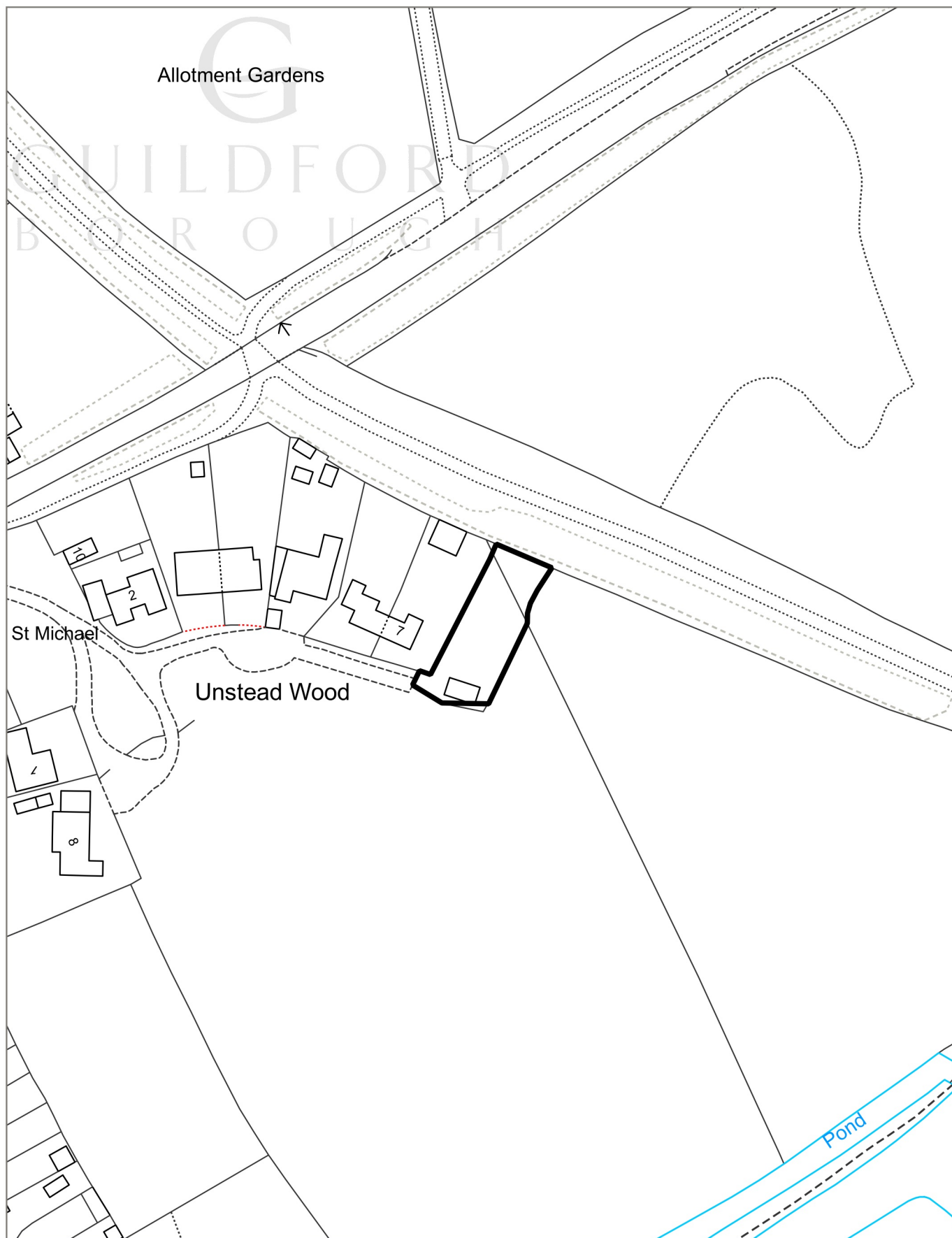


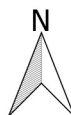
# 23/P/00835 - Land Adjacent To 7 Unstead Wood, Peasmarsh



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Not to Scale



GUILD FORD  
BOROUGH

23/P/00835 – Land adjacent to 7 Unstead Wood, Peasmarsh



Not to scale



**App No:** 23/P/00835 **8 Wk** 11/07/2023  
**Deadline:**

**Appn Type:** Full Application

**Case Officer:** Katie Williams

**Parish:** Shalford

**Ward:** Shalford

**Agent :** Mr. Matt Smith  
D&M Planning Ltd  
1A High Street  
Godalming  
GU7 1AZ

**Applicant:** L. Foster c/o Agent

**Location:** Land adjacent to 7 Unstead Wood, Peasmarsh, GU3 1NG

**Proposal:** Erection of a pair of semi-detached dwellings and associated works following demolition of an outbuilding (revision of application 22/P/01543, refused on 24/04/2023).

## Executive Summary

### Reason for referral

This application has been referred to the Planning Committee by Councillor Catherine Houston for the following reasons:

- the proposal may have an adverse impact on highway safety
- concerns regarding access and parking

### Key information

The proposal is for the erection of a pair of semi-detached dwellings and associated works following demolition of an outbuilding (revision of application 22/P/01543, refused on 24/04/2023).

Parking spaces: 4 (2 per new dwelling) plus 2 retained for the existing 2 bedroom dwelling.

### Summary of considerations and constraints

The proposed residential development is acceptable in principle and it is concluded

that there would be no adverse impact on the character of the area, the wider landscape character of the ALGV and Corridor of the River Wey. It is also concluded that subject to the recommended conditions, there would not be an adverse impact on neighbouring amenity, ecology or trees.

It is concluded that the proposal, due to the increase in on-site parking provision compared to the previous refused application, has overcome the reason for refusal attached to 22/P/01543 and would now accord with the Council's Parking for New Developments SPD and Policy ID10 of the LPDMP 2023.

### **RECOMMENDATION:**

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

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

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

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

2022-02-516-001 REV C, 002 REV C, 003 REV C, 004 REV C, 005 REV C, 006 REV C, 100 REV C and 101 REV C received on 26 May 2023.

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

3. Prior to the commencement of any development above slab level works, a written schedule with details of the source/ manufacturer, colour and finish, OR samples on request, of all external facing and roof materials. This must include the details

of embodied carbon/ energy (environmental credentials) of all external materials. These shall be submitted to and approved in writing by the Local Planning Authority and the development shall be carried out using only those detailed.

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

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

Reason: To encourage the use of electric cars in order to reduce carbon emissions.

5. The 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: To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than private motor vehicles.

6. No new development shall be occupied until space has been laid out within the site in accordance with the approved plans for 6 cars (2 car spaces for each new dwelling and 2 car spaces for the

existing dwelling) and turning areas to enable vehicles to enter and leave the site in forward gear. The parking and turning areas shall be permanently retained exclusively for its designated purpose.

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

7. No development including any works of demolition or preparation works prior to building operations shall take place on site until a Construction Transport Management Plan has been submitted to, and approved in writing by the local planning authority. The approved statement shall be adhered to throughout the construction period and shall include:

- (a) parking for vehicles of site personnel, operatives and visitors
- (b) loading and unloading of plant and materials
- (c) storage of plant and materials used in constructing the development
- (d) programme of works
- (e) wheel washing facilities
- (f) measures to control the emissions of dust and dirt during construction

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

8. 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:

- Map showing the location of all of the ecological features
- Risk assessment of potentially damaging construction activities
- Practical measures to avoid and reduce impacts during

construction

- Location and timing of works to avoid harm to biodiversity features
- Responsible persons and lines of communication
- Use of protected fences, exclusion barriers and warning signs
- Storage of construction materials/chemicals and equipment;
- Dust suppression
- Waste disposal
- Noise/visual/vibrational impacts
- Measures to ensure no materials, machinery, vehicles or works will encroach on the designated site
- Details of how the lowland deciduous woodland (Habitat of Principle Importance) will be adequately protected from development

The approved CEMP shall be adhered to at all times.

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

9. 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.

10. 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.

11. No development shall take place until full details, of both hard and soft landscape proposals, to include details of new tree planting and replacement hedgerow planting (including species type, number, size) to the front of the site, including a schedule of landscape maintenance for a minimum period of 10 years, have been submitted to and approved in writing by the local planning authority. The approved landscape scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of the development hereby approved and retained.

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

12. All planting, seeding or turfing approved shall be carried out in the first planting and seeding season following the occupation of the development or the completion of the development, whichever is the sooner. Any trees or plants which, within a period of five years after planting, are removed, die or become seriously damaged or diseased in the opinion of the local planning authority, shall be replaced in the next available planting sooner with others of similar size, species and number, unless otherwise agreed in writing by the local planning authority.

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

13. The approved Arboricultural Report – Revision 1,, which includes an Arboricultural Method Statement (AMS) and Tree Protection



Plan (TPP), prepared by AFA Consulting, dated May 2023, 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 both on and adjacent to the site which are to be retained in the interests of the visual amenities of the locality. It is considered necessary for this to be a pre-commencement condition because the adequate protection of trees prior to works commencing on site goes to the heart of the planning permission.

14. No development shall take place beyond 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.

15. No external lighting shall be installed at the development site unless it is in accordance with a Sensitive Lighting Plan which has been submitted to and agreed in writing by the Local Planning Authority. Any Sensitive Lighting Plan should ensure that the proposed development will result in no net increase in external artificial lighting at the development site and across the adjacent woodland habitat in accordance with the recommendations in BCT & ILP (2018) Guidance Note 08/18. Bats and artificial lighting in the UK. *Bats and the Built Environment*. Bat Conservation Trust, London & Institution of Lighting Professionals, Rugby.

Reason: To ensure the adequate protection of protected species and habitats and owing to the proximity to a SSSI.

16. An updated walkover survey for badgers shall be carried out 6-8 weeks prior to the commencement of development to ensure no new badger setts have been created.

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

**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](mailto:buildingcontrol@guildford.gov.uk)
  
2. This statement is provided in accordance with Article 35(2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015. Guildford Borough Council seek to take a positive and proactive approach to development proposals. We work with applicants in a positive and proactive manner by:
  - Offering a pre-application advice service in certain circumstances
  - Where pre-application advice has been sought and that advice has been followed we will advise applicants/agents of any further issues arising during the course of the application
  - Where possible officers will seek minor amendments to overcome issues identified at an early stage in the application process

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

In this case pre-application advice was not sought prior to submission and the application was acceptable as submitted.

3. The applicant is expected to ensure the safe operation of all construction traffic in order 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. 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.
4. 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.
5. The applicant should take action to ensure that development activities such as vegetation or site clearance are timed to avoid the bird nest season of early March to August inclusive.
6. The applicant should note that under the terms of the Wildlife and Countryside Act 1981 and Countryside and Rights of Way Act 2000, it is an offence to disturb nesting birds or roosting bats which are also European Protected Species. You should note that the work hereby granted consent does not override the statutory protection afforded to these species and you are advised to seek expert advice if you suspect

that the demolition would disturb any protected species. Please note that a European Protected Species Licence will be required to allow the proposed development to proceed lawfully. Contact Natural England for further details:

<http://www.naturalengland.org.uk/ourwork/regulation/wildlife/species/europeanprotectedspecies.aspx>

## **Officer's Report**

### **Site description.**

The site is mostly located within the Inset settlement boundary of Shalford with the exception of the north east corner of the site as well as a strip of land at the front of the site, which are within the Green Belt.

The site is also within an Area of Great Landscape Value and is within the 5km to 7km buffer of the Thames Basin Heath SPA.

The site currently consists of the garden area of the existing dwelling at 7 Unstead Road. There is also an existing outbuilding located towards the front of the site which is in use as an osteopath's clinic (granted consent under 18/P/02317).

The site now also includes a strip of land which sits to the front of the site but currently falls outside of the property boundary. There is current existing vegetation covering this piece of land.

The site is located at the end of Unstead Road which is a residential cul-de-sac with dwellings of varying styles and sizes running along the northern side of the road. The site adjoins an area of woodland which surrounds the site boundaries to the north, east and south.

### **Proposal.**

Erection of a pair of semi-detached dwellings and associated works following demolition of an outbuilding (revision of application 22/P/01543, refused on 24/04/2023).

Parking spaces: 4 (2 per new dwelling) plus 2 retained for the existing 2 bedroom

dwelling.

### Relevant planning history.

Reference:	Description:	Decision Summary:	Appeal:
22/P/01543	Erection of a pair of semi-detached dwellings and associated works following demolition of an outbuilding	Refuse 24/04/2023	N/A
18/P/02317	Erection of replacement building for use as an osteopath's clinic (Use Class D1) (retrospective application).	Approve 07/02/2019	N/A
18/P/02318	Erection of single storey outbuilding (retrospective application)	Approve 08/02/2019	N/A

22/P/01543 - Reason for refusal:

*The level of parking provision proposed for the two new three bedroom dwellings and the existing dwelling would not accord with the requirements set out in the Council's Parking Standards for New Development SPD. In addition, the proposed parking and access arrangement would rely on land outside of the applicant's control for vehicle turning and manoeuvring. It has not been satisfactorily demonstrated that there would not be a resultant adverse impact on highway safety or movement of the other road users resulting from overspill parking and from vehicles turning and manoeuvring to access the site. The proposal is therefore contrary to Policy ID10 of the Local Plan Development Management Policies 2023 and the Council's Parking Standards for New Developments SPD 2023.*

## **Consultations.**

### Statutory consultees

County Highway Authority:

- Recommended conditions and informatives
- It is not considered that the proposed development will result in a significant increase in vehicular trips on the surrounding highway network.

Natural England:

- Advise that an appropriate planning condition or obligation is attached to any planning permission to secure the submission of a Construction Environmental Management Plan (CEMP) in order to mitigate any adverse effects on the Wey Valley Meadows Site of Special Scientific Interest (SSSI).

Thames Water:

- No comments to make

### Internal consultees

Head of Environmental Health and Licensing:

- No Environmental Health comments

Tree Officer:

- No objection, condition recommended

### Non-statutory consultees

Surrey Wildlife Trust:

- recommended conditions
- recommend LPA consult Natural England on likely impacts on statutory sites [Officer note: Natural England has been consulted. See comments above]

### Shalford Community Council:

- proposed development would constitute overdevelopment of the site
- out of character with surrounding properties
- bedroom sizes are extremely small
- the site is within the AGLV and currently under consideration for inclusion in the AONB, therefore no development should be approved until after the conclusion of these deliberations.
- trees which have been removed should be replaced
- highway safety concerns regarding further traffic movements at the junction with Broadford Road
- if permission is granted, a very detailed Transport Management Plan will be required

### **Third party comments:**

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

- the legal state of the land identified for access to the new proposed parking bays is not clear
- without legally-assured enduring access to the new properties there is the potential for future problems
- new access route would include the loss of some designated Green Belt land, including an established hedgerow and some small trees
- large horse chestnut tree removed prior to the original planning application
- concerns that the existing commercial use would be moved to a different outbuilding on the property, implications for traffic movements [Officer note: the change of use of a domestic outbuilding to a business use would require separate planning permission]
- loss of openness
- impact on the Green Belt
- adverse impact on character of the road
- impact of construction vehicles on the existing unmade road
- light pollution
- impact on wildlife
- impact on the ecology of the adjacent woodland

- noise, vibration and disturbance during construction
- would set a precedent for further development in the area
- overdevelopment
- will result in visitor parking on the road
- loss of established hedgerows and small trees
- impact on infrastructure facilities
- safety concerns regarding junction with Broadford Road
- not details of proposed PV panels or battery storage
- working hours of contractors should be restricted

### **Planning policies.**

#### National Planning Policy Framework (NPPF):

Chapter 2: Achieving sustainable development

Chapter 5: Delivering a sufficient supply of homes

Chapter 8: Promoting healthy and safe communities

Chapter 9: Promoting sustainable transport

Chapter 11: Making effective use of land

Chapter 12: Achieving well-designed places

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

Chapter 15 Conserving and enhancing the natural environment

Planning Policy Guidance (PPG)

National Design Guide (NDG)

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

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).

The Council is able to demonstrate a five year housing land supply with an appropriate buffer. This supply is assessed as being 6.46 years based on most recent evidence as reflected in the GBC LAA (2022). In addition to this, the Government's recently published Housing Delivery Test indicates that Guildford's 2021 measurement is 144%. For the purposes of NPPF footnote 8, this is therefore



greater than the threshold set out in paragraph 222 (75%). Therefore, the Plan and its policies are regarded as up-to-date in terms of paragraph 11 of the NPPF.

The following policies are relevant:

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

P2: Green Belt

P4: Flooding, flood risk and groundwater protection zones

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 developments

ID4: Green and Blue infrastructure

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

Guildford's Local Plan Development Management Policies (LPDMP) was adopted 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 D8: Residential Infill Development Proposals

Policy D10: Noise Impacts

Policy D13: Corridor of the River Wey and Godalming Navigations

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:

Climate Change, Sustainable Design, Construction and Energy SPD 2020  
Planning Contributions SPD 2017  
Thames Basin Heaths Special Protection Area Avoidance Strategy 2017  
Residential Design SPG 2004  
Parking Standards for New Development SPD (March 2023)

### Other guidance:

Surrey County Council Vehicular and Cycle Parking Guidance 2023

### **Planning considerations.**

The main planning considerations in this case are:

- revisions from refused application 22/P/01543
- principle of development
- character and design
- impact on the AGLV
- the impact on neighbouring amenity
- amenity and space standards
- highway and parking considerations
- sustainable development
- impact on biodiversity
- impact on trees
- Thames Basin Heath SPA

### Revisions from refused application 22/P/01543

Following the refusal of the previous application 22/P/01543, this revised application now includes some additional land (now included within the red line site boundary), which the application states the applicant has acquired, and which provides additional space for parking and turning to the front of the site. As a result, this application shows the proposed provision of 2 parking spaces for each of the new dwellings and 2 parking spaces for the retained / existing dwelling.

## Principle of Development

The site is mostly located within the inset boundary of Shalford. However the north east corner of the site and the strip of land now included to the front of the site, are within the Green Belt.

The Case Officer has visited the site and notes that despite the north eastern corner of the rear garden being designated as Green Belt land, the garden of the dwelling is not cut off at this point and as such as existing the domestic curtilage of the dwelling includes Green Belt land. The proposed use of the Green Belt land to the rear of the proposed dwellings would remain as garden space associated with the proposed dwellings. No built development is proposed on this part of the site. As such the proposal would not encroach further onto Green Belt land to the rear of the site or have any greater impact on the Green Belt given that the use of the land on the part of the site which falls within the Green Belt would not change from that of a domestic garden.

As noted above, the site now incorporates a strip of land to the front of the site, measuring approximately 5.5m in width, to allow for increased space for parking and manoeuvring for the proposed dwellings. This would result in the loss of some vegetation and its replacement with hardsurfacing to accommodate the parking / turning area. However, there would be no new structures proposed on this part of the site. As such, it is considered that this element of the proposal would not have a significantly greater impact on the openness of the Green Belt compared to the existing situation.

The proposed new dwellings themselves and the proposed access and parking areas would be located within the inset boundary. As such, it is considered that there will be no adverse impact on the Green Belt.

As such, the principle of residential development on the site is acceptable provided it meets the below policy considerations.

### *Loss of employment*

The existing outbuilding to be demolished is currently used as an osteopath clinic (granted consent under 18/P/02317). This use was granted as a personal permission to the current occupier/ owner of 7 Unstead Wood and there is a

condition attached to the planning permission stating that the use of the building is to revert back to incidental residential use when no longer occupied by the current owner. As such, it is considered that the current use is not a permanent employment use and the loss of the use has already been accepted.

### Character and design

Having regard to the NPPF at paragraph 124 it is necessary, in the context of making effective use of land to consider, inter alia, the desirability of maintaining the prevailing character and setting of the area or of promoting regeneration and change. Paragraph 130 sets out how development should achieve well-designed places. The National Design Guide (NDG) is also a material consideration. The NDG uses ten different characteristics to illustrate the Government's priorities for well-designed places. These characteristics include understanding and responding to site's context and its identity or character.

Local Plan Policy D1 requires new development to achieve high quality design that responds to the distinctive local character (including landscape character) of the area in which it is set.

Policies D4 and D8 of the LPDMP are also relevant. Policy D13 relates to the Corridor of the River Wey and Godalming Navigation. Policy D8 has requirements that should be taken into account for 'Residential Infill Development Proposals' and the scheme shall be assessed against these.

The dwellings along Unstead Wood are varied in style and size with a mix of bungalows and 2 storey dwellings and a mix of detached and semi detached properties positioned on the northern side of the road.

The application site is located at the end of the cul-de-sac and there is an existing gap between the side of the existing dwelling at 7 Unstead Wood and the eastern side boundary of the plot which adjoins the Green Belt and woodland boundary to the east. There is an existing outbuilding which occupies the front (south eastern) corner of the site which would be demolished as part of this proposal.

The proposed development would infill this gap with a pair of two storey semi-detached dwellings, following the demolition of the existing outbuilding. The units would be set 5.6 metres from the existing dwelling to the west and set 2.6 metres

from the eastern site boundary. The proposed spacing between the existing and new dwellings would exceed the spacing between existing dwellings along the cul-de-sac. It is noted that No. 6 Unstead Wood and No. 5 Unstead Wood are separated by a 3.6 metres gap with a narrower gap between Nos.2 and 3 Unstead Wood. The proposed garden areas would be narrower than many of the neighbouring properties however it is noted that both Nos.2 and 10 Unstead Wood have gardens of a similar size or smaller than those proposed. Furthermore, the position of the proposed dwellings would follow the established building line along the northern side Unstead Wood and thus would not appear unduly prominent or out of context with the established pattern of development in the existing cul-de-sac.

The street scene plan provided shows that the proposed dwellings would have a maximum ridge height of approximately 7.7 metres which would sit approximately 0.4 metres lower than the ridge of the adjacent dwelling at No.7 Unstead Wood which is of a similar height to the other two storey dwellings in the area. It is also noted that the dwellings would have a joint width of 13.4 metres which would be 0.3 metres less than the two storey width of both Nos. 6 and 7 Unstead Wood.

The depth of the proposed dwellings would exceed the neighbouring properties by 3.3 metres. The additional depth would consist of a single storey projection to the rear of the dwellings and would not be visible within the street scene. As such the overall scale of the proposed dwellings would be in keeping with the surrounding dwellings and would not appear dominant or out of character in the street scene.

The roofs of the proposed dwellings would be pitched with half hipped gable ends. Whilst the closest neighbouring dwellings at Nos. 6 and 7 Unstead Wood have fully hipped roofs, it is noted that the dwellings along Unstead Wood have varying roof types with no more than two dwellings having matching roofs. As such, whilst the proposed would have a roof type differing slightly from others in Unstead Wood they would still be in keeping with the character of the area.

The overall design, character and materials of the proposed dwellings would be of a traditional style in keeping with properties in the surrounding area, with slightly more contemporary rear elevations with larger windows and rooflights to promote natural light. This however would be sympathetic to the building style and would not appear contrived. The proposed porches would be modest in scale and of a simple design similar to other porches along Unstead Wood.

A condition is recommended to ensure full details of the proposed boundary treatments along the site boundaries and between the plots is submitted, to ensure the boundary treatment is sympathetic to the character of the surroundings, including to the front of the site.

The application proposes an area for parking two cars to the front of each of the proposed units. This will extend the domestic curtilage forwards of the existing curtilage of the dwelling at 7 Unstead Wood and would result in the loss of some existing vegetation. This would alter the appearance of this part of the site, compared to the existing. However, the backdrop of the existing woodland to the east of the site would still be visible. Furthermore, there will be sufficient space to allow for replacement soft landscaping, including hedge planting along the new front boundary which would soften the visual impact of the proposal. Details of soft landscaping, including replacement planting, can be secured by condition.

The application site also lies within the Corridor of the River Wey designation. However, the site is well screened from the wider landscape by the surrounding woodland. As such, there are no concerns with regard to any adverse impact on the character or setting of the Corridor of the River Wey and the proposal is considered to accord with Policy D13 in this regard.

Subject to the recommended conditions, it is considered that the revised proposal accords with Para 130 of the NPPF, Policy D1 of the LPSS and Policies D4, D8 and D13 of the LPDMP, with regard to the character considerations. The other considerations set out in Policy D8, including the proposed access arrangements, impact on highway safety and impact on neighbouring amenity are considered in the report below.

### Impact on the AGLV

The site is located within an AGLV. However, as noted above, the site is well screened within the wider landscape by the area of woodland which surrounds the site. The proposed development would not encroach onto the existing woodland and would be set adjacent to and read against the existing line of dwellings along Unstead Wood. It is considered that this together with the modest overall scale of the proposed development, in keeping with that of the adjacent dwellings, would ensure that the proposal would not have an adverse impact on the wider landscape

character of the AGLV.

### Impact on neighbour amenity

The neighbouring property most affected is the existing dwelling to be retained at No. 7 Unstead Wood.

The proposed dwellings would have a depth greater than that of 7 Unstead Wood by 3.3 metres. The rear elements would however only be single storey. There would be a proposed separation distance of approximately 2.8 metres between the proposed dwelling on Plot 1 and the shared boundary with the retained plot for No. Unstead Wood and a further 2.7 metre distance beyond the shared boundary to the existing dwelling itself. As a result, the proposed rear projection would not have an adverse impact in terms of overbearing or overshadowing to the existing dwelling at 7 Unstead Wood. The main two storey element of the new dwelling on Plot 1 would be in line with the neighbouring property at No.7 Unstead Wood which has no side windows. As such, it is considered that the proposal would not result in an adverse loss of light, overshadowing or overbearing impacts to the neighbouring dwelling.

The nearest of the proposed dwellings (Unit 1) would not have side windows and as such there are no concerns regarding adverse overlooking or loss of privacy.

With regard to intensification, the proposed development would introduce two new three-bedroom properties to the area with the potential of a total of 8 extra occupiers along Unstead Road. With regard to potential noise it is noted that the area is residential with several semi-detached dwellings. Furthermore the proposed dwellings would be spaced sufficiently from the nearest neighbouring properties. As such, it is considered that the proposal would not result in adverse increase in noise and disturbance when compared to the existing levels of activity in the area.

As such, it is concluded that the proposal accords with Policy D5 of the LPDMP.

### Amenity and Space Standards

Paragraph 130(f) of the NPPF 2019 states that planning policies and decisions should ensure that developments create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing

and future users.

Policy D1(4) of the Guildford Borough Local Plan 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).

Both dwellings will exceed the minimum space standards required for properties with the proposed number of bedrooms and storeys and both exceed the overall floor area requirements and bedroom size requirements.

The plot would be split into three separate parts to facilitate the two new dwellings and retain land for the existing dwelling at No.7. Whilst the garden of No.7 would be reduced in area, it is currently a large plot and a good sized garden area would be retained. The proposed garden sizes for the existing (retained) and new dwellings would be appropriate for the scale of the dwellings they would serve. As such the outdoor amenity space would be adequate.

The proposal is overall found to comply with Policy D1 of the LPSS and the NPPF in this respect.

### Highway and Parking Considerations

The proposed development would be accessed via Unstead Road which is a private road. The CHA has no objection to the proposal with regard to highway safety or capacity. The County Highway Authority has considered the wider impact of the proposed development and finds that it would not have a material impact on the safety and operation of the adjoining public highway.

With regard to parking provision, the site is within a rural edge of village location. The Council's has a recently adopted Parking Standards for New Developments SPD. Policy ID10 of the LPDMP also states that the provision of car parking in new residential development in village and rural areas, for use by residents themselves, will have regard to the expected standards set out in the Parking Standards for New Development SPD.

Table A.2 within the SPD sets out that in villages and rural areas the expected level of provision is 2 spaces per 3 bedroom dwelling. There is also a requirement for



1.5 spaces for the existing 2 bedroom dwelling.

The proposal shows the provision of a shared access at the end of Unstead Road to serve the two new units, with an area of parking providing two spaces to the front of each of the new dwellings.

The existing driveway parking for the existing dwelling at No.7 Unstead Wood, which currently provides space for parking at least 2 cars, would be retained as existing. As such, the proposal would meet the expected level of parking provision required by the Council's Parking Standards for New Development SPD.

The proposed site boundary now incorporates an area of land to the front of the site to provide space for cars to turn and manoeuvre. A condition is recommended to ensure that this part of the site is retained as parking and turning space in perpetuity.

It is therefore concluded that the proposal, due to the increase in on-site parking provision compared to the previously refused application, has overcome the reason for refusal attached to 22/P/01543 and would accord with the Council's Parking for New Developments SPD and Policy ID10 of the LPDMP 2023.

### Sustainable Development

The NPPF emphasises the need to support the transition to a low carbon future in a changing climate and new developments are required to meet the requirements of paragraph 154 through suitable adaptation measures, including through the planning of green infrastructure and reduce greenhouse gas emissions. Paragraph 157 then states new development should comply with local requirements for decentralised energy supply and take account of landform, layout, building orientation, massing and landscaping to minimise energy consumption.

Policy D2 of the LPSS requires new development to take sustainable design and construction principles into account, including by adapting to climate change, and reducing carbon emissions and Policies D2(3) and (11) requires sustainability and energy statements to be submitted. The Council has adopted the Climate Change, Sustainable Design, Construction and Energy SPD in December 2020.

Policies D14, D15 and D16 of the LPDMP carry full weight and build on policy D2. In

the context of the Council declaring a climate emergency in July 2019 and the UK having a legally binding target of reducing all greenhouse gas emissions to net zero by 2050 with an interim target of 78% reduction against 1990 levels by 2035.

Following adoption of the LPDMP D16: Carbon Emissions from Buildings (1), (2), (3), (4), would supersede D2: Climate Change, Sustainable Design, Construction and Energy (5), (6), (7), (9).

A fabric first approach is required under Policy D14(1) in accordance with the energy hierarchy. Through the use of low energy design and energy efficient fabric. Then Policy D2(1), (5), (9) of the LPSS and Policy D16 of the LPDMP require measures for low and zero carbon and decentralised energy.

With regard to sustainable design and lifestyles Policy D2(1)(c), (e) of the LPSS seeks to ensure that there are sustainability measures to offer choices.

The application includes a completed climate and sustainability questionnaire where the applicant has given clear detailed answers on some of the measures intended to mitigate the environmental impact of the proposed dwellings.

With regard to waste the applicant has stated that materials will be locally sourced and the applicant during development would source recycled aggregates and materials in accordance with the BRE Green Guide to Specification.

The applicant has provided information regarding the energy output of the dwelling and has shown it exceeds building regulation requirements. The dwellings have been orientated in such a way to promote natural lighting and solar heating.

Water efficiency details have been provided which show a level which passes the policy D2 requirement of 110 Litres per occupant per day. These will be conditioned should the application be approved.

The questionnaire details a wide range of carbon reduction methods including the use of solar power and EV charging points as well as other ways in which the dwellings would be designed with climate change in mind.

The dwellings would be constructed under new building regulations and as such must meet a 31% reduction in CO2 emissions. The information provided in the

climate change questionnaire outlines exactly how this would be achieved.

As such, it is considered that the proposed development would comply with policy D2 of the LPSS and Policies D14, D15 and D16 of the LPDMP.

### Impact on Biodiversity

LPSS Policy ID4 sets 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.

Policy P6 of the LPDMP relates to 'Protecting Important Habitats and Species' and Policy P7 of the LPDMP relates to 'Biodiversity in New Developments'.

A Preliminary Ecological Appraisal has been provided by Deepdene Ecology dated August 2022.

Under previous application (22/P/01543) Surrey Wildlife Trust requested further badger survey work to be carried out. This was done and a report submitted. Following the receipt of the badger survey, SWT advised that the proposals are considered acceptable in this regard, subject to condition to ensure further walkover surveys are carried out prior to the commencement of development.

SWT has also advised that appropriate bat surveys have been carried out and that the proposed demolition of the existing outbuilding (building 2) would not adversely impact on bats.

SWT advise that if the application is to be approved, conditions should be included requiring a Construction Environmental Management Plan (CEMP) and an Ecological Enhancement Plan (including a Sensitive Lighting Plan), in order to ensure any adverse impacts on ecology during construction are adequately mitigated and to ensure measures for achieving ecological enhancement and biodiversity net gain are secured.

SWT also advised that the site falls within the Impact Risk Zone (IRZ) for Wey Valley Meadows SSSI. As such, Natural England should be consulted. NE were subsequently consulted on the application and advised that they have no objection to the application subject to a condition being attached to ensure that a CEMP is submitted

to the LPA for approval, that identifies the steps and procedures that will be implemented to avoid or mitigate constructional impacts on species and habitats.

Subject to these conditions, it is concluded that the proposals would meet the requirements of Policy ID4 of the LPSS and Policy P7 of the LPDMP.

### Impact on trees

AFA Consulting have provided an Arboricultural Report: Tree Survey, Arboricultural Impact Assessment, Arboricultural Method Statement & Tree Protection Plan dated 15/05/2023.

The assessment found that there were no concerns however it has suggested some mitigation methods to protect the trees and vegetation. The Council's Arboricultural Officer has reviewed the information and concerns raised by the neighbours however and has concluded that there are no arboricultural concerns and the proposed mitigation methods are acceptable and therefore should be conditioned should the application be approved.

It is also noted that a tree or trees which were within the site appear to have been felled prior to the submission of the application. It is recommended that a condition is attached (as part of the landscaping condition) to ensure new replacement trees are planted to compensate for tree loss as well to secure new hedge planting to mitigate for the loss of existing vegetation to the front of the site.

### Thames Basin Heaths Special Protection Area

The site is within the 5km to 7km buffer zone of the Thames Basin Heath SPA and therefore outside of the 400m to 5km buffer zone. In accordance with the Thames Basin Heath SPA Avoidance Strategy 2017, there is therefore no requirement for mitigation in relation to the proposed development.

### Conclusion

The proposed residential development is acceptable in principle and it is concluded that there would be no adverse impact on the character of the area, the wider landscape character of the AGLV and Corridor of the River Wey. It is also concluded that subject to the recommended conditions, there would not be an adverse

impact on neighbouring amenity, ecology or trees.

It is concluded that the proposal, due to the increase in on-site parking provision compared to the previous refused application, has overcome the reason for refusal attached to 22/P/01543 and would now accord with the Council's Parking for New Developments SPD and Policy ID10 of the LPDMP 2023.