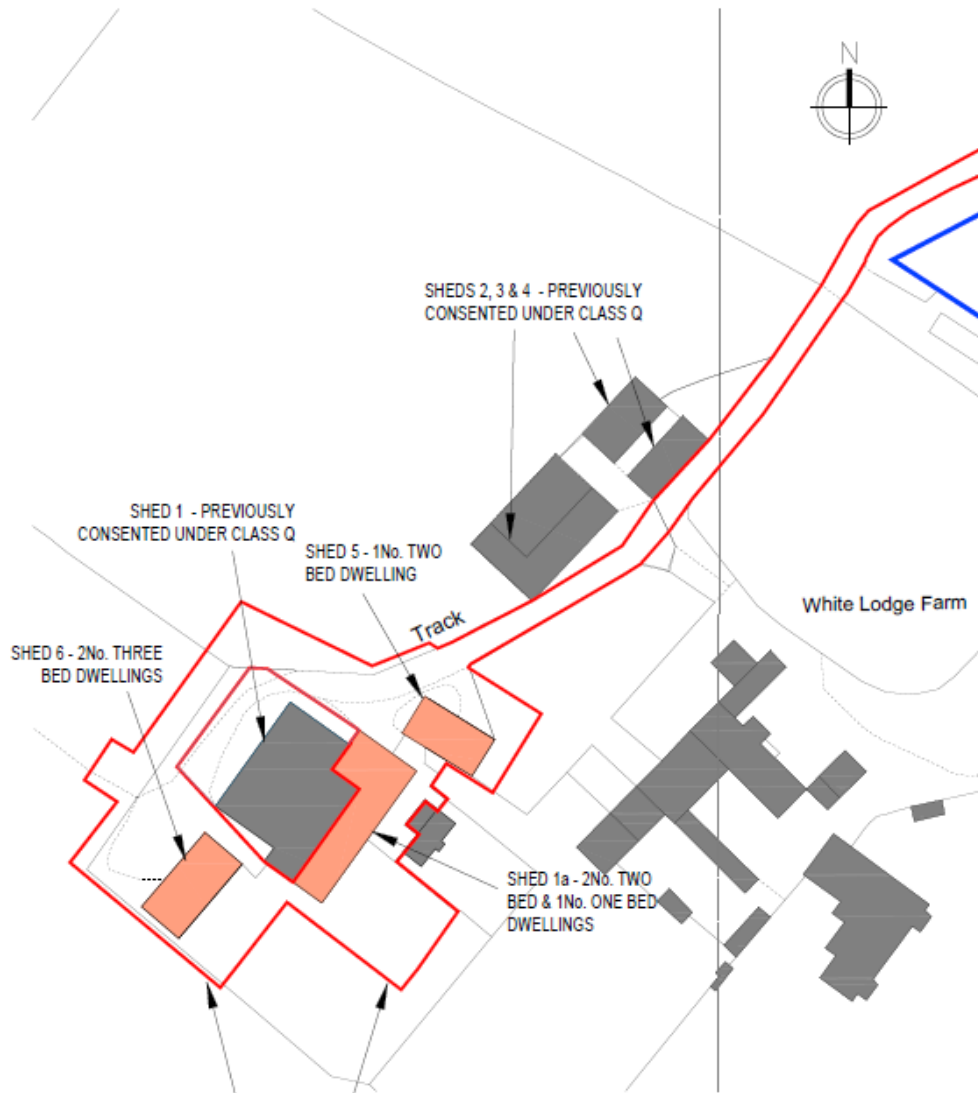


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GUILDFORD
BOROUGH

23/P/00131 – Hertford, Burdenshott Road, Worplesdon, Guildford, GU3 3RN



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App No: 23/P/00131 **8 Wk** 04/03/2024
Deadline:

Appn Type: Full Application
Case Officer: Sakina Khanbhai

Parish: Worplesdon

Agent : Mr D Ardeshirian
Planit Consulting
3 Innovation Place
Douglas Drive
Godalming
Surrey
GU7 1JX

Ward: Worplesdon

Applicant: Mr J Summers
Hertford Park
Burdenshott Road
Worplesdon
Surrey
GU3 3RN

Location: Hertford Park, Burdenshott Road, Worplesdon, Guildford,
GU3 3RN
Proposal: Conversion of agricultural buildings to six residential dwellings

Executive Summary

Reason for referral

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

Key information

Planning permission is sought for the conversion of three existing agricultural buildings to six residential dwellings that are accessed by an existing track road from Goose Rye Road.

The application site is located within the Green Belt and within the 400 - 5 km buffer zone of the Thames Basin Heath Special Protection Area. The site is located close to the boundary with Woking Borough, however the site is wholly within Guildford Borough.

Summary of considerations and constraints

The proposed new dwellings would include appropriate car parking and private amenity space, whilst the existing structures would be upgraded to provide modern, energy efficient accommodation.

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

The recommendation is for approval subject to prior completion of a unilateral undertaking which would secure the appropriate SANG and SAMM mitigation payments in relation to the Thames Basin Heath Special Protection Area.

RECOMMENDATION:

Subject to a Section 106 Agreement securing an appropriate financial contribution to secure mitigation against the impact of the proposals on the Thames Basin Heaths SPA, the decision is to:

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

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

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

2. The development hereby permitted shall be carried out in accordance with the following approved plans: PL.03. P2, PL.04.P2, PL.05.P2, PL.07.P2, PL.02.P2, PL.06.P2, PL.01.P5 and PL.08.P4 and supporting information received on 19/01/23 and 08/11/23.

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

proper planning.

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

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

4. No above slab level work shall take place until full details, of both hard and soft landscape proposals, including a schedule of landscape maintenance for a minimum period of 5 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.

5. No development above slab level shall start on site until details of all boundary treatments have been submitted to and approved in writing by the local planning authority. The approved scheme shall be implemented prior to the first occupation of the development or phased as agreed in writing by the local planning authority. The approved scheme shall be maintained in perpetuity.

Reason: To safeguard the visual amenities of neighbouring residents and the locality.

6. The development hereby permitted must comply with regulation

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

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

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

Reason - In order that the development should not prejudice highway safety nor cause inconvenience to other highway users and to promote sustainable forms of transport in accordance with the requirements of the National Planning Policy Framework 2023.

8. No above slab level work shall take place until an Ecological Enhancement Plan which should be prepared in line with Section 5.3 of the Preliminary Ecological Appraisal to enhance the nature conservation interest of the site has been submitted to and agreed in writing by the local planning authority. The scheme shall be implemented in full prior to the occupation of the development hereby approved.

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

9. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking or re-enacting or amending those Orders with or without modification), no development within Part 1, Classes A, AA, B, C, D and E shall be carried out on the dwellinghouses hereby permitted or within their curtilage.

Reason: Having regard to the size of the dwellings approved, the local planning authority wishes to retain control over any future extensions and outbuildings at the property, in order to safeguard the character of the area and the residential amenities of adjoining properties.

10. Prior to commencement of the development, a Site Waste Management Plan has been submitted to an approved in writing by the Local Planning Authority that demonstrates how waste generated from construction and excavation activities would be dealt with in accordance with the waste hierarchy. The Site Waste Management Plan will subsequently be kept up-to-date throughout the development process in accordance with the established methodology.

Reason: To ensure that the development takes waste hierarchy into account to manage waste. It is considered necessary for this to be a pre-commencement condition because waste will begin to be generated as soon as any development commences on the site.

11. No part of the development shall be first occupied unless and until the proposed access has been provided with visibility zones in accordance with the approved plans, Drawing No.2305038-01, and thereafter the visibility zones shall be kept permanently clear of any obstruction over 0.6m high.

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

Framework 2023.

12. The development hereby approved shall not be first occupied unless and until space has been laid out within the site in accordance with the approved plans (Drawing No.PL.08.P3) for vehicles to be parked and for vehicles to turn so that they may enter and leave the site in forward gear. Thereafter the parking and turning areas shall be retained and maintained for their designated purposes.

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

13. Prior to the commencement of development a Construction Environmental Management Plan (CEMP) should be submitted to and approved in writing by the Local Planning Authority that identifies the steps and procedures that will be implemented to avoid or mitigate constructional impacts on species and habitats.

The CEMP should address the following impacts:

- a) Map showing the location of all ecological features
- b) Risk assessment of the potentially damaging construction activities
- c) Practical measures to avoid and reduce impacts during construction
- d) Location and timing of works to avoid harm to biodiversity features
- e) Responsible persons and lines of communication
- f) Use of protective fencing, exclusion barriers and warning signs.
- g) Storage of construction materials/chemicals and equipment
- h) Dust suppression.
- i) Chemical and/or fuel run-off from construction into nearby watercourse(s)
- j) Noise/visual/vibrational impacts

k) Visual screening (for SPA birds) Measures to ensure no materials, machinery, vehicles or works will encroach on the designated site.

l) Timing of works outside of bird breeding season. The approved CEMP shall be adhered to at all times.

Reason: To ensure the adequate protection of statutory protected species and habitats.

14. Prior to the commencement of the development, A detailed Phase One survey, including historic investigation and detail on ground conditions shall be submitted to ascertain whether the site supports any soil or water contamination. If the LPA consider that further investigation of the site is necessary, a detailed site investigation must be carried out by a suitably qualified and accredited consultant/contractor in accordance with a Quality Assured sampling and analysis methodology. The investigation shall include relevant subsurface, soil gas and groundwater sampling together with the results of analysis and a risk assessment of the impact to receptors. Any remediation required shall be fully detailed to restore the site to a standard suitable for use, including works to address any unsuspected contamination.

Reason:To ensure any contamination of the site is remediated and to protect existing/proposed occupants of the applicant site and/or adjacent land.

15. Any remediation scheme submitted in accordance with Condition 14 (above) shall be carried out as detailed in the applicants submission. Documentary proof shall be provided to the Local Planning Authority together with a quality assurance certificate to show that the works have been carried out in full accordance with the approved remediation strategy. Details of any post remediation sampling and analysis to show the site has reached the required clean-up criteria shall be included in the closure report together with the necessary documentation detailing what waste material has been removed from the site before the development hereby permitted is occupied by any person not

directly involved in constructing the development.

Reason: To ensure any contamination of the site is remediated to a 'suitable for use' standard and to protect existing/proposed occupants of applicant site and/or adjacent land.

16. Prior to the commencement of development, a SAP output document shall be submitted to and approved in writing by the Local Planning Authority. This shall demonstrate the Dwelling Fabric Energy Efficiency (DFEE) value is at least 10% lower than the Target Fabric Energy Efficiency (TFEE) value set by Building Regulations. The approved details shall be implemented prior to the first occupation of the development and retained as operational thereafter.

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

17. 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.

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.

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.

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. 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.
4. 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.

5. The applicant should take action to ensure demolition and vegetation clearance are timed to avoid the bird nesting season of early March to August inclusive.
6. 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.
7. Section 59 of the Highways Act permits the Highway Authority to charge developers for damage caused by excessive weight and movements of vehicles to and from a site. The Highway Authority will pass on the cost of any excess repairs compared to normal maintenance costs to the applicant/organisation responsible for the damage.

8. The applicant is advised that the submitted Preliminary Ecological Appraisal also notes that giant hogweed is present on site which is listed as an invasive species in Schedule 9 of the Wildlife and Countryside Act 1981 this invasive plant should be controlled as set out within Section 5.3 of the PEA.

Officer's Report

Site description.

The application site is located within the Green Belt and is within 400m-5km Thames Basin Heath Special Protection Area. Immediately to the south of the agricultural buildings lies the 0-400m exclusion zone of the Thames Basin Heath. The site falls within the Whitmoor Common SSI Impact Risk Zone (IRZ) and within the IRZ of Smarts and Prey Heaths SSI.

The site is part of a wider complex of residential and agricultural buildings and agricultural paddocks known as Hertford Park. Existing access is provided from both the north-east off of Burdenshott Road and to the north off of Goose Rye Road through the surrounding farmstead. Part of the site to the north-east and the existing access point are sited within the neighbouring Borough of Woking.

The application site comprises of a cluster of three agricultural buildings used as a hay store, cow shed and storage barn. The agricultural buildings subject of this application are located to the western edge of the Hertford Park estate with agricultural paddocks to the north and west.

The surrounding area is rural in character with the nearest settlement being Worplesdon located over 1km to the north east. The application site is located wholly within the jurisdiction of Guildford Borough Council however part of the wider Hertford Park estate is situated within Woking.

Proposal.

Conversion of agricultural buildings to six residential dwellings

Housing mix

Unit 6A (Shed 6): 3 bed, 2 storey

Unit 6B (Shed 6): 3 bed, 2 storey

Unit 1A (Shed 1A): 2 bed, 1 storey

Unit 1B (Shed 1A): 1 bed, 1 storey

Unit 1C (Shed 1A): 2 bed, 1 storey

Unit 5 (Shed 5): 2 bed, 1 storey

The proposal includes parking provision for each unit with separate garden areas and associated hard and soft landscaping across the site.

Relevant planning history.

20/P/02109 - Proposed erection of agricultural buildings, structures and associated works (including a temporary agricultural workers mobile home on the farm) following demolition of the existing farm buildings. Withdrawn 21/06/22

22/W/00083 - Prior notification under Schedule 2, Part 3, Class Q of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) to determine if prior approval is required for a proposed change of use of agricultural building to a dwellinghouse (Use Class C3) together with building operations reasonably necessary to convert the building to a dwellinghouse. Approved 19/12/22

Consultations.

Statutory consultees

County Highway Authority: No objection subject to conditions. The applicant has provided evidence of vehicle visibility splays where the existing vehicular access meets Goose Rye Road measuring 120 m x 2.4 m for the designated 40mph road. Vegetation should be regularly maintained at the site access to ensure maximum visibility splays are achievable at all times. It is not considered that the proposed development will result in a significant increase in vehicular trips on the surrounding highway network when compared to the extant use.

Thames Water: No comments to make.

Natural England: No objection subject to appropriate mitigation being secured. None of the proposed residential development shall breach the 400m exclusion zone for an new net gain in residential units. A Construction Environmental Management Plan (CEMP) should be submitted.

Internal consultees

Environment Health Officer: No objection subject to a ground contamination condition.

Non-statutory consultees

Surrey Wildlife Trust: The Local Planning Authority should comply with Natural England's requirements. No objection raised subject to conditions requiring the submission of a Ecological Enhancement Plan (EEP) and a Construction Environmental Management Plan (CEMP).

Worplesdon Parish Council:

Supports the County Council Highways Authority's request for the submission of visibility splays for the junction on Goose Rye Road. (Officer note: amended plans have been submitted and updated comments from SCC Highways Authority are detailed above).

Woking Borough Council:

No comment received.

Third party comments:

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

- Impact on character of the area
- Noise and traffic impact
- Impact on the Green Belt
- Impact on road safety
- Impact on wildlife

- Impact on drainage and water table in the area
- Insufficient road access to/from Hertford Park to sustain traffic movements associated with multiple residential units.
- There are multiple applications over two planning authorities Guildford BC and Woking BC across Hertford Park to redevelop the wider estate some of which contradict the conditions of earlier permissions. (Officer note: the assessment of this application is based on the area outlined within the red line on the site location plan which falls within the jurisdiction of Guildford BC. It is noted that the buildings identified within the current application are covered by a planning condition issued by the grant of planning application PLAN/2021/0052 issued by Woking Borough Council which imposes a condition for the barns to be demolished as shown on drawing A.F-01.E which can be viewed on WBC's website. The Applicant has confirmed that PLAN/2021/0052 has not been implemented and the removal of the barns is not required at this time. The Applicant has confirmed the buildings are proposed to be converted within this application and not re-located.).

Planning policies.

National Planning Policy Framework (NPPF):

Chapter 2: Achieving sustainable development

Chapter 4: Decision making

Chapter 5: Delivering a sufficient supply of homes.

Chapter 6: Building a strong, competitive economy

Chapter 8: Promoting healthy and safe communities

Chapter 9: Promoting sustainable transport

Chapter 11: Making effective use of land

Chapter 12: Achieving well-designed places.

Chapter 13: Protecting Green Belt Land

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

Chapter 15: Conserving and enhancing the natural environment

South East Plan 2009:

NRM6Thames Basin Heath Special Protection Area

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

S1: Presumption in favour of sustainable development

H1: Homes for all
P2: Green Belt
P5: Thames Basin Heaths Special Protection Area
D1: Place shaping
D2: Climate change, sustainable design, construction and energy
ID1: Infrastructure and delivery
ID3: Sustainable transport for new development
ID4: Green and blue infrastructure

Guildford Borough Council: Development Management Policies (LPDMP) June 2022

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 P6: Protecting Important Habitats and Species
Policy P7: Biodiversity in New Developments
Policy P11: Sustainable Surface Water Management
Policy D4: Achieving High Quality Design and Respecting Local Distinctiveness
Policy D5: Protection of Amenity and Provision of Amenity Space
Policy D6: External Servicing Features and Stores
Policy D7: Public Realm
Policy D12: Light Impacts and Dark
Policy D14: Sustainable and Low Impact Development
Policy D15: Climate Change Adaptation
Policy D16: Carbon Emissions from Buildings
Policy ID10: Parking Standards

Supplementary planning documents:

Parking Standards for New Developments SPD 2023
Thames Basin Heaths Special Protection Area Avoidance Strategy (2017)
Climate Change, Sustainable Design, Construction and Energy (2020)

Planning considerations.

The main planning considerations in this case are:

- the principle of development- impact on the Green Belt
- the impact on the character of the area
- living environment
- the impact on neighbouring amenity
- ecological impact
- highway/parking considerations
- flooding and land drainage
- sustainability
- Thames Basin Heath SPA
- legal agreement requirements

The principle of development and the impact on the Green Belt

The NPPF 2023 sets out the government's aim to significantly boost the supply of housing with housing applications considered in the context of the presumption in favour of sustainable development.

Paragraph 69 of the NPPF states that small and medium sized sites can make an important contribution to meeting the housing requirement of an area and are often built-out relatively quickly. To promote the development of a good mix of sites local planning authorities should support development of windfall sites through their policies and decisions giving great weight to the benefits of using suitable sites within existing settlements for homes and encouraging the sub-division of large sites where this could help to speed up the delivery of homes.

Policy H1 of the Local Plan states that new residential development is required to deliver a wide choice of homes to meet a range of accommodation needs as set out in the latest Strategic Housing Market Assessment. New development should provide a mix of housing tenures, types and sizes appropriate to the site size, characteristics and location. Given that only six units are proposed, it would not be appropriate to require a wide mix of units and therefore it is considered that this provision would be acceptable.

The application site is located within the Green Belt. The NPPF 2023 regards the construction of new buildings as inappropriate in the Green Belt other than for the exceptions listed under para 155 part (d).

Para 155 of the NPPF 2023 goes on to state that certain other forms of development are also not inappropriate in the Green Belt provided they preserve its openness and do not conflict with the purposes of including land within it. These include the re-use of buildings provided that the buildings are of permanent and substantial construction.

The proposal seeks to convert three agricultural buildings to six residential units. A Structural Report written by a structural engineer Derek Bruce accompanies the application dated 30/08/22. The report concludes the buildings are structurally stable and are of sound structural condition with only minor repairs and renovation works required. The report concludes the condition of the buildings would make them capable of being converted into residential accommodation. Minimal alterations are proposed to the existing building form and the volume of the buildings remain unchanged. In this regard, the re-use of the buildings is considered to be an appropriate form of development in the Green Belt.

The proposed works do not include any increase in the scale or footprint of the existing buildings.

The proposal includes some additional hard and soft landscaping to accommodate additional parking areas, foot paths and amenity spaces. The existing vehicle access remains unchanged with new hard surfacing kept to a minimum. Given that the existing site is currently used to store agricultural equipment and goods with large agricultural vehicles parked, the introduction of residential amenity spaces and associated residential paraphernalia would not have a material impact on the visual amenities and openness of the Green Belt.

As such the principle of development is acceptable and the proposal would accord with Guildford Borough LPSS Policy P2 and with the provisions of the NPPF 2023.

Impact on the character of the area

Policy D1 of the LPSS requires all new developments to achieve high quality design that responds to the distinctive local character (including landscape character) of the area in which it is set. The policy also requires development to be designed to reflect the distinct local character of the area and reinforce locally distinct patterns of development, including landscape setting. Policy D4 of the LPDMP reinforces this

but also promotes the use of innovative design approaches, including use of materials and construction techniques where this presents an opportunity to create new or complementary identities that contributes to and enhances local character.

The site is within a rural location and forms part of a cluster of agricultural buildings towards the western side of the Hertford Park Estate. Hertford Park to the south-east contains a residential dwelling and gardens and White Lodge Cottage is located to the north east. To the north west are agricultural buildings with surrounding agricultural fields that extends to the north and west. The site is located at the end of a long access drive from Goose Rye Road to the north and therefore it is not readily visible from the main roads. There is also existing tree and hedge screening along the northern boundaries of the wider site.

The proposal involves internal alterations and changes to the external materials to create habitable units. The proposed works would involve external timber cladding, glazed windows and doors to existing opening in the buildings. Additional roof lights would also be inserted to the roof of the buildings. Additional window openings have been kept to a minimum to retain the rural character and appearance of the buildings. Full details of materials can be secured by condition to ensure the resultant buildings would be sympathetic to the rural character of the surroundings.

The proposal would incorporate the replacement of the existing areas of hard standing, boundary fencing and soft landscaped garden areas to serve the proposed dwellings. Modest areas of hard surfacing to provide parking spaces for each of the proposed dwellings would be incorporated. Full details of hard and soft landscaping can be secured by condition.

The proposed boundary treatment for the rear gardens would be post and rail fencing which is considered more sympathetic to the rural character and context of the site and rural surroundings.

Subject to the recommended conditions regarding materials and landscaping, it is considered that the proposal would result in an improvement to the appearance of the site and would be sympathetic to the scale and character of the existing site and wider surroundings.

It is therefore considered that the proposal accords with Policy D1 of the LPSS, D4 of the LPDMP and Chapter 12 of the NPPF.

Living Environment

Policies H1 and D1 of the Guildford Borough Local Plan: Strategy and Sites 2015-2034 states that all new development is expected to 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 (MHCLG).

Each of the proposed dwellings would be in accordance with the requirements in terms of in terms of gross internal area, as laid out in the Technical housing standards (2015). Each habitable room within the proposed dwelling would be provided with natural lighting and an outlook to the private garden and surrounding fields, and in addition, adequate outdoor amenity space would be provided. The proposal is overall found to comply with Policies H1 and D1 of the Guildford Borough Local Plan: Strategy and Sites 2015-2034 and the NPPF 2023 in this respect.

Impact on neighbouring amenity

Policy D5 of the LPDMP 2023 states that development proposals are required to avoid having an unacceptable impact on the living environment of existing residential properties or resulting in unacceptable living conditions for new residential properties for a range of issues.

Given the isolated location of the site and significant separation distances to any surrounding dwellings, there are no concerns with regards to impact on neighbouring amenity in terms of overbearing impact, access to sunlight/daylight, privacy and outlook.

The proposed units have been designed to ensure they do not overlook each other. Boundary treatment including hedging is proposed to provide privacy to amenity areas.

Whilst the proposal would result in the intensification in the use of the site, it is not considered that a residential use would result in any materially harmful impact from noise and disturbance than existing movements associated with agricultural operations.

As such the proposals are in accordance with Policy D5 of the LPDMP 2023.

Ecological Impact

LPSS Policy ID4 states out the Council will seek to maintain, conserve and enhance biodiversity and will seek opportunities for habitat restoration and creation, while new development should aim to deliver gains in biodiversity where appropriate.

A Preliminary Ecological Appraisal (PEA) and an updated ecological assessment accompanies the application which concludes protected species such as bats do not appear to be a constraint to the proposed development as the buildings have been assessed to have negligible suitability. The report states that a population of great crested newt has been recorded approximately 75m from the site, the risk to these protected species could be managed the precautionary measures as set out within the PEA.

The presence of giant hogweed which is an invasive plant species has been recorded on site and the PEA provides recommendations of how this would be managed. Natural England have been consulted and have raised no objection to the proposals subject to appropriate mitigation being secured in respect of the impact to the Thames Basin Heath Special Protection Area and that no new residential development should breach the 400m exclusion zone. The proposed residential units would not be sited within the 400m exclusion zone.

Surrey Wildlife Trust have been consulted and are satisfied with the information submitted and have recommended that the development be carried out in accordance with Natural England's advice.

With regards to bio-diversity enhancements PEA Section 5.2.1 provides the recommendation that biodiversity enhancement should be detailed in a Biodiversity Enhancements and Mitigation Plan to be secured by an appropriate planning condition. Natural England and SWT have also recommended the submission of a Construction Environmental Management Plan (CEMP) given the presence of ecological receptors on and adjacent to the site, there is a risk of causing ecological harm from construction activities. The CEMP should be secured via a prior to commencement planning condition.

Highway / parking considerations

Policy ID3 of the LPSS requires new development to contribute to the delivery of an integrated, accessible and safe transport system and maximise the use of sustainable transport modes including walking, cycling and the use of public and community transport. Policy ID10 of the LPDMP seeks parking and cycle standards to comply with the Council's Parking Standards for New Development SPD 2023. With regards to car parking, the Council's Parking Standards for New Development SPD 2023 require 1.5 spaces per one-bed and two-bed units and 2 parking spaces per three-bed unit. The proposal would provide sufficient parking in accordance with the Council's parking standards for each unit as shown on drawing PL.08.P4.

Concerns have been raised by local residents on the impact to the highway, increased congestion due to new residential development and impact on road safety. The applicant has provided evidence of vehicular visibility splays where the existing vehicular access meets Goose Rye Road measuring 120 m x 2.4 m for the designated 40mph road. It is not considered that the proposed development will result in a significant increase in vehicular trips on the surrounding highway network when compared to the agricultural operations on the site and adjacent site.

The proposed development has been considered by the County Highway Authority who having assessed the application on safety, capacity and policy grounds have raised no objection subject to the imposition of conditions relating to visibility zones, bicycle storage and e-bike charging.

Flooding and land drainage

The application site is within Flood Zone 1 (Low Probability). This zone comprises land assessed as having a less than 1 in 1000 annual probability of river or sea flooding in any year (<0.1per cent). Paragraph 100 of the NPPF states that development be directed away from area at the highest risk. The proposal is therefore an acceptable location for new residential development in line with the aim of the NPPF.

The site area is 0.40 Ha and therefore a Flood Risk Assessment is not required.

Thames Water has confirmed they have no comments to make on the proposals.

Sustainability

Policy D2 of the LPSS requires proposals to include information that sets out how sustainable design and construction practice would be incorporated (Policy D2 (1)). Policy D2 parts (5) – (11) requires proposals to include information in relation to climate change mitigation, decentralisation, renewable and low carbon energy. These requirements are expanded upon within the Climate Change, Sustainable Design, Construction and Energy SPD (2020).

The application has been supported by the GBC Climate Change, Energy and Sustainable Development questionnaire, which outlines how the proposed development would meet sustainability requirements. The applicant states that where appropriate materials would be reused and recycled. Materials would be locally sourced and sustainably sourced where appropriate.

The design of the proposed scheme would be optimised where possible, however the application lacks detail on energy efficient measures which would be incorporated into the design. These details can be secured by condition.

Given the size and nature of the scheme, the scheme is considered to be compliant with Policy D2 of the LPSS 2019.

Thames Basin Heaths Special Protection Area

The application site is located within 400m to 5km buffer zone of the Thames Basin Heaths SPA. Natural England advise that new residential development in proximity of the protected site has the potential to significantly adversely impact on the integrity of the Thames Basin Heath through increased dog walking and an increase in recreational use. The application proposes a net increase of 6 residential units and as such has the potential, in combination with other development, to have a significant adverse impact on the protected site.

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

Natural England (NE) has advised that it will not object to an Appropriate Assessment (AA) undertaken which concludes no adverse effects on the integrity of the TBHSPA due to measures being secured and required to be put in place through a legal agreement and accord with the provisions of the Development Plan and the adopted Guildford Thames Basin Heaths Special Protection Area Avoidance Strategy SPD 2017.

The applicant has agreed to enter into a legal agreement to secure the necessary contributions. As such, it is concluded that the development would not impact on the TBHSPA and would meet the objectives of the TBHSPA Avoidance Strategy 2017 and Policy NRM6 of the South East Plan 2009. For the same reasons the development meets the requirements of Regulation 61 of the Conservation of Habitats and Species Regulations 2010.

Legal agreement requirements

The three tests as set out in Regulation 122 and 123 of the Community Infrastructure Levy Regulations 2010 (as amended) require S.106 agreements to be:

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

As the application proposes the provision of additional residential units, in order for the development to be acceptable in planning terms, a S.106 agreement is required as part of any subsequent planning approval to secure a financial contribution towards a SANG, in line with the Guildford Borough Council TBHSPA Avoidance Strategy 2017. This strategy has been formally adopted by the Council. In line with this strategy and the requirements of Regulation 61 of the Habitats Regulations, a S.106 agreement is required to ensure that the 6 additional residential units proposed by this development would not have any likely significant effect on the TBHSPA. The level of financial contribution sought is required to be in line with the specific tariffs set out in the adopted Avoidance Strategy which relate to the number of residential units and number of bedrooms proposed. As such, the requirement for the S.106 agreement meets the three tests set out above.

Conclusion

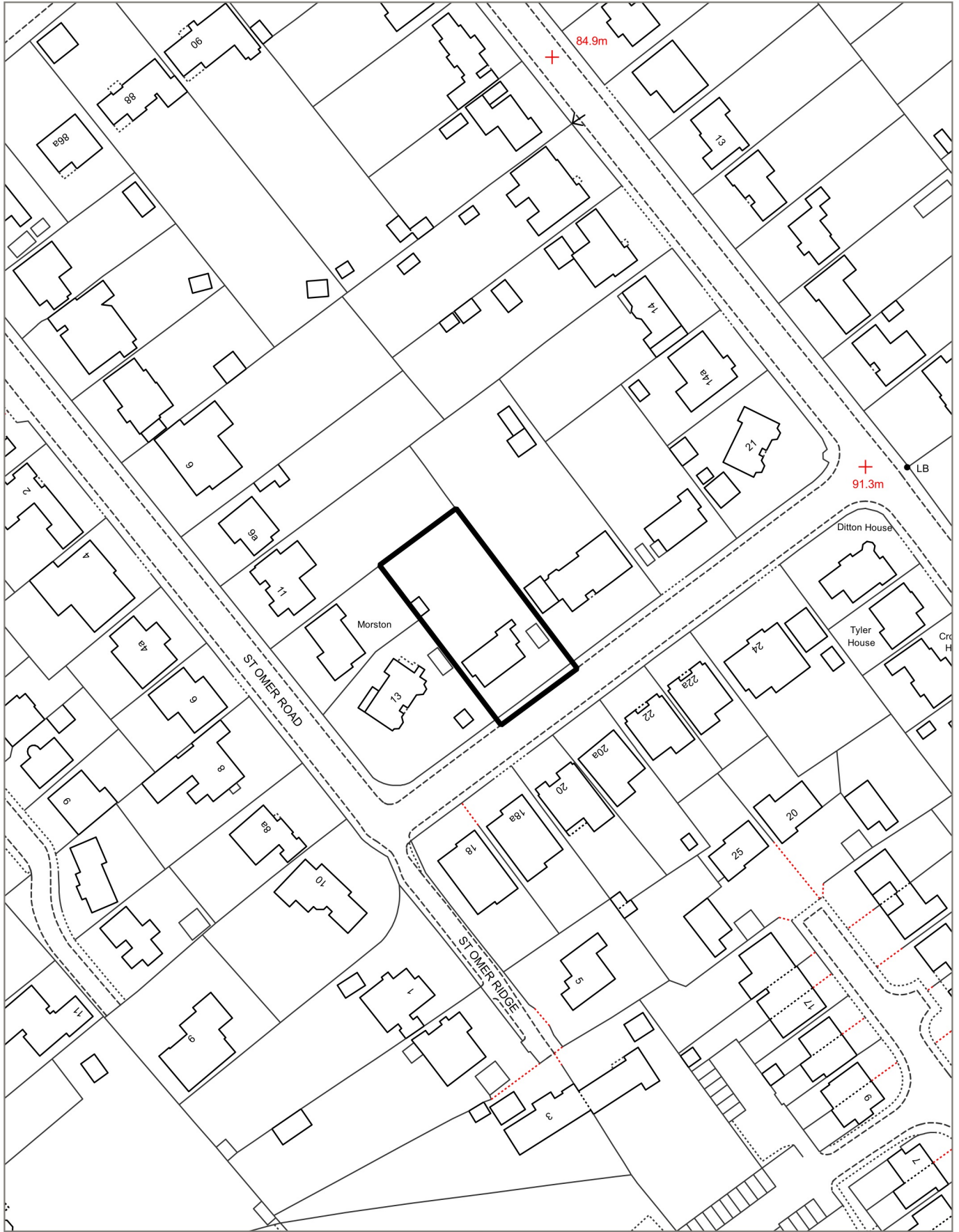
The proposed development would result in the conversion of three agricultural buildings that are structurally sound and would create six residential dwellings in line with the objectives of the NPPF and adopted policy, a form of development which falls within the exceptions listed within paragraphs 155 (d) of the NPPF 2023.

The proposed development would have no greater impact on the openness of the Green Belt than the existing buildings. The buildings would retain its character in keeping with the small cluster of residential dwellings and within the immediate vicinity. The new dwellings would be served by an existing vehicular access.

No harm has been identified in terms of the impact of the proposal on the amenities of residents in neighbouring properties, in the size and quality of the residential accommodation to be provided and in terms of the impact of the proposed development on protected species of biodiversity.

The application is recommended for approval, subject to conditions and subject to the prior completion of a legal agreement to secure appropriate mitigation against the impact of the proposals on the Thames Basin Heaths SPA.

23/P/02046 - 15 St Omer Road, Guildford



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GUILDFORD
BOROUGH

23/P/02046 - 15 St Omer Road, Guildford, GU1 2DA



App No: 23/P/02046 **8 Wk** 02/02/2024
Deadline:

Appn Type: Full Application

Case Officer: Nicola Powis

Parish: Castle

Ward: Castle

Agent : Mr Conoley
Michael Conoley
Associates
Abbey House
Hickleys Court
South Street
Farnham
GU9 7QQ

Applicant: Oakesfield Properties Ltd
t: 1 Enterprise Way
London
SW18 1FZ

Location: 15 St Omer Road, Guildford, GU1 2DA

Proposal: Application under Section 73 of the Town and Country Planning Act 1990 (as amended) for the Variation of Condition 2 (approved plans) to create habitable accommodation in the roofspace with dormer and gable windows as well as rooflights to planning permission 23/P/00694 approved 14/11/23 for the demolition of existing dwelling and outbuildings and erection of two detached dwellings

Executive Summary

Reason for referral

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

Key information

This is a Section 73 variation of condition application to vary the approved plans from permission reference 23/P/00694 approved 14/11/23 for the demolition of existing dwelling and outbuildings and erection of two detached dwellings.

As approved the two dwellings have four bedrooms each on two floors. This proposal would provide a fifth bedroom within each dwelling in the roofspace of the already approved dwellings.

The approved dwellings are both 8.7 m in height and this would remain as approved. The external amendments to the approved dwellings would be the addition of one dormer window in the front and rear of each dwelling, the insertion of rooflights in both side elevations of both dwellings (two in the north east side of plot 2 and the south west side of plot 1 and three in the south west side of plot 2 and the north east side of plot 1) and the insertion of windows into the top of the approved gable ends in the front and rear elevations. Internally an en-suite guest room would be provided with a store to the rear.

Summary of considerations and constraints

The impact of the bulk and scale of the buildings has already been approved in permission 23/P/00694. This application is therefore only considering changes in impact that would occur from the addition of the proposed dormer windows, gable end windows and rooflight.

The site is located within the Urban Area of Guildford where a number of older dwellings have been replaced with substantial detached dwellings. There are a number of two and half storey dwellings in the immediate vicinity, with rooms within their roofspaces as proposed in this amendment to the approved scheme. The impact on the amenities of neighbours and on the character of the area from the proposed changes has been assessed and is considered to be acceptable.

Accordingly, planning permission is recommended subject to conditions.

A Unilateral Undertaking has been signed with regards to providing mitigation against the impact of the additional dwelling on the Thames Basin Valley Special Protection Area. This agreement would require a Deed of Variation to refer to the current application reference and amend the amount payable from that for a four bedroomed dwelling to a five bedroomed dwelling, should it be resolved to permit this application.

RECOMMENDATION:

Subject to a Section 106 Agreement securing the appropriate additional financial contributions to mitigate the impact of the proposals on the Thames Basin Heaths SPA the decision is to:

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

1. The development hereby permitted shall commence not later than the expiration of three years from the date of the original planning permission, 23/P/00694, approved on 14/11/2023.

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 drawings:

Proposed site plan (dwg. 1728/P-01, Rev. A; dated 06/2023) received 14 December 2023

Proposed floor plans, roof plan and Section B-B (dwg. 1728/P-102 dated 12/23) received 7 December 2023

Proposed elevations (dwg. 1728/P-103 dated 12/23) received 7 December 2023

Proposed street scene (dwg. 1728/P-104; dated 12/23) received 7 December 2023

Existing plans and elevations (dwg. 1728/S-02; dated April 2023)

Existing outbuildings plans and elevations (dwg. 1728/S-03; dated April 2023)

Existing street scene (dwg. 1728/S-04; dated April 2023)

Swept Path Analysis (dwg. 2302049-TK01)

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, a written schedule with details of the source/manufacturer, colour and finish 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 in accordance with Policy D1, D4 and D14 of the Guildford Local Plan.

4. The development shall not be occupied until details relating to two bays per dwelling for vehicle parking in the forecourt and for vehicles to turn so that they may enter and leave the site in forward gear in accordance with the Highway Authority's standards are submitted and approved in writing by the Local Planning Authority and will be constructed and provided and the vehicle parking spaces shall thereafter be retained for the sole benefit of the occupants of the dwelling for that use.

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users and are in recognition of Section 9 "Promoting Sustainable Transport" in the NPPF and in compliance with Policy ID10 and the Vehicle Parking Standards SPD of the Guildford Local Plan.

5. No part of the development shall be commenced unless and until the proposed vehicular access and modified vehicular access to St Omer Road have been constructed and provided with visibility zones in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority and thereafter the visibility zones shall be kept permanently clear of

any obstruction over 0.60m high.

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users and to promote sustainable forms of transport in accordance with the requirements of the National Planning Policy Framework 2021, SCC Vehicular, Cycle and Electric Vehicle Parking Guidance for New Development (February 2023), and in accordance with Policy ID3 of the Guildford Local Plan.

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

Reason: to ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than private motor vehicles in accordance with Policy ID9(2)(3a)(4) and Paragraph 6.132 of the Guildford Local Plan.

8. The approved Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP), prepared by SouthOaks Arboricultural Consultancy Revision 2, submitted with planning application reference 23/P/0694, must be adhered to in full, and may only be modified by written agreement from the LPA. No development shall commence until tree protection measures, and any other pre-commencement measures as set out in the AMS and TPP, have been installed/implemented. The protection measures shall be maintained in accordance with the approved details, until all equipment, machinery and surplus materials have been moved from the site.

Reason: To protect the trees on site which are to be retained in

the interests of the visual amenities of the locality.

9. No above ground works shall take place (excluding ground works and construction up to damp proof course and the construction of the access) until there has been submitted to and approved in writing by the Local Planning Authority a plan/details indicating the positions, design, height, materials, and type of boundary treatment/means of enclosure to be erected around and within the application site. Development shall be carried out in accordance with the approved details and shall be maintained in perpetuity.

Reason: to safeguard the open plan character and enhance the appearance of the development in accordance with Policy D7 of the Guildford Local Plan.

10. No development shall take above slab level until full details of both hard and soft landscape proposals for the area forward of the building line across the site has 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.

11. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking or re-enacting or amending that Order with or without modification), no windows, dormer windows, rooflights, doors or other form of openings other than those shown on the approved plans, shall be inserted in the flank elevations of the dwellings hereby permitted.

Reason: In the interests of residential amenity and privacy

12. The hardstanding area hereby permitted on the frontage shall have a permeable (or porous) surfacing which allows water to drain through, or surface water shall be directed to a lawn, border or soakaway, so as to prevent the discharge of water onto the public highway and this should be thereafter maintained.

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

13. The development hereby permitted shall only be completed in accordance with the measures set out in the Energy Demand & Sustainability Statement prepared by Specialist Building Surveys Ltd, in the submitted Energy and Sustainable Development Questionnaire and the SAP10 "As Designed" New Dwelling Calculations for Part Lv1 (submitted with application reference 23/P/00694) and thereafter shall be maintained as such.

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.

14. 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.

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

occupation of the development hereby approved.

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

16. No development shall take place until a written Waste Minimisation Statement, confirming how demolition and construction waste will be recovered and reused on site or at other sites has been submitted to and approved in writing by the Local Planning Authority. The measures shall be implemented in accordance with the approved details.

Reason: To ensure that the development would include the re-use of limited resources, to ensure that the amount of waste to landfill is reduced.

17. The dormer windows in the rear elevations of each dwelling, the gable end windows at second floor level in each of the dwellings and the rooflights in the south-west side of plot 1 and north-east side of plot 2 hereby approved shall be glazed with obscure glass and permanently fixed shut, unless the parts of the window/s which can be opened are more than 1.7 metres above the floor of the room in which the window is installed and shall thereafter be permanently retained as such.

Reason: In the interests of residential amenity and privacy.

Informatives:

1. 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:
 - a) Offering a pre-application advice service;
 - b) 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; and,
- c) 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 application, pre-application advice was not sought by the Applicant 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. Please note that all new dwellings should comply with the Building Regulations Part L 2010 as amended 2023 which is applicable for all buildings post 15 June 2023.
3. Demolition works: the Applicant must give Building Control service at least six-weeks' notice of any intended demolition works; refer to [Get guidance for your demolition work - Guildford Borough Council](#).
4. The permission hereby granted shall not be construed as authority to carry out any works on the public highway. The Applicant is advised that prior approval and agreement 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. The Applicant is advised that it is an offence to undertake any works within the highway prior to the agreement being in place. Please see www.surreycc.gov.uk/roads-and-transport/road-permits-and-licences/vehicle-crossovers-or-dropped-kerbs.
5. 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.

6. 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.

Officer's Report

Site description.

The application site comprises a single storey detached dwelling situated on a spacious linear plot on the north-western side of St Omer Road. St Omer Road historically comprised of large, detached houses with garages, located fairly close to the road affording large rear gardens. More recently, a number of sites have come forward for sub-division for large, detached dwellings with forecourt parking. The emerging character is of two-storey dwellings (some with rooms in their roofspace), with forecourt parking set behind retained/ new hedge planting and/ or

with low perimeter wall and railings to reflect the historic streetscene. The streetscene is very urban framed by hedges with little tree planting.

The site is located in the Urban Area of Guildford and is located within the Thames Basin Heaths SPA 400m to 5km Buffer zone.

Planning permission has been granted, but not implemented, for the demolition of the existing bungalow and its replacement with two substantial detached two-storey dwellings.

Proposal.

Application under Section 73 of the Town and Country Planning Act 1990 (as amended) for the Variation of Condition 2 (approved plans) to create habitable accommodation in the roofspace with dormer and gable windows as well as rooflights to planning permission 23/P/00694 approved 14/11/23 for the demolition of existing dwelling and outbuildings and erection of two detached dwellings. There would be one new dormer window in both the front and rear elevations of each dwelling and one new window in the gable end at both the front and rear of each dwelling. Plot 1 would have three new rooflights in its north-east side elevation and two in its south-west side elevation and plot 2 would have two new rooflights in its north-east side elevation and three in its south-west side elevation.

Relevant planning history.

23/P/00694 - Demolition of existing dwelling and outbuildings and erection of two detached dwellings Approved 14/11/2023

Consultations.

Statutory consultees

County Highway Authority: Satisfied that the application would not have a material impact on the safety and operation of the adjoining public highway.

Thames Water - No comments to make

Internal Consultees

Environmental Health Officer: No comments to make

Third party comments:

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

- Object to increase in bulk of the structures and the impact of this on the character of the area;
- Concern regarding the increases in 'habitable height' of the structures and consequent impact on privacy of neighbouring properties;
- 'Extensive increase' in the mass of the dwellings from that approved;
- Removal of trees from the site would exacerbate overlooking issues;
- The dormer window on 18 St Omer Road is more in scale with that dwelling than these proposals would be;
- Concerned that obscure glazed windows would be openable so the obscure glazing would not protect privacy;
- Proposed dwellings are on higher land than neighbours which would increase overlooking;
- Concern about noise from proposed roof terraces [Note: these are on the approved application and are not additions in this application];
- Impact on neighbours' sunlight and daylight;
- Additional windows would increase energy consumption for heating and cooling the building;
- Concern that this proposal would be a major change to the approved plans and not 'minor' as described in the application [*Officer Note: this is a variation of plans application and not a non-material amendment application*].

Planning policies.

National Planning Policy Framework (NPPF) 2023:

Chapter 2: Achieving sustainable development

Chapter 4: Decision-making

Chapter 5: Delivering a sufficient supply of homes

Chapter 11: Making effective use of land
Chapter 12: Achieving well-designed places
South East Plan 2009:

NRM6: Thames Basin Heath Special Protection Area

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

The Council is able to demonstrate a five year housing land supply with an appropriate buffer. This supply is assessed as being 6.0 years based on most recent evidence as reflected in the GBC LAA (2023). In addition to this, the Government's latest Housing Delivery Test indicates that Guildford's 2021 measurement is 144%. For the purposes of NPPF footnote 8, this is therefore greater than the threshold set out in paragraph 223 (75%). Therefore, the Plan and its policies are regarded as up-to-date in terms of paragraph 11 of the NPPF.

Policy S1: Presumption in favour of sustainable development

Policy P1: Surrey Hills Area of Outstanding Natural Beauty and Area of Great Landscape Value

Policy P5: Thames Basin Heaths Special Protection Area

Policy D1: Place shaping

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

Guildford Borough Local Plan: Development Management Policies (LPDMP) 2023:

Policy H4: House Extensions and Alterations including Annexe

Policy P6: Protecting Important Habitats and Species

Policy D4: Achieving High Quality Design and Respecting Local Distinctiveness

Policy D5: Protection of Amenity and Provision of Amenity Space

Policy D11: Noise Impacts

Policy D12: Light Impacts and Dark Skies

Policy D16: Carbon Emissions from Buildings

Policy D17: Renewable and Low Carbon Energy Generation and Storage

Policy ID10: Parking Standards for New Development

Supplementary Planning Documents

Climate Change, Sustainable Design, Construction and Energy SPD (2020)

Residential Extensions and Alterations SPD (2018)

Parking Standards for New Development (2023)

Thames Basin Heaths Special Protection Area Avoidance Strategy SPD (2017)

Planning considerations.

The main planning considerations in this case are:

- the principle of development
- the impact on the character of the approved dwelling and the surrounding area
- the impact on neighbouring amenity
- highway/parking considerations
- impact on trees and vegetation
- sustainability
- Thames Basin Heath Special Protection Area (TBHSPA) and Appropriate Assessment (AA)
- legal agreement requirements

The principle of development

The principle of replacing the existing bungalow on this site with two new substantial dwellings has already been accepted. The site is in a sustainable urban area location where new development is seen to be sustainable by Policy S1 of the LPSS and the NPPF. This is a S73 application to vary the approved drawings, and this would be acceptable in principle subject to the amendments being in accordance with Guildford Local Plan and NPPF Policy requirements. Relevant issues will be considered below.

Impact on the character of the approved dwellings and the surrounding area

Planning permission has already been granted to demolish the existing detached bungalow and to replace it with two, two storey, detached dwellings. The approved dwellings had accommodation on two floors, and each would have four bedrooms. The amendments would see one dormer window added in both the front and rear elevations of each of the dwellings, and there would be three rooflights added in the north-east side elevation of plot one and the south-west elevation of plot two and two rooflights added in the south-west side elevation of plot one and the north-east elevation of plot two. There would also be a window

added in both the front and rear gable of each dwelling, all new windows serving new rooms in the roofspace.

The proposed new windows would allow the provision of a fifth bedroom in each of the dwellings (with an ensuite bathroom).

Policy D1 of the LPSS requires development to achieve a high quality design that responds to local character. More detailed guidance is provided in Policy D4 of the LP DM Policies. New development should contribute to local distinctiveness by demonstrating a clear understanding of the place. Design should be of a high quality, evolving in a way which relates to the form and scale of buildings, appearance, landscape, materials and detailing. Whilst the dwellings have not yet been built, the design has been approved, so the Residential Extensions and Alterations Design Guide SPD 2018 is also of relevance. This advises that front extensions should maintain a good relationship with the neighbouring properties and street (a new front dormer window would be added to each dwelling). With regards to roof conversions, the guidance states that careful consideration should be given to the size and design of dormer windows which need to be sympathetic to your and neighbouring properties. Dormer windows should be set down from the main ridge line and reflect the style and proportion of windows on the existing house. They should be subordinate features on the roof and should not occupy more than half the width or depth of the roof. The guidance states that flat roofs should be resisted. In this case, the proposed dormer windows would be in proportion with the already approved windows in the front and rear elevations of the dwelling and would be of a subordinate scale on the roofscape. The dormer windows would be about 1.5m wide, with their flat roofs being about 2.3 m wide. They would be about 1.2 m in height and would protrude out from the roofslope by a maximum of 1.5m. The proposed dormer windows are considered to be in scale and proportion with the approved dwelling designs. Whilst they are proposed to have flat roofs, this would be in keeping with two of the opposite dwellings, the redeveloped 18 St Omer Road. The two dwellings on that site were designed by the same architect as the two approved on this site.

The proposed windows in the front and rear gables and the proposed rooflights would not add to the bulk of the building, although they would alter its appearance. It is not considered that the proposed windows or rooflights would adversely affect the appearance of the buildings such that refusal could be justified. Other dwellings in the vicinity have similar gable windows serving second floor

accommodation.

As approved the dwellings would be substantial four bedroomed houses and it is not considered that the increase to five bedrooms would adversely affect their character. The proposal is considered to be acceptable in terms of the retention of the character of the approved dwellings.

In terms of the impact on the wider area, the already approved application to demolish the bungalow and replace it with two large dwellings has already been accepted a significant change to the character of the immediate area. The proposed dormer windows have already been assessed as being in character with other existing dormer windows on nearby dwellings and whilst the new rooflights would be visible from side views of the dwellings they would not add any actual bulk to the dwelling nor have any significant visual impact.

The approved dwellings were assessed as being in keeping with the size and character of surrounding buildings and it is not considered that the proposed amendments would alter this assessment.

The proposal would therefore be in accordance with Local Plan policies D1 and D4 and with NPPF Policies in Chapter 12, which aim to seek well-designed places.

The impact on neighbouring amenity

Policy D5 of the Local Plan DM Policies seeks to protect the amenities of occupiers of neighbouring properties.

The proposed dormer windows would add little actual bulk compared to the scale of the dwellings as already approved and it is not considered that they would lead to overshadowing or loss of light or sunlight to neighbours.

A number of objectors have referred to loss of privacy from the proposed additional windows.

In terms of views towards neighbouring dwellings, numbers 18a, 20, 20a and 22 St Omer Road are the closest dwellings opposite the site. The new dwellings would be set slightly further back on the site than the existing dwelling is, at 8.8m from the highway. There would be some 27.5m between the fronts of dwellings,

which is characteristic of the immediate area and is spacious compared to many suburban situations. The proposed dormer windows would be inset into the roof, setting them further away from the opposite dwellings and neither those nor the proposed gable windows are considered to detract further from the privacy of the dwellings opposite than the approved first floor windows would.

The proposed dormer windows in the rear elevations of the two dwellings would have views over a number of rear gardens in dwellings fronting onto St Omer Road, Tangier Road and Epsom Road. The two closest dwellings that would have direct overlooking from the new rear windows would be Morston and 11 St Omer Road, with more oblique views across the rear garden of 17 St Omer Road. The land slopes away to the rear of the site and it is acknowledged that the higher level would increase the degree of overlooking from second floor windows. However, the rear gable windows would serve 'store' areas and the rear dormer window would serve a bathroom. Neither of these would be habitable rooms with a need for views out and it is recommended that they both be required by condition to be obscure glazed and non-opening below 1.7m.

The rooflights in the side elevations are shown to be small and set high up in the roof slope. The two rooflights on the south-west side facing towards 13 St Omer Road are shown as being obscure glazed, as are the two in the north-east side elevation facing 17 St Omer Road. They would be above the stairway so would provide light, but no views out would be required, and they are recommended to be required to be obscure glazed and non-opening below 1.7m above floor level.

The proposed rooflights in the north-east side elevation of plot 1 and the south-west side elevation of plot 2 would provide additional light to bedrooms and bathrooms. Any views out would be between the two new dwellings and no other neighbours' amenities would be affected by these. It is not considered that there would be any other additional impact on neighbours' amenities over and above any impacts from the already approved development.

The proposal would therefore be in accordance with Policy D5 and with the requirements of the NPPF with regard to protection of amenity.

Highway/parking considerations

Parking requirements are set out in Policy ID10 of the LP DM Policies and in the

Parking Standards SPD 2023.

There is no difference in parking requirements between a four bedroomed dwelling and a five bedroomed dwelling so no additional conditions would be required in relation to parking.

Impact on trees and vegetation

Issues relating to trees have already been considered in the original permission and there are no changes to the block plan layout proposed that would affect this.

Sustainability

The original application was supported by a Climate Change, Energy and Sustainable Development Questionnaire (received 4 May 2023) which indicates that appropriate regard has been given to the disposal of demolition material, reuse of materials, and an energy efficiency approach through the new building.

The application shows the installation of photovoltaic panels on the top, flat part of the roof (Proposed floor plans, roof plan and Section B-B (dwg. 1728/P-02; dated April 2023)) which will not be visible from the street, neighbouring properties, and are located as such to maintain the design integrity of the building. These provisions have not been changed in the current application, which only seeks to vary the approved plans.

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

The application site is located within the 400m - 5km buffer zone of the TBHSPA. Natural England advise that new residential development in this proximity of the protected site has the potential to significantly adversely impact on the integrity of the site through increased dog walking and an increase in general recreational use.

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

updating of off-site contributions document.

The previously approved application was granted permission subject to the completion of a Unilateral Undertaking to secure the above contributions as mitigation. Without the completion of a legal agreement the development would impact on the TBHSPA and would fail to comply with the Thames Basin Heath Avoidance Strategy and is contrary to policy NRM6 of the South East Plan, 2009, policies P5 and ID4 of the LPSS, 2015-2034.

If permission is granted for the amendments applied for a variation to the Unilateral Undertaking would be required both to refer to the current application and because the proposed dwellings would be larger (5 bedrooms rather than 4). A Deed of Variation would therefore be required to secure SAMM and SANG payments in order to meet the mitigations set out within the Appropriate Assessment agreed by Natural England.

Legal agreement requirements

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

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

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

As set out above any subsequent section 106 legal agreement would require the applicant to make payment in line with the SANG and SAMM contributions as set out by the TBHSPA Avoidance Strategy 2017 and the associated tariff within the annual updating of off-site contributions to Special Protection Area Mitigation and

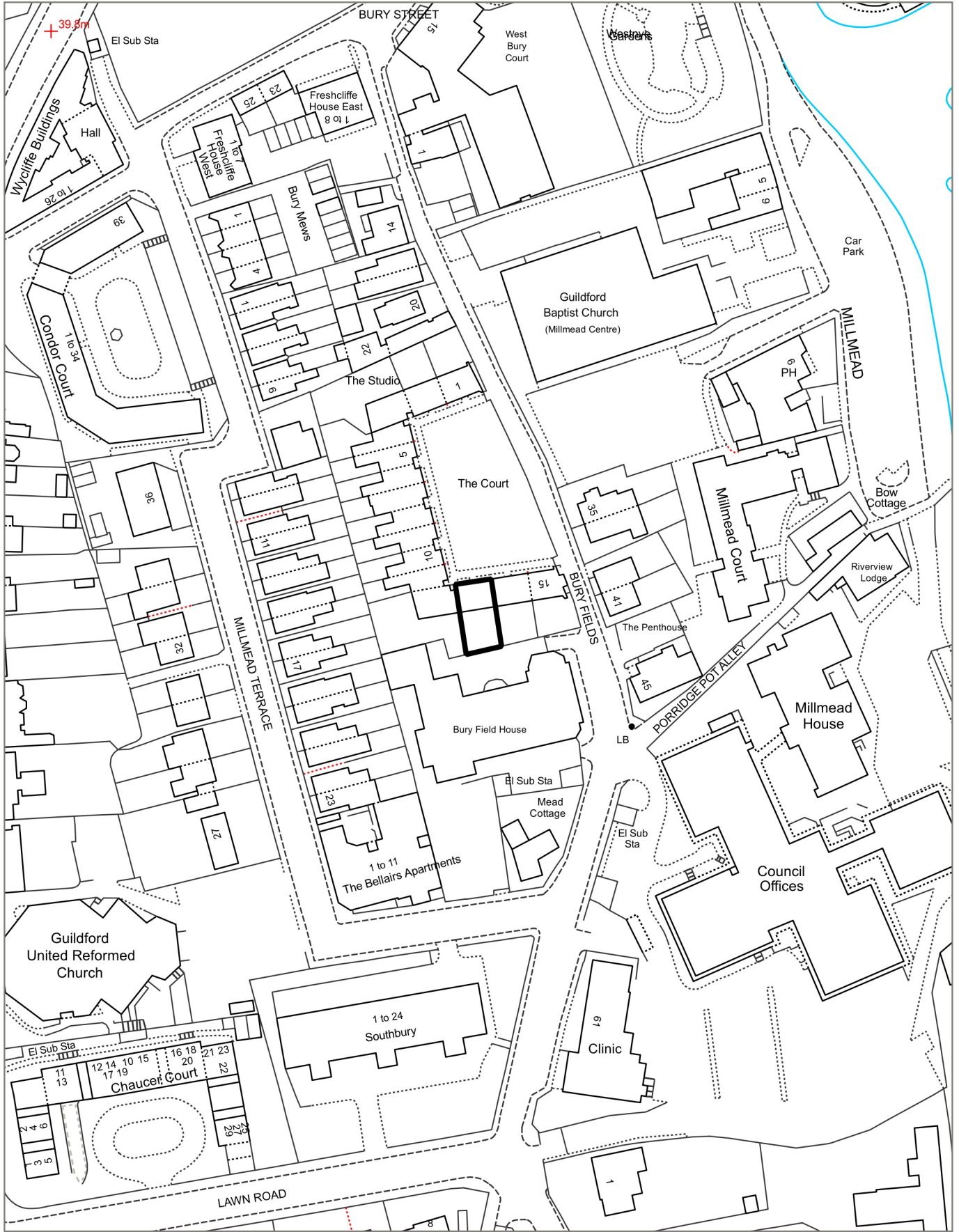
Open Space.

If the application was deemed to be acceptable, the Council is of the opinion that the TBHSPA requirements would meet the three tests set out above.

Conclusion.

It is concluded that the proposed amendments to the drawings to add windows in order to create habitable space within the roof would be acceptable, subject to the recommended conditions and to a variation of the S106 agreement on the original permission.

23/P/02076 - 13 The Court, Bury Fields, Guildford



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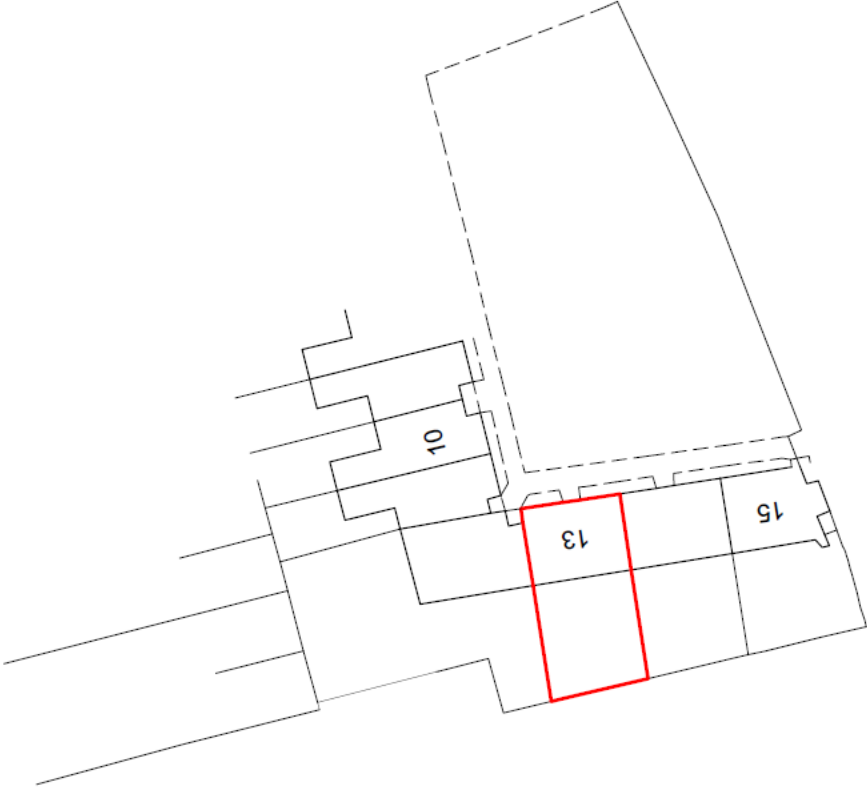
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23/P/02076 - 13 The Court, Bury Fields, Guildford, GU2 4BA



App No: 23/P/02076

8 Wk 01/03/2024

Deadline:

Appn Type: Full Application

Case Officer: Victoria Bates

Parish: Friary & St. Nicolas

Ward: St Nicolas

Agent : Mr Macvean
Marshall Macvean
23 Stoke Manor Close
Seaford
BN25 3RE

Applicant: Mr Hives
13 The Court
Bury Fields
Guildford
GU2 4BA

Location: 13 The Court, Bury Fields, Guildford, GU2 4BA

Proposal: Removal of two ground floor windows and brickwork between and insertion of a pair of doors.

Executive Summary

Reason for referral

This application has been referred to the Planning Committee because the applicant is a member of the Council.

Key information

The application seeks planning permission for the removal of two ground floor windows and brickwork between and the insertion of a pair of glazed doors to the rear elevation.

An associated application for listed building consent (23/P/02077) has been submitted and is also included on this agenda for determination by the Planning Committee.

Summary of considerations and constraints

The application site comprises a mid-terraced three storey dwelling which forms part of a grade II listed communal housing block (known as "The Court"). The site is located within the urban area of Guildford and within the Millmead and

Portsmouth Road Conservation Area.

The proposed development would represent minor alterations to the fenestration at the rear and would not result in any harm to the significance of the grade II listed building or the communal housing block which it forms part of. Furthermore, the proposal would conserve the special character of the Conservation Area and would not result in any adverse impacts upon the amenities of neighbouring occupiers. Accordingly, the application is deemed to be acceptable and is recommended for approval.

RECOMMENDATION:

Approve - subject to the following conditions and reasons:-

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 received on 14 December 2023:

380.1 – Existing Plan and Elevation;
380.2 – Proposed Plan, Section and Elevation;
380.3 – Joinery Details;
380.4 – Block Plan; and
380.5 – Location Plan.

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

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 application was acceptable as submitted.

Officer's Report

Site description.

The site is a mid-terraced three-storey dwelling which forms part of a grade II listed communal housing block dating from 1902. The block (known as “The Court”) is U-shaped and comprises three sides built around a communal lawn.

The site is situated on the west side of Bury Fields within the urban area of Guildford. The site is also located within the Millmead and Portsmouth Road Conservation Area.

The surrounding area is predominantly residential in character and the application dwelling bounds residential properties on both sides and to the rear.

Proposal.

The application seeks planning permission for the removal of two ground floor windows and the brickwork between and their replacement with a pair of glazed doors to the rear elevation of the dwelling.

The application is accompanied by a Heritage Statement, Design & Access Statement and proposed joinery details.

An associated application for Listed Building Consent (23/P/02077) has been submitted and is also included on this agenda for determination by the Planning Committee.

Relevant planning history.

23/P/02077 – Listed Building Consent for the removal of 2 ground floor windows and brickwork between and insertion of a pair of doors – Pending consideration.

91/P/00087 – Application for Listed Building Consent for improvements to sanitary facilities, removal of walls to store and larder, removal of door to W.C. and replacing with window, new internal doorway to kitchen; removal of internal partitions on 1st floor to provide enlarged bathroom; construction of new partitions and removal of one door at attic floor level (as amended 15/03/91) – Approved 02/04/1991.

Consultations.

None.

Third party comments.

No letters of representation have been received.

Planning policies.

National Planning Policy Framework (NPPF) 2023

Chapter 1: Achieving sustainable development

Chapter 2: Decision-making

Chapter 3: Achieving well-designed places

Chapter 16: Conserving and enhancing the historic environment

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

Guildford Borough Local Plan: Development Management Policies (LPDMP) 2023:

The Guildford Borough Local Plan: Development Management Policies (LPDMP) was adopted by the Council on 22 March 2023.

Policy D4: Achieving High Quality Design and Respecting Local Distinctiveness

Policy D5: Protection of Amenity and Provision of Amenity Space

Policy D18: Designated Heritage Assets

Policy D19: Listed Buildings

Policy D20: Conservation Areas

Supplementary planning documents (SPD):

Residential Extensions and Alterations SPD (2018)

Planning considerations.

The main planning considerations in this case are:

- The principle of development
- The impact on the character of the Listed Building
- The impact on the character of the Conservation Area
- The impact on neighbouring amenity

Principle of development

The application site is an existing dwelling located within the urban area of Guildford where house extensions and alterations are not uncommon. There is no in-principle objection to the proposed external alterations subject to the impacts on the character of the grade II listed building, the impacts on the conservation area and the impacts on neighbouring amenity.

Impact on the character of the listed building

Statutory provisions:

Section 66(1) of the Planning (Listed Buildings and Conservation Area) Act 1990 states that 'In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.'

It is one of the core principles of the National Planning Policy Framework (NPPF) that heritage assets should be conserved in a manner appropriate to their significance. Chapter 16 of the NPPF addresses proposals affecting heritage assets. Paragraph 199 sets out that 'great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance'. The NPPF also sets out that the local planning authority should identify and assess the particular significance of any heritage asset... They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

Paragraphs 205-209 set out the framework for decision making in planning applications relating to heritage assets and this application takes account of the relevant considerations in these paragraphs.

Policy D3 of the LPSS and Policies D18 and D19 of the LPDMP reflect the requirements of the NPPF.

The application site and other buildings which form The Court have a uniform outlook featuring painted brickwork and render to the elevations, a steeply pitched roof with plain clay tiles featuring chimney stacks and pitched dormers.

The application proposes changes to the fenestration at the rear and would involve the removal of two existing ground floor windows and the brickwork between and the installation of a pair of glazed doors in their place.

The Conservation Officer has reviewed the application and submission and advises that the proposals would match works that have been undertaken on neighbouring properties and would be visually in-keeping with the rear elevation. The submitted proposed joinery details are also considered to be sufficiently detailed. Whilst it is acknowledged that the proposals would result in some loss of historic fabric, this is considered to be minor in nature and would not detract from the overall significance of the listed building and The Court, which would remain clearly evident.

Given the above, officers have concluded that the proposal would not result in any harm to the significance of the application site or The Court. As such, there is no requirement for an assessment of the public benefit balance. The proposal is deemed to be compliant with the statutory tests set out in the Planning (Listed Building and Conservation) Areas Act 1990, Policy D3 of the LPSS and Policies D18 and D19 of the LPDMP.

Impact on the character of the Conservation Area

The site is located within the Millmead and Portsmouth Road Conservation Area.

Policy D20 of the LPDMP states that development proposals within or which would affect the setting of a conservation area are expected to preserve or enhance its special character and appearance.

Views of the proposed development would be limited to those from the private rear garden of the application dwelling. The proposal would be screened from public vantage points within the Conservation Area by the boundary wall to the

rear of the site. As such, officers consider that the proposal would preserve the setting, character and appearance of the Conservation Area and therefore complies with Policy D20 of the LPDMP.

The impact on neighbouring amenity

Policy D5 of the LPDMP requires that development proposals avoid having an unacceptable impact on the living environment of existing residential properties in terms of privacy and overlooking, visual dominance and overbearing impact, sunlight and daylight, noise and vibration and odour, fumes and dust.

The application has been the subject of a site visit where the impact on all neighbouring properties has been assessed. Notably, no objections have been received from neighbouring occupiers.

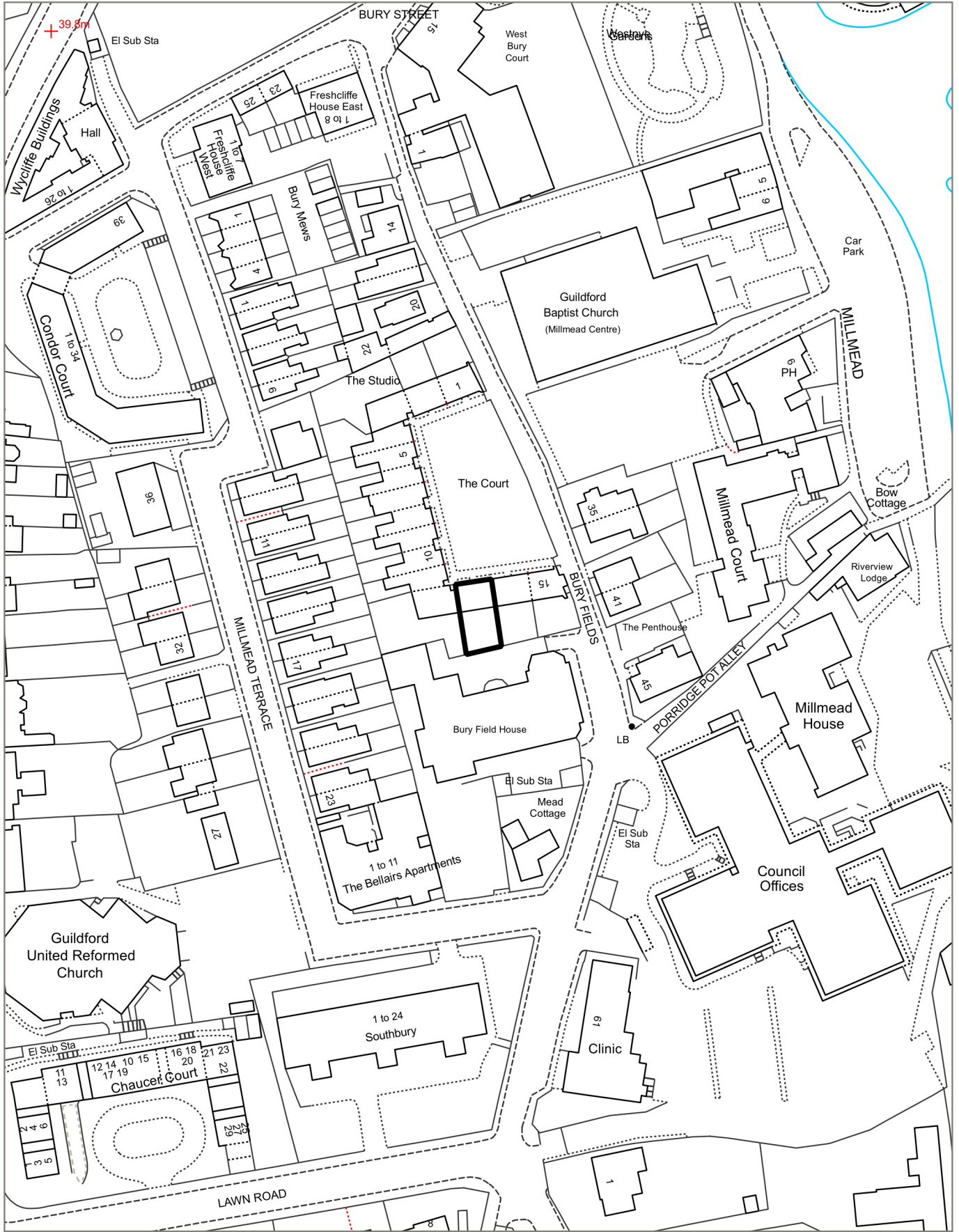
The proposed glazed doors would be sited in the rear elevation of the building, facing out onto the property's private rear garden. The rear garden is enclosed by a boundary wall to the rear and close boarded fences on either side. Consequently, the proposal would not introduce any direct views towards the adjoining neighbouring properties (nos.12 and 14 The Court) or towards the neighbouring residential flats to the rear in Bury Fields House.

The proposal would not result in any adverse loss of amenity to neighbouring occupiers and therefore is considered to comply with the relevant provisions of Policy D5 of the LPDMP.

Conclusion.

The proposed development would represent minor alterations to the application building that would not harm the significance of the grade II listed building or The Court, would conserve the character and appearance of the Conservation area and would not result in any adverse impacts to the amenities of neighbouring occupiers. Accordingly, the application is recommended for approval subject to conditions.

23/P/02077 - 13 The Court, Bury Fields, Guildford



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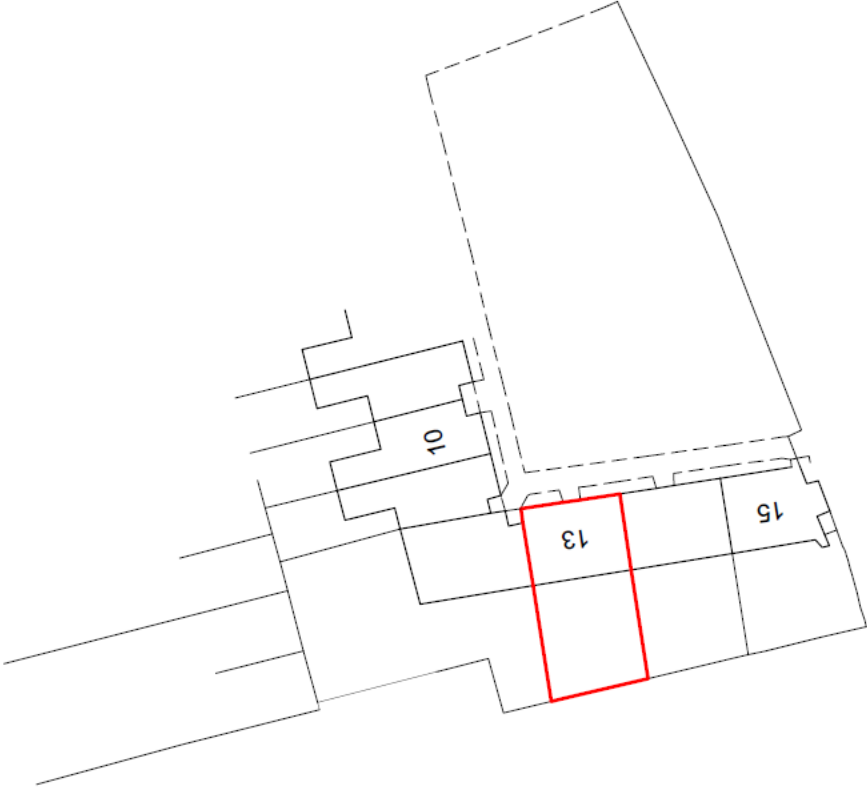
Print Date: 09/02/2024



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23/P/02077 - 13 The Court, Bury Fields, Guildford, GU2 4BA



App No: 23/P/02077 **8 Wk** 01/03/2024
Deadline:

Appn Type: Listed Building Consent

Case Officer: Victoria Bates

Parish: Friary & St. Nicolas

Ward: St Nicolas

Agent : Mr. Macvean

Applicant Mr. Hives

Marshall Macvean

t: 13 The Court Bury Fields

23 Stoke Manor Close

Guildford

Seaford

Surrey

BN25 3RE

GU2 4BA

Location: 13 The Court, Bury Fields, Guildford, GU2 4BA

Proposal: Listed Building Consent for the removal of 2 ground floor windows and brickwork between and insertion of a pair of doors.

Executive Summary

Reason for referral

This application has been referred to the Planning Committee because the applicant is a member of the Council.

Key information

The application seeks planning permission for the removal of two ground floor windows and brickwork between and the insertion of a pair of glazed doors to the rear elevation.

An associated planning application (23/P/02076) has been submitted and is also included on this agenda for determination by the Planning Committee.

Summary of considerations and constraints

The application site comprises a mid-terraced three storey dwelling which forms part of a grade II listed communal housing block (known as "The Court"). The site is located within the urban area of Guildford and within the Millmead and

Portsmouth Road Conservation Area.

The proposed development would represent minor alterations to the fenestration at the rear and would not result in any harm to the significance of the grade II listed application building or the communal housing block which it forms part of. Accordingly, the application is deemed to be acceptable and is recommended for approval.

RECOMMENDATION:

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

1. The works for which listed building consent is hereby granted shall be begun before the expiration of three years from the date of this consent.

Reason: In pursuance of Section 196D of the Town and Country Planning Act 1990 and Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2. The development hereby permitted shall be carried out in accordance with the following approved plans received on 14 December 2023:

380.1 – Existing Plan and Elevation;
380.2 – Proposed Plan, Section and Elevation;
380.3 – Joinery Details;
380.4 – Block Plan; and
380.5 – Location Plan.

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

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 application was acceptable as submitted.

Officer's Report

Site description.

The site is a mid-terraced three-storey dwelling which forms part of a grade II listed communal housing block dating from 1902. The block (known as “The Court”) is U-shaped and comprises three sides built around a communal lawn.

The site is situated on the west side of Bury Fields within the urban area of Guildford. The site is also located within the Millmead and Portsmouth Road Conservation Area.

The surrounding area is predominantly residential in character and the application dwelling bounds residential properties on both sides and to the rear.

Proposal.

The application seeks Listed Building Consent for the removal of two ground floor windows and the brickwork between and their replacement with a pair of glazed doors to the rear elevation of the dwelling.

The application is accompanied by a Heritage Statement, Design & Access Statement and proposed joinery details.

An associated planning application (23/P/02076) has been submitted and is also included on this agenda for determination by the Planning Committee.

Relevant planning history.

23/P/02076 – Removal of two ground floor windows and brickwork between and insertion of a pair of doors – Pending consideration.

91/P/00087 – Application for Listed Building Consent for improvements to sanitary facilities, removal of walls to store and larder, removal of door to W.C. and replacing with window, new internal doorway to kitchen; removal of internal partitions on first floor to provide enlarged bathroom; construction of new partitions and removal of one door at attic floor level (as amended 15/03/91) – Approved 02/04/1991.

Consultations.

None.

Third party comments.

None received.

Planning policies.

National Planning Policy Framework (NPPF) 2023:

Chapter 16: Conserving and enhancing the historic environment

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

Policy D3: Historic environment

Guildford Borough Local Plan: Development Management Policies (LPDMP) 2023

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

Policy D18: Designated heritage assets

Policy D19: Listed Buildings

Planning considerations:

The main planning considerations in this case are:

- Impact on the character of the Listed Building

Impact on the character of the Listed Building

Statutory provisions:

Section 66(1) of the Planning (Listed Buildings and Conservation Area) Act 1990 states that 'In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.'

It is one of the core principles of the National Planning Policy Framework (NPPF) that heritage assets should be conserved in a manner appropriate to their

significance. Chapter 16 of the NPPF addresses proposals affecting heritage assets. Paragraph 199 sets out that 'great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance'. The NPPF also sets out that the local planning authority should identify and assess the particular significance of any heritage asset... They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

Paragraphs 205-209 set out the framework for decision making in planning applications relating to heritage assets and this application takes account of the relevant considerations in these paragraphs.

Policy D3 of the LPSS and Policies D18 and D19 of the LPDMP reflect the requirements of the NPPF.

The application site and other buildings which form The Court have a uniform outlook featuring painted brickwork and render to the elevations, a steeply pitched roof with plain clay tiles featuring chimney stacks and pitched dormers.

The application proposes changes to the fenestration at the rear and would involve the removal of two existing ground floor windows and the brickwork between and the installation of a pair of glazed doors in their place.

The Conservation Officer has reviewed the application and submission and advises that the proposals would match works that have been undertaken on neighbouring properties and would be visually in-keeping with the rear elevation. The submitted proposed joinery details are also considered to be sufficiently detailed. Whilst it is acknowledged that the proposals would result in some loss of historic fabric, this is considered to be minor in nature and would not detract from the overall significance of the listed building and The Court, which would remain clearly evident.

Conclusion:

Given the above, officers have concluded that the proposal would not result in any

harm to the significance of the application site or The Court. As such, there is no requirement for an assessment of the public benefit balance. The proposal is deemed to be compliant with the statutory tests set out in the Planning (Listed Building and Conservation) Areas Act 1990, Policy D3 of the LPSS and Policies D18 and D19 of the LPDMP.

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PLANNING COMMITTEE

28 FEBRUARY 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>Mrs Clare Dyer Velvets Cottage, Brook Lane, Albury, Guildford, GU5 9DH</p> <p>22/P/01061 – The development proposed is the erection of a single storey rear extension, garage conversion, porch extension, two storey side extension, patio/swimming pool and internal alterations.</p> <p>Delegated Decision: To Refuse</p> <p>Inspector’s Main Issues: The main issue is the effect of the proposal on the setting of the adjacent listed buildings Chennells East and Chennells West (Grade II) and whether this setting would be preserved.</p> <p>Please view the decision letter online via the planning portal.</p>	<p>*ALLOWED</p>
<p>2.</p>	<p>BlackOnyx Projects Ltd Land to the rear of 164 to 176 New Road, Chilworth, Guildford, GU4 8LX</p> <p>22/P/01831 – The development proposed is erection of 3 no. two storey dwellings with associated parking and landscaping together with formation of vehicular access.</p> <p>Planning Committee: 26 April 2023 Decision: To Refuse Officer’s Recommendation: To Approve</p>	<p>*ALLOWED</p>

	<p>Inspector's Main Issues: The main issue is the effect of the proposal on the character and appearance of the surrounding area.</p> <p>Please view the decision letter online via the planning portal.</p>	
<p>3.</p>	<p>TMH 50 Ltd 20 Pit Farm, Guildford, GU1 2JL</p> <p>22/P/01151 – The development proposed is the demolition of existing building and erection of three dwellings.</p> <p>Planning Committee: 4 January 2023 Decision: To Refuse Officer Recommendation: To Approve</p> <p>Inspector's Main Issues:</p> <ul style="list-style-type: none"> • The character and appearance of the area; • Highway safety through the provision of car parking; and • the Thames Basin Heaths Special Protection Area (TBHSPA). <p>Please view the decision letter online via the planning portal.</p>	<p>*ALLOWED</p>
<p>4.</p>	<p>Dr Saskia Wilson-Barnes School Hill Cottage, School Hill, Seale, GU10 1HY</p> <p>22/P/01214 – The development proposed is erection of an outbuilding comprised of an open-sided carport with workshop to rear (part retrospective).</p> <p>Delegated Decision: To Refuse</p> <p>Inspector's Main Issues:</p> <ul style="list-style-type: none"> • Whether or not the proposal would be inappropriate development in the Green Belt having regard to the Framework and any relevant development plan policies; and • The effect of the proposal on the character and appearance of the local area and the appeal property bearing in mind the special attention that should be paid to the extent to which it would preserve or enhance the character or appearance of the Seale Conservation Area 	<p>*ALLOWED</p>

	<p>(‘the CA’).</p> <p>Please view the decision letter online via the planning portal.</p>	
5.	<p>Dr Vijay Vendra Prakash 167 Worplesdon Road, Guildford, Surrey, GU2 9XD</p> <p>23/P/00731 – The development proposed is a single-storey rear extension with pitched roof.</p> <p>Delegated Decision: To Refuse</p> <p>Inspector’s Main Issues: The Council raised no concerns about the scheme, recommending that planning permission be granted. However, having regard to the submissions before me, including the previous refusal for similar works, I consider the main issue in this case to be the effect of the scheme on the living conditions of residents at 165 and 169 Worplesdon Road.</p> <p>Please view the decision letter online via the planning portal.</p>	*ALLOWED
6.	<p>Mr Keith Floyd The Ridings, Lynx Hill, East Horsley, Surrey, KT24 5AX</p> <p>22/P/02110 – The development proposed is construction of a 5-bedroom detached dwelling with integral garage following demolition of existing house.</p> <p>Delegated Decision: To Refuse</p> <p>Inspector’s Main Issues: The main issue in this appeal is the effect of the proposed dwelling on the character and appearance of the area having regard to its design, including scale.</p> <p>Please view the decision letter online via the planning portal.</p>	*ALLOWED
7.	<p>Mr Michael Laurence 73 Burpham Lane, Guildford, Surrey, GU4 7LX</p> <p>23/P/00910 – The development proposed is single storey side/rear extension and minor fenestration changes following demolition of garage.</p>	DISMISSED

	<p>Delegated Decision: To Refuse</p> <p>Inspector's Main Issues: The main issue is the effect of the proposed development on the character and appearance of the existing dwelling and surrounding area.</p> <p>Please view the decision letter online via the planning portal.</p>	
<p>8.</p>	<p>Ms A Larter Wilderness Cottage, Hatch Lane, Ockham, Woking, KT11 1NR</p> <p>23/P/00157 – The development proposed was described as 'erection of a replacement dwelling (revision of 21/P/02204 and resubmission of withdrawn application 22/P/01024)'.</p> <p>Delegated Decision: To Refuse</p> <p>Inspector's Main Issues:</p> <ul style="list-style-type: none"> • whether the proposal is inappropriate development in the Green Belt, having regard to local and national planning policy; • if it is inappropriate development, its effect on the openness of the Green Belt; 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>	<p>DISMISSED</p>
<p>9.</p>	<p>Mr Scott Pluthero Tudor Cottage, Clandon Road, West Clandon, GU4 7UU</p> <p>21/P/02349 – The development proposed is erection of a detached dwelling and associated works.</p> <p>Delegated Decision: To Refuse</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 	<p>DISMISSED</p>

	<p>Framework and any relevant development plan policies;</p> <ul style="list-style-type: none"> • the effect of the proposal on the openness of the Green Belt; and • on the basis that the proposal would be inappropriate development, whether the harm by reason of inappropriateness, and any other harm, would be clearly outweighed by other considerations so as to amount to very special circumstances required to justify the development. <p>Please view the decision letter online via the planning portal.</p>	
<p>10.</p>	<p>Mr & Mrs Mukalazi Plot F, Land East of Wanborough Woods, Westwood Lane, Wanborough, Guildford, Surrey, GU3 2JN</p> <p>22/P/01326 – The development proposed is the erection of an agricultural storage barn and chicken house together with the retention of the existing boundary fencing and gates (part retrospective).</p> <p>Delegated Decision: To Refuse</p> <p>Inspector’s Main Issues:</p> <ul style="list-style-type: none"> • Whether the fencing constitutes inappropriate development in the Green Belt and the effect on its openness; • The effect of the development on the landscape character of the local part of the Surrey Hills Area of Great Landscape Value (AGLV); and • If inappropriate development, whether the harm caused by this and any other harm is clearly outweighed by other considerations. <p>Please view the decision letter online via the planning portal.</p>	<p>DISMISSED</p>
<p>11.</p>	<p>Mr A Cash Land to the West of North Wyke Farm, Guildford Road, Normandy, Guildford, GU3 2AN</p> <p>22/P/01107 – The development proposed is the demolition of the existing stables and outbuildings and the erection of a single storey dwelling.</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 involves ‘inappropriate development’ in the Green Belt; • Whether the redevelopment would have a greater impact on the openness of the Green Belt; and • The effect on the Thames Basin Heaths Special Protection Area (TBHSPA). <p>Please view the decision letter online via the planning portal.</p>	
<p>12.</p>	<p>Ms Jasmine Hatch 101 Saffron Platt, Guildford, Surrey, GU2 9XY</p> <p>23/P/01319 – The development proposed is for a loft conversion comprising a gable end roof extension, flat roof rear dormer and roof terrace with privacy screen.</p> <p>Delegated Decision: To Refuse</p> <p>Inspector’s Main Issues: The main issue is the effect of the appeal proposal upon the character and appearance of the area.</p> <p>Please view the decision letter online via the planning portal.</p>	<p>DISMISSED</p>
<p>13.</p>	<p>Choudhary and Mandozai Properties Ltd 4 Worplesdon Road, Guildford, GU2 9RL</p> <p>22/P/01036 – The development proposed was described as ‘extension, remodelling and change of use from financial services use (A2) to residential and erection of 2 blocks of residential units at rear to provide 3 residential terraced units and 6 flats (9 units in total) with associated 11 off street parking spaces’.</p> <p>Delegated Decision: To Refuse</p> <p>Inspector’s Main Issues: The main issues are:</p> <ul style="list-style-type: none"> • whether there would be sufficient space to park and turn vehicles so they could safely enter and exit the site in a 	<p>DISMISSED</p>

	<p>forward gear;</p> <ul style="list-style-type: none">• whether satisfactory electric vehicle charging points would be provided on the site;• the effect of the proposal on trees; and• its effect on the living conditions of some occupants of Wood Court, having regard to outlook and natural light and to noise and disturbance from a cycle store and two bin stores. <p>Please view the decision letter online via the planning portal.</p>	
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