

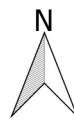
20/P/00676 - 1 Little Warren Close, Guildford



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Not to Scale



GUILDFORD
BOROUGH

20/P/00676 1 Little Warren Close, Guildford



Not to scale

App No: 20/P/00676
Appn Type: Full Application
Case Officer: Lisa Botha

8 Wk Deadline: 04/09/2020

Parish: Holy Trinity
Agent : Ms Wunderlich
Paradigm Planning Ltd
PM House
Riverway Estate
Old Portsmouth Road
Guildford
GU3 1LZ

Ward: Holy Trinity
Applicant: Mr I Blake
1 Little Warren close
Guildford
GU4 8PW

Location: 1 Little Warren Close, Guildford, GU4 8PW
Proposal: Erection of replacement dwelling.

Executive Summary

Reason for referral

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

Key information

This application is for the erection of a replacement dwelling.

Replacement dwelling:

width: 23.3m
depth: 15.7m (excluding front bay window)
height: 8.88m

Summary of considerations and constraints

Planning permission was granted under 19/P/01576 for the demolition of the existing dwelling and garage and its replacement with a new dwelling with an integral garage. The principle of the development has therefore been established under 19/P/01576 and remains acceptable. This planning permission also remains extant.

This application seeks to make changes to the approved scheme. The proposed dwelling would be no wider or taller; but would have a reduction in depth of across the width of the two-storey part of dwelling by 0.4m. An additional single-storey projection is also proposed and would extend 3.6m beyond the rear wall of the approved 19/P/01576 scheme, would have a width of 9.25m and would wrap around to the rear of the garage.

Further changes are also proposed, including the addition of two dormer windows on the rear elevation, the addition of a dormer window on the south-west elevation and the replacement of two, two-storey bay window elements on the south-west elevation with two single-storey pitched roof bay windows at ground floor and the introduction of two windows at first floor level. Minor fenestration and door changes are also proposed on the north-east elevation at ground floor level.

The applicant is also seeking to correct an architectural error on the approved drawing where the front (south east) elevation ridge line did not correspond with the side (south west & north east) elevations resulting in an increase in the ridge heights of the hipped roof projections on the front elevation.

The proposed dwelling would remain largely similar to the extant permission and as such would not result in any adverse impact on the character of the area and despite being located within the AONB, no objection has been raised by the AONB officer who considers the immediate setting and character of the application site to relate more in character to the built up area than as part of the wider AONB.

The proposal would comply with the nationally described space standards and would have no material impact on the amenities of neighbouring residents.

The existing vehicle access onto 1 Little Warren Close would be moved slightly further away from the eastern boundary of the site than the existing vehicle access and sufficient parking provision would be made on site. No objection has been raised by the County Highway Authority.

The proposed development is therefore considered to be acceptable and as such is recommended for approval, subject to the imposition of conditions.

RECOMMENDATION:

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

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

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

2. The development hereby permitted shall be carried out in accordance with the following approved plans: 2020/5/1, 15/054/02 received 17/04/20, 2020/5/2A, 2020/5/4, 2020/5/4, 2020/5/7A received 10/06/20 and 2020/8/5c received 03/08/20.

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

3. The development hereby 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. 2020/5/2A , for vehicles to be parked. 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.

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

Reason: In order to encourage more sustainable modes of transport.

5. No development shall commence until a Construction Transport Management Plan, to include details of:

- (a) parking for vehicles of site personnel, operatives and visitors
- (b) loading and unloading of plant and materials
- (c) storage of plant and materials
- (d) measures to prevent the deposit of materials on the highway has been submitted to and approved in writing by the Local Planning Authority.

Only the approved details shall be implemented during the construction of the development.

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

6. No development above slab level shall take place until details and samples of the proposed external facing and roofing materials and details of the proposed hardsurfacing material 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.

7. No development shall take place above slab level until an energy statement shall be submitted to and approved in writing by the Local Planning Authority. This shall include details of how energy efficiency is being addressed, including benchmark data and identifying the Target carbon Emissions Rate TER for the site or the development as per Building Regulation requirements (for types of development where there is no TER in Building Regulations, predicted energy usage for that type of development should be used) and how a minimum of 20 per cent reduction in carbon emissions against the TER or predicted energy usage through the provision of appropriate renewable and low carbon energy technologies on site and / or in the locality of the development and improvements to the energy performance of the building. The approved details shall be implemented prior to the first occupation of the development and retained as operational thereafter.

Reason: To reduce carbon emissions and incorporate sustainable energy in accordance with the Council's Sustainable Design and Construction SPD 2011.

8. 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 Supplementary Planning Guidance 'Sustainable Design and Construction' 2011.

9. Works related to the construction of the development hereby permitted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 0800 and 2100 Mondays to Saturday and at no time on Sundays or Bank or National Holidays. After the 13th May 2021, works shall be limited to the hours of 0800 and 1800 Mondays to Fridays and between 0800 am and 13.30 pm Saturdays and at no time on Sundays or Bank or National Holidays.

Reason: To protect the neighbours from noise and disturbance outside the permitted hours during the construction period.

10. 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 and C shall be carried out on the dwellinghouse(s) 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 at the property, in order to safeguard the character of the area and the residential amenities of the adjoining property.

11. 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.

12. This permission shall not be implemented in addition to planning permission 16/P/00698.

Reason: In order to prevent overdevelopment of the site and to protect the amenity of any future occupants of the site.

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
 - 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, formal pre-application advice was not sought prior to submission. Objections were raised to the application and amendments were sought and received to overcome those concerns.

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

Officer's Report

Site description.

The site is located within the urban area of Guildford within a residential area, within a 400m-5km buffer zone of the Thames Basin Heaths Special Protection Area. The area is characterised by detached, two-storey residential dwellings. The site itself is located on a corner plot and comprises a single residential dwellinghouse, fronting onto and with a vehicle access onto Little Warren Close.

Proposal.

Erection of replacement dwelling.

width: 23.3m

max. depth: 15.7m (excluding front bay window)

height: 8.88m

Relevant planning history.

Reference:	Description:	Decision Summary:	Appeal:
19/P/01576	Demolition of existing dwelling and garage and its replacement with a new dwelling with an integral garage.	Approve 04/12/2019	N/A
18/P/00141	Demolition of existing dwelling and garage and its replacement with a new dwelling with an integral garage, pursuant to extant consent 16/P/00698	Refused 21/03/18	
16/P/00698	Demolition of existing dwelling and garage and erection of two new dwellings, one with an integral garage and the other with a detached garage.	Approve 12/08/16	

Consultations.

County Highway Authority: No objection on safety, capacity or policy grounds.

Campaign for the Protection of Rural England: Object for the following reasons:

- the development would go against and conflict with the previous decision approved in 2019
- it would involve a re-orientation to face onto One Tree Hill Road in a prominent manner
- it would have a substantially larger footprint
- it would potentially have more bedrooms and roof spaces for storage involving dormer windows
- anxious of the proximity of One Tree Hill Road to the Green Belt and the Surrey Hills AONB in the vicinity

Downsedge Residents Association: Object for the following reasons:

- excessive site development at the entrance to the AONB
- out of keeping with Little Warren Close
- loss of privacy
- loss of light
- the future development of the site should be limited to that approved under 19/P/01576

AONB Officer: This application site is within the built-up area of Guildford that also happens to be within the Surrey Hills AONB. The AONB boundary was defined as long ago as 1958 before the built-up area was permitted to be extended out into the AONB, probably in the 1960s, through the significant housing development of Little Warren Close. As only Natural England can vary AONB boundaries and not the Borough Council the housing on both sides of Little Warren Close has remained within the AONB.

The immediate setting and character of the application site therefore relate more in character to the built-up area than as part of the wider AONB. The proposed house although large and larger than others in Little Warren Close would be seen from public views to be very similar to that permitted under 19/P/01576. An earlier recent permission was for 2 houses on the site.

Also, the site does not adjoin the undeveloped part of the AONB unlike the southern side of Little Warren Close. Therefore, I cannot conclude that the proposed development would harm the setting of that part of the AONB to the south. Had the site been on the southern corner of Little Warren Close I may have taken a different view.

Third party comments:

29 letters of representation were received in total raising the following objections / concerns:

- excessive scale
- out of keeping
- creeping development
- the proposal is larger than that refused in 2018
- concern that the second floor will be used for bedrooms creating a 6-7 bedroom house
- overbearing
- loss of light to 3 Little Warren Close
- loss of privacy to Breezes, and 3 Little Warren Close
- increased light disruption from the dormer windows
- the additions proposed over and above those approved by 19/P/01576 would not comply with permitted development allowances
- concern over future application for a change to flats or a further dwelling would be proposed (Officer note: planning permission would be required and would be assessed on its own merits)
- insufficient parking provision
- two previous permissions have not been implemented
- a self-contained annex could be created (Officer note: planning permission would be required if the proposal resulted in a separate dwelling were to be created)
- the AONB designation should be respected

Following the submission of amended plans the following objections / concerns were raised:

- excessive scale
- adverse impact on the AONB
- a drawing should be provided to compare the existing and proposed dwelling
- the amended plans do nothing to address the scale, bulk or character of the house
- remains out of keeping
- the proposal remains larger than the dwelling approved in 2018
- loss of privacy
- overlooking
- use of a second floor would be out of character
- the updated plans demonstrate that the use of the second floor would go beyond storage use
- overdevelopment

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 11: Making effective use of land
Chapter 12: Achieving well-designed places

Chapter 14: Meeting the challenge of climate change, flooding and coastal change
Chapter 15: Conserving and enhancing the natural environment

The Guildford Borough Council Local Plan: Strategy and Sites 2015 - 2034

The Guildford borough Local Plan: strategy and sites was adopted by Council on 25 April 2019. The Plan carries full weight as part of the Council's Development Plan. The Local Plan 2003 policies that are not superseded are retained and continue to form part of the development plan (see Appendix 8 of the Local Plan: strategy and sites for superseded Local Plan 2003 policies).

As a recently adopted plan and in accordance with paragraph 74 of the NPPF, the Council is able to demonstrate a five-year housing land supply with an appropriate buffer. This supply is assessed as 6.84 years based on most recent evidence as reflected in the GBC LAA (2019). In addition to this, the Government's recently published Housing Delivery Test indicates that Guildford's 2019 measurement is 83%. For the purposes of NPPF footnote 7, this is therefore greater than the threshold set out in paragraph 215 (45%). Therefore, the Plan and its policies are regarded as up-to-date in terms of paragraph 11 of the NPPF.

The Plan carries full weight as part of the Council's Development Plan. The Local Plan 2003 policies that are not superseded are retained and continue to form part of the Development Plan (see Appendix 8 of the Local Plan: strategy and sites for superseded Local Plan 2003 policies).

S1 Presumption in favour of sustainable development
H1 Homes for All
P1 Surrey Hills Area of Outstanding Natural Beauty and Area of Great Landscape Value
P4 Flooding, flood risk and groundwater protection zones
D1 Place Shaping
D2 Climate Change, Sustainable Design, Construction and Energy
ID4 Green and blue infrastructure

Guildford Borough Local Plan 2003 (as saved by CLG Direction 24 September 2007):

G1(3) Protection of amenities enjoyed by occupants of buildings
G5(2) Scale, proportion and form
G5(3) Space around buildings
G5(4) Street level design
G5(5) Layout
G5(7) Materials and architectural detailing
G5(8) Traffic, parking and design

Supplementary planning documents

Sustainable Design and Construction SPG 2011
Vehicle Parking Standards SPD 2006

Planning considerations.

The main planning considerations in this case are:

- background and changes to the approved scheme
- the principle of development
- the impact on the scale and character
- impact on the AONB

- nationally described space standards
- the impact on neighbouring amenity
- highway/parking considerations
- sustainability

Background and changes to the approved scheme

Planning permission was granted under 19/P/01576 for the demolition of the existing dwelling and garage and its replacement with a new dwelling with an integral garage.

This application seeks to make changes to the approved scheme. The proposed dwelling would be no wider or taller; but would have a reduction in depth of across the width of the two-storey part of dwelling by 0.4m. An additional single-storey projection is also proposed and would extend 3.6m beyond the rear wall of the approved 19/P/01576 scheme, would have a width of 9.25m and would wrap around to the rear of the garage.

Further changes are also proposed, including the addition of two dormer windows on the rear elevation, the addition of a dormer window on the south-west elevation and the replacement of two, two-storey bay window elements on the south-west elevation with two single-storey pitched roof bay windows at ground floor and the introduction of two windows at first floor level. Minor fenestration and door changes are also proposed on the north-east elevation at ground floor level.

The applicant is also seeking to correct an architectural error on the approved drawing where the front (south east) elevation ridge line did not correspond with the side (south west & north east) elevations resulting in an increase in the ridge heights of the hipped roof projections on the front elevation.

Principle of development

The principle of the development was established under 19/P/01576 and remains acceptable.

Policy H1 of the Local Plan: Strategy and sites 2015-2034 seeks to deliver a wide variety of high-quality homes that provide all tenures, types and sizes of housing to meet the needs and demands of different people within the community. The principle of the development is therefore acceptable.

Policy P1 seeks to conserve and enhance the AONB and to maximise its special landscape qualities and scenic beauty.

The impact on the scale and character

The proposed dwelling is largely similar to the extant 19/P/01576 scheme, with the exceptions of the elements listed above. The proposed dwelling would therefore be sited on the same footprint as the approved scheme (albeit it would be larger due to the additional footprint proposed by the single-storey element), and would be no taller or wider but would have additional features such as the dormer windows proposed to the rear.

The positioning of the dwelling would therefore continue to respect both the established pattern of development along One Tree Hill Road and Little Warren Close in terms of its set back from the road as well as the separation distances to the side boundaries.

The proposed dwelling would be designed to front both One Tree Hill Road as it turns the corner as well as Little Warren Close with the main features of the dwelling, including hipped projections,

the porch, bay windows and the garage door fronting Little Warren Close. The overall design of the dwelling therefore remains very similar to the approved scheme.

Along Little Warren Close large hardsurfaced driveways are a characteristic feature of the area and in most part are softened to some extent by soft landscaping. The proposed hardsurfaced area to the front of the dwelling is proposed to be increased in area in comparison to that approved under 19/P/01576. Although this would result in a large area of hardsurfacing to the front of the dwelling, this would enable vehicles to manoeuvre on site to allow them to exit the site in forward gear, and it is noteworthy that a landscaped area would still be retained at the entrance to the site with hedging along the front boundary also softening this visual impact. A condition is also proposed to ensure that appropriate permeable materials are proposed.

It is therefore considered that the proposed development would be in scale and character with the area.

Impact on the AONB

The proposed development would be sited on a prominent corner position on the edge of the AONB and would replace an existing dwelling. Whilst the proposed dwelling would be larger in scale and bulk than the existing dwelling on site, it is noteworthy that planning permission was granted for two dwellings on this plot in 2016 and that this application is broadly similar to application 19/P01576 which was approved in December last year.

Taking into consideration the position of the dwelling surrounded by two-storey dwellings on all sides, the site is not located within an isolated position and the dwelling would be viewed in context with these existing buildings. The proposed dwelling would therefore not result in a development which would be unduly prominent or visible from distant views.

Furthermore, no objection has been raised by the AONB Officer who considers the immediate setting and character of the application site to relate more in character to the built up area than as part of the wider AONB; he also notes that the site does not adjoin the undeveloped part of the AONB which would be a more sensitive location despite still being located within the urban area.

Nationally described space standards

The space standard requirement provides a requirement of 134 sq m for a five-bed unit for 8 people in a three-storey dwelling. It is not clear from the submitted floor plans whether the five bedrooms proposed would be single or double occupancy rooms. However, the proposed development would have a floor area of 486 sq m and as such would be well in excess of this requirement.

All of the five bedrooms proposed would also meet the floor area requirements and width measurements for double bedrooms.

The proposed dwelling is therefore considered to meet the requirements of the nationally described space standards.

The impact on neighbouring amenity

In terms of neighbouring amenity, the nearest dwellings to the proposed development are located to the east, 3 Little Warren Close, and Breezes located to the north.

Other neighbouring dwellings are located at a significant distance away and as such would not be adversely affected by the proposed development in terms of neighbouring amenity.

In addition to the extant 19/P/01576 permission, the proposed development seeks further development along the eastern boundary of the site in the form of a wrap-around single-storey element. A distance of 2.2m would continue to be maintained between the proposed dwelling and the eastern boundary of the site and in combination with the proposed roof design which would slope up away from the boundary, it is not considered that any overbearing impact on 3 Little Warren Close would occur.

The additional floor area proposed would extend beyond the rear wall of the neighbouring dwelling, 3 Little Warren Close by approximately 8m however, due to the gap between the proposed dwelling and the dwelling at 3 Little Warren Close of 7.68m, the proposed dwelling would not interfere with the 45 degree line from the nearest rear window of 3 Little Warren Close and as such no concern is raised to any material loss of light.

No additional windows, over and above the two rooflights serving two en-suites approved under the extant permission are proposed on the eastern elevation, and whilst some changes / additions are proposed at ground floor level, the existing boundary treatment would prevent any loss of privacy. Two dormer windows are also proposed by the application with the nearest being sited at a distance of approximately 13.8m from the eastern boundary of the site. As is the case in most urban and semi-urban settings where some mutual overlooking into gardens is expected, the positioning of the dormer windows towards the centre of the roofslope away from the eastern boundary of the site would ensure that the privacy of the immediate garden area of 3 Little Warren Close is maintained. It is therefore not considered that the proposed development would result in a materially adverse impact on the neighbouring amenities of the residents of 3 Little Warren Close.

With regard to the impact of the proposed development on Breezes, the proposed dwelling would remain largely similar to that of the extant permission. Two dormer windows are proposed within the roofspace of the dwelling, these would be sited at a distance of 27m from the rear boundary of the site, with a further 4.5m distance to the side elevation of Breezes. Taking into consideration this separation distance, no material loss of privacy to the occupants of Breezes would occur. Furthermore, the boundary trees along the northern boundary of the site would provide some screening further reducing this impact. Minor changes are proposed to openings on the rear elevation of the dwelling, however it is not considered that these would have any impact on the amenities of the occupants of Breezes.

The proposed development would therefore not result in any unreasonable impact on the amenities of neighbouring residents.

Highway/parking considerations

The existing vehicle access onto Little Warren Close would be moved slightly further away from the eastern boundary of the site than the existing vehicle access. No objection has been raised to this alteration to the vehicle access by the County Highway Authority. The proposed hardsurfaced area to the front of the dwelling is proposed to be increased in relation to that approved under 19/P/01576 and would allow vehicles to turn on site and exit in forward gear. A garage and parking spaces for at least four vehicles would provide sufficient parking provision on site to avoid the need for cars to be parked on the road.

As such, no concern is raised with regard to highway safety and the proposed parking provision is considered acceptable.

Sustainability

A condition is recommended to ensure that 20% of the energy requirement of the property would be provided through on-site low or zero carbon technologies, together with the provision of a fast charge electrical vehicle charging point and a water efficiency condition of 110 litres of water per person.

Conclusion.

The proposed development is acceptable in principle, would not result in any adverse impact on the character of the area, the AONB, neighbouring amenity or highway considerations and would meet the national space standard requirements. The proposed development is therefore considered to be acceptable and as such is recommended for approval, subject to the imposition of conditions.