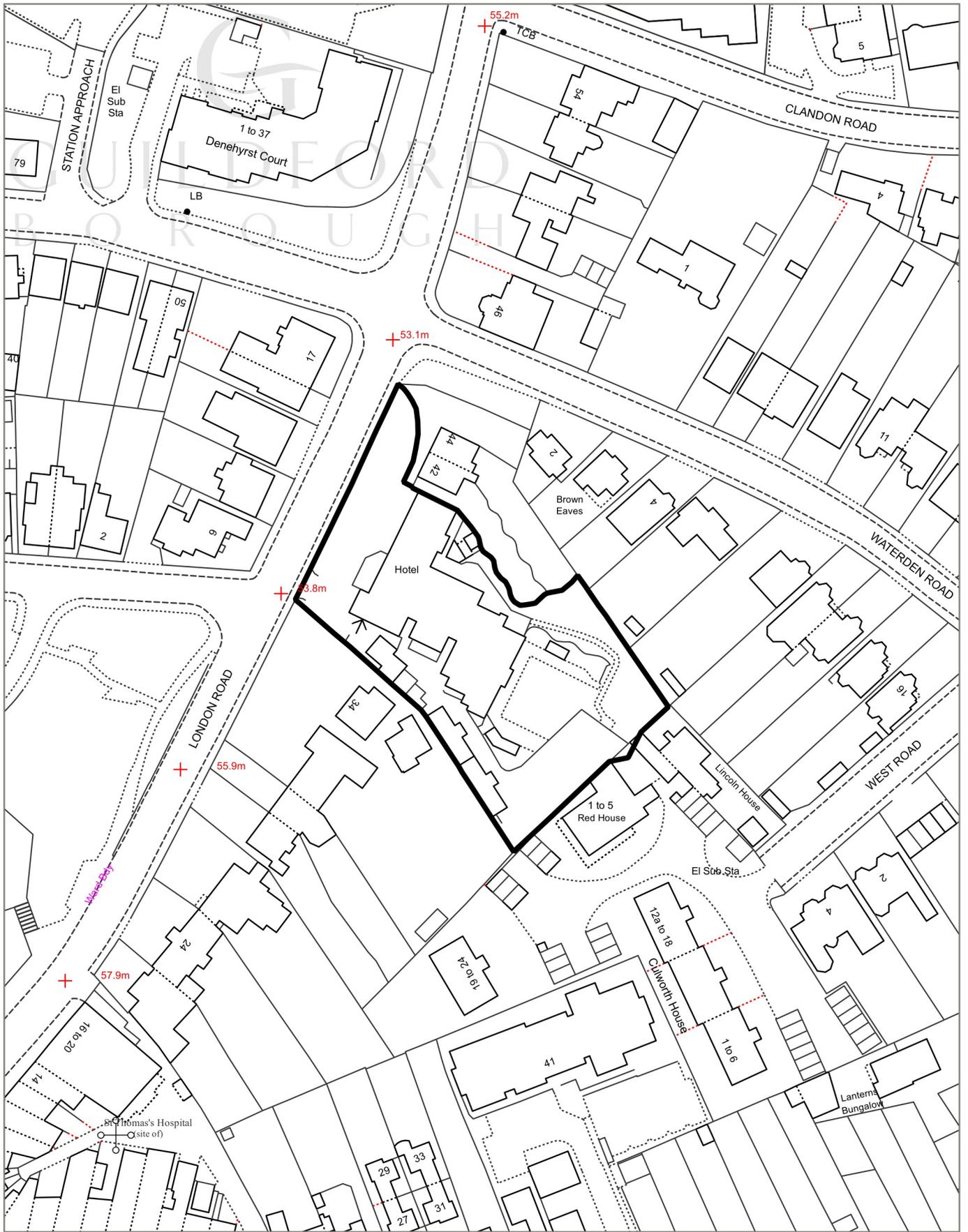


# 23/P/02045 - Mandalay Hotel, 36-40 London Road, Guildford



© Crown Copyright 2024. Guildford Borough Council.  
Licence No. 100019625.

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

Print Date: 02/04/2024



Not to Scale



GUILDFORD  
BOROUGH

23/P/02045 – Mandolay Hotel, 36-40 London Road, Guildford, GU1 2AF



Not to scale

**App No:** 23/P/02045

**8 Wk** 26/04/2024

**Deadline:**

**Appn Type:** Full Application

**Case Officer:** Carolyn Preskett

**Parish:** Castle

**Ward:** Castle

**Agent :** Mr Butcher

**Applicant:** Mr Hay

Union 4 Planning

Mandolay Hotel

18 Farnham Road

36-40 London Road

Guildford

Guildford

GU1 2AE

GU1 2AE

**Location:** Mandolay Hotel, 36-40 London Road, Guildford, GU1 2AF

**Proposal:** Two storey rear extension to coach house and two storey rear extension to hotel, with rooms in the roof

## **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**

The proposed development is for a further extension to the Mandolay Hotel which is situated within Guildford Town Centre and the Waterden Road Conservation Area.

Planning permission was granted in 2015 for a similar extension to the Hotel. This permission was lawfully implemented and therefore the site has extant permission. The proposed extension would provide an additional 27 bedrooms to the hotel taking the total number of rooms to 101 bedrooms. The extant permission was for 22 bedrooms.

The proposed extension would be approximately 3 metres greater in depth than the extant 2015 permission. The height and width would be the same as the 2015

extant permission.

### **Summary of considerations and constraints**

It is considered that the increased depth of the proposed development over the extant 2015 permission, including the addition to the coach house, could be accommodated on the site in a satisfactory manner that would retain the spacious feel of the site. The proposal would retain the spacious character of the Conservation Area and therefore would preserve the character or appearance of the Waterden Road Conservation Area.

. In addition, the extensions would integrate well with the existing hotel and would not result in any material harm to the amenity of surrounding residents.

The proposals would provide additional hotel accommodation within the Town Centre.

No harm has been identified as a result of the proposed extensions and the economic benefits of the scheme add modest weight in favour of the development. As such, it is considered that the proposal is compliant with the LPSS 2019 and LPDMP 2023 and the NPPF 2023.

The application is recommended for approval.

### **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: R34/001B;

R34/003B; R34/004 B; R34/005B; R34/006B; R34/007B; and R34/008B received on 7 December 2023, and R34/002C received on 19 December 2023.

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

3. No development shall take place until details and samples of the proposed external facing and roofing materials and rainwater goods 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. These details are required before works begin as this issue goes to the heart of the permission.

4. The development hereby approved shall not commence until detailed drawings and/or samples of all new external windows, doors and dormer windows (providing details of depth of reveal, method of opening, details of heads, cills and lintels etc) have been submitted to and approved in writing by the local planning authority. The submitted details be at a scale of not less than 1:20 for sample elevations and not less than 1:2 for horizontal/vertical frame sections (including sections through glazing bars). The works shall only be carried out in accordance with the approved details.

Reason: In the interest of the character and appearance of the conservation area and to ensure that the external appearance of the building is satisfactory. These details are required before works begin as this issue goes to the heart of the permission.

5. The second-floor windows within the roof in the north eastern elevation southern elevation of the development (facing properties in Waterden Road) hereby approved shall be glazed

with obscure glass and of restricted opening, as set out on drawing R34/006B (proposed elevations). These details shall be retained as such in perpetuity.

Reason: In the interests of residential amenity and privacy.

6. The development shall be carried out in accordance with the details within the submitted Climate Change and Sustainable Development Questionnaire. The approved details shall be implemented prior to the first occupation of the development and retained as operational thereafter.

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

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

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

8. The proposed additional bedrooms shall not be brought into first use unless and until space has been laid out within the site in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority for vehicles to be parked and for vehicles to turn so that they may enter and leave the site in forward gear. Thereafter the parking and turning areas shall be retained and maintained for their designated purposes.

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

9. The proposed additional bedrooms shall not be brought into first use unless and until at least 2 of the parking spaces are provided with a fast-charge Electric Vehicle charging point (current minimum requirements - 7 kw Mode 3 with Type 2 connector - 230v AC 32 Amp single phase dedicated supply), with 3 other parking spaces provided with cabling for the future provision of charging points. To be in accordance with a scheme to be submitted and approved in writing by the Local Planning Authority and thereafter retained and maintained to the satisfaction of the Local Planning Authority.

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

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

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

11. 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: The above condition is required 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.

#### **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.

- 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 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](http://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.
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 2023. 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. It is the responsibility of the developer to provide e-bike charging points with socket timers to prevent them constantly drawing a current over

night or for longer than required. Signage should be considered regarding damaged, or shock impacted batteries, indicating that these should not be used/charged. The design of communal bike areas should consider fire spread and there should be detection in areas where charging takes place. With regard to an e-bike socket in a domestic dwelling, the residence should have detection, and an official e-bike charger should be used. Guidance on detection can be found in BS 5839-6 for fire detection and fire alarm systems in both new and existing domestic premises and BS 5839-1 the code of practice for designing, installing, commissioning, and maintaining fire detection and alarm systems in non-domestic buildings.

## **Officer's Report**

### **Site description.**

The Mandalay Hotel is located on the eastern side of London Road, close to its junction with Waterden Road. It is within Guildford town centre and is a large and prominent building, constructed over three storeys. The site is also located within the Waterden Road Conservation Area.

The hotel itself comprises of a number of connected and detached buildings which extend approximately 35 metres into the site. There is a limited number of car parking spaces to the front and rear of the hotel, both parking areas are accessed from the only entry point from London Road.

The surrounding area is mixed use in character. There are a number of residential properties neighbouring the site to the south-east and north-east, as well as offices, commercial premises (such as dentists) and residential flats. G-Live is located in close proximity to the site, on the opposite side of London Road.

### **Proposal.**

The application proposes the erection of a two-storey rear extension to the coach house to provide 2 additional bedrooms and a two-storey rear extension to hotel, with rooms in the roof to provide 25 additional bedrooms.

The hotel extension is in the same location and site position as the extant permission to the main hotel which is currently not built. The Coach House extension adjoins the approved and constructed element of the extant permission.

The majority of the main extension is proposed over the existing hard surfaced area the rear of the building. The Coach House extension is on to an existing hard surfaced area.

### **Relevant planning history.**

The site has an extensive planning history, and the most relevant applications are noted below. The remainder can be viewed on the file.

16/P/01294 - Variation of condition 2 (approved plans) of planning permission 15/P/01381, approved 16/10/2015, to allow the insertion of two additional dormer windows. Approved with conditions.

15/P/01381 - Two storey rear extension to existing coach house together with a two-storey rear extension, with rooms in the roof, to the existing hotel. Approved with conditions.

14/P/02118 - Two storey rear extension to existing coach house together with a single storey rear extension to the existing hotel. Refused for the following reason:

1. By virtue of the additional spread of development across the site, over current open areas, the resulting amount of built form in relation to the size of the site would be out of character with the spacious, open feel of this part of Waterden Road Conservation Area. In addition, by virtue of the significant depth of the extension it would be out of keeping with the scale and proportions of the existing building and the overall design, which includes an odd roof arrangement, would represent a discordant and incongruous addition. Therefore, the proposal would result in harm to the character and appearance of the conservation area and the existing building, contrary to policy HE7 and G5 of the Guildford Borough Local Plan 2003 (as saved by CLG Direction 24/09/08) and the National Planning Policy Framework.

13/P/01374 - Erection of a two-storey extension with additional accommodation in the roof to provide 25 bedrooms. Refused.

11/P/01834 - Part single, two and three storey rear / side extension to provide an additional 33 bedrooms. Refused and subsequent appeal dismissed by the Planning Inspectorate.

## **Consultations.**

### Statutory consultees

County Highway Authority: Recommend conditions.

Thames Water: No comments received.

### Internal consultees

Head of Environmental Health and Licensing: No objection but recommend condition relating to noise.

## **Third party comments:**

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

- overdevelopment of the site
- out of keeping with Waterden Road Conservation Area
- noise pollution from air conditioning units that have been installed since the last planning application.
- overlooking
- proposals would encroach on last remaining open space on the site.
- impact on historical and environmental aspects of the site.
- the address of the site does not mention The Mandolay Hotel
- disproportionate land to building ratio.
- overbearing
- adverse effect on neighbouring amenity
- noise and light pollution
- fails to enhance or preserve the character of the Waterden Road Conservation Area
- increased traffic
- proposals are three storeys and not two storeys.
- loss of privacy
- previous plans refused several times.

- access very narrow and there is no useable access to the rear of the hotel.
- concern over damage to crinkle/crankle walls
- concern over construction disruption and how lorries would get into the rear of the site.
- loss of trees
- concern for pedestrian safety through extra traffic

### **Planning policies.**

#### National Planning Policy Framework 2023 (NPPF):

Chapter 2: Achieving Sustainable Development

Chapter 5: Building a Strong Competitive Economy

Chapter 7: Ensuring the Vitality of Town Centres

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

Chapter 16: Conserving and Enhancing the Historic Environment

#### Guildford Borough Local Plan: strategy and sites 2015-2034 (April 2019)

- S1 Presumption in favour of sustainable development
- S2 Planning for the borough – our spatial development strategy
- S3 Delivery of development and regeneration within Guildford Town Centre
- P4 Flooding, flood risk and groundwater protection zones
- De Place shaping
- D2 Sustainable design, construction and energy
- D3 Historic environment
- E6 The leisure and visitor experience
- E7 Retail and leisure uses in Guildford Town Centre
- E8 District Centres
- E9 Local Centres and isolated retail units
- ID1 Infrastructure and delivery
- ID3 Sustainable transport for new developments
- ID4 Green and blue infrastructure

#### Local Plan Development Management Policies 2023 :

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

Policy P6: Protecting Important Habitats and Species  
Policy: P7 Biodiversity in New Developments  
Policy P9 Air Quality and Air Quality Management Areas  
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 D7: Public Realm  
Policy D11: Noise Impacts  
Policy D14: Sustainable and Low Impact Development  
Policy D15: Climate Change Adaptation  
Policy D16: Carbon Emissions from buildings  
Policy D18: Designated Heritage Assets  
Policy D20 Conservation Area  
Policy ID10 Parking Standards

Supplementary planning documents:

National Design Guide (NDG), 2021.

Climate change, sustainable design, construction and energy, 2020.

Parking Standards for New Development 2023

Background

As noted above, there have been several attempts to secure planning permission for an extension to the hotel. In 2011, the Council's refusal of application 11/P/01834 was appealed and dismissed by the Planning Inspectorate. In the appeal decision, the Inspector noted that the proposal was substantial in size and would have an unduly complicated appearance which would have an incongruous relationship with the existing extensions. The Inspector added that the expanse of flat roof would be out of keeping with the area's predominantly pitched roofs. It was also noted that the proposed extension would occupy much of the space to the rear of the hotel, which is currently open, albeit comprising in part the low-lying roof over the conference centre. Only relatively small grassed or planted areas would remain to the north-east, with car parking to the south-east. The

resulting amount of built form in relation to the size of the site would be out of character with its relatively spacious surroundings. The Inspector concluded that the proposal would fail to preserve or enhance the character or appearance of the conservation area.

In terms of amenity impacts, the Inspector noted that the buildings along Waterden Road were sufficiently far from the boundary that there would be no loss of privacy. It was acknowledged that some of the gardens would be overlooked, but the shorter distances to the extension coincide with the lesser building height and more substantial existing planting. In these circumstances it was noted that the privacy enjoyed within the Waterden Road gardens would be acceptable. However, with regard to Red House, the Inspector found that the proposal would result in a significant and unacceptable loss of privacy within the Red House. In terms of the outlook from the Red House, the Inspector noted that, taking into account the stepping back of the upper floors, the proposed building would not be so close and tall that it would have an unduly claustrophobic or overbearing impact on the outlook from the Red House.

In conclusion, the Inspector noted that the proposal was a means of enhancing the hotel and bringing greater prosperity to the town. However, the Inspector went on to note that while the NPPF stresses that significant weight should be placed on the need to support economic growth, it also points out that planning should always seek to secure high quality design and a good standard of amenity.

Significant amendments were made following the appeal decision and subsequently planning permission was granted for a substantial extension to the hotel under planning reference 15/P/01381.

This application is similar to that approved under planning reference 15/P/01381. The proposed scheme would have the same width and height but would be 2.73 metres greater in depth at its maximum height with the stairwell element being set down with a flat roof and slightly deeper than previously proposed. Planning application 15/P/01381 has been lawfully implemented and therefore forms a fallback position for the assessment of this current application.

The main planning considerations relate to:

- the principle of development

- the economic benefits
- the impact on the conservation area
- the impact on the amenity of neighbouring properties
- the impact on highway safety and parking demand
- the impact on trees

### The principle of development

The proposal is located within Guildford town centre and is for a main town centre use. Therefore, the principle of extending the hotel is deemed to be acceptable. Significant weight must be given to the development that has planning permission and could be implemented.

However, this is subject to compliance with the relevant policies of the LPSS 2019, the LPDMP 2023 and the NPPF 2023 including those relating to the conservation area, design and amenity. The proposal will be assessed against these policies below.

### The economic benefits

Paragraph 85 of the NPPF states:

"Planning policies and decisions should help and create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development. The approach taken should allow each area to build on its own strengths, counter any weaknesses and address the challenges of the future."

Paragraph 86 states that 'planning policies should set out a clear economic strategy which positively and proactively encourages sustainable economic growth ... '

In the consideration of the 2015 application, the Council's Marketing and Tourism Development Manager stated that there was a huge shortfall of hotel accommodation in Guildford, with potential to increase capacity. It was noted that a continued shortfall of hotel bedrooms would leave the town at a disadvantage, as it would not be able to accommodate large events or cater for other visitors or those coming to the town for businesses purposes. The applicant noted that

increased capacity for the Mandalay Hotel was vital for it to survive as a business and to compete with other hotels which have better economies of scale.

The applicant points to the continued increasing need for additional hotel accommodation within Guildford and Surrey as a whole, in the supporting documentation to this current application.

The Mandalay Hotel has spacious conference facilities and the additional bedrooms which would take the total number of rooms to over 100 would allow the hotel to attract additional clients and help its long-term viability. The proposal would increase the number of hotel bedrooms in the town. The additional bedrooms would help to secure the continued operation of the hotel and its sustainable growth. As set out in the NPPF, supporting economic growth should be given significant weight in the balance.

#### The impact of the proposal on the conservation area and existing building

Section 72(1) of the Planning (Listed Building and Conservation Areas) Act 1990 states that 'In the exercise, with respect to any buildings or other land in a conservation area, of any functions under or by virtue of any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

One of the core principles of the NPPF is that heritage assets should be conserved in a manner appropriate to their significance. Chapter 16 of the NPPF at paragraph 201 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 205-208 of the NPPF sets out the framework for decision making in planning applications relating to heritage assets and this application takes account of the relevant considerations in the paragraphs below.

In this instance, the proposed development would have an affect on the Waterden Road Conservation Area. The Inspector for the 2011 appeal noted that from the roads there can appear to be a tight urban grain in the area, but many of the back

gardens are lengthy. The open parts of the Mandolay Hotel site (including a sedum roof above an underground conference centre) contribute to a feeling of spaciousness. It is this feeling of spaciousness, despite being in Guildford town centre, which is a fundamental part of the significance of the conservation area.

The proposed extension would project from the rear elevation of the existing hotel by 19.9 metres, an increase of 2.73 metres over the 2015 extant permission which would leave a gap of approximately 11 metres to the southern boundary of the site. As with the extant permission, the development would not fill the entire depth of the existing sedum roof of the below ground conference centre, leaving a three-metre buffer to the south of the extended building excluding the staircase element unlike the originally submitted applications that were refused/dismissed. To the side, a gap of between approximately 7 and 17 metres would be provided to the rear boundaries of the Waterden Road properties to the east. In all, a buffer of either the existing sedum roof or boundary landscaping would be retained around the proposed extension. Given the depth of the extension, and its width, the proposal would not result in an overly cramped form of development and would retain the spaciousness of this part of the conservation area and would result in a development of a similar scale and form to the extant permission.

The addition to the coach house would be a relatively modest extension to the built form on the site and as it is located tight to the western boundary, it would not have any harmful impact on reducing the spaciousness or open feel of the rear of the property.

In terms of the appearance of the extension to the main hotel, it is noted that it would be a similar design to the previous extensions to the hotel and would display a similar pattern of fenestration, dormer window design and eaves height. As such, with a condition to control the external materials, the extension would integrate with the existing hotel building in an acceptable manner. The coach house extension would replicate the existing building and would be acceptable in this regard.

In all, it is considered that the proposed development would be of a similar form to the extant permission. The Council's Conservation Officer raises no objection to the proposal, and it is considered that the development would preserve the character and appearance of the Conservation Area. . Having due regard to Section 72 of the Planning (Listed Building and Conservation Area) Act 1990 permission should be

granted, in this regard.

### The impact on the amenity of neighbouring properties

While the surrounding area is mixed use in character, there are a number of private residential dwellings and flats within close proximity to the site. These include dwellings addressed to Waterden Road to the east and residential flats off West Road to the south of the hotel.

The houses on Waterden Road share their rear boundaries with the Mandolay Hotel. The dwellings have modest rear gardens and the boundary treatment between them, and the hotel consists of planting of trees and other shrubs, which currently allows for limited views between the sites. The eastern elevation of the proposed extension, facing Waterden Road would contain a total of five first floor windows and five dormer windows in the roof. The dormer windows would be obscure glazed. The side windows would be between 7 and 17 metres from the rear boundaries of these properties and given the screening, there would be no material loss of privacy to the residents of these buildings. On this point, it is noted that the position of windows relative to the Waterden Road properties is very similar to the appeal proposal and the extant 2015 permission. The Inspector noted that 'the buildings themselves along Waterden Road are sufficiently far from the boundary that there would be no losses of privacy (real or perceived) within them...In these circumstances, the amounts of privacy enjoyed within the Waterden Road gardens would be acceptable as they would not differ materially from those typically found within built-up areas'.

The distance of separation would also be sufficient to ensure that the proposal would not result in any adverse overbearing impact or loss of light to the residents of the Waterden Road.

The Red House and Lincoln House (in West Road) are also residences to the south of the site which are built on the common boundary and include a number of windows which directly face the Mandolay Hotel. The gaps to the Red House and to Lincoln House would remain sufficient to ensure that there would be no adverse overbearing or loss of light impacts. The southern elevation of the extension does not contain windows unlike the extant permission. Given the distance of separation, there would be no loss of privacy to the residents of The Red House or Lincoln House as a result.

The proposed coach house extension would be along the common side boundary with 34 London Road, which is understood to be in use as an office. While the proposal more than doubles the depth of the coach house along this side boundary, given that number 34 is not in residential use, the additional overbearing impact caused by the proposal would not be so serious as to result in any harmful loss of amenity.

For the reasons noted above, the proposal is deemed to be compliant with Policy D5 of the LPSS 2019.

It should be noted that some residents raise concerns about how access to the site would be gained by construction vehicles and previous problems which were experienced during the construction of the lower ground conference centre. It is acknowledged that access to the rear of the site is constrained by the width of the road, however, the use of smaller vehicles should allow for the transportation of construction equipment to the rear of the site from London Road. This application does not include any plans to construct a new access to the rear of the site from either London Road or Waterden Road.

#### The impact on highway safety and parking demand

The development would increase the number of bedrooms in the hotel by 27 (25 rooms in the main hotel and 2 rooms in the coach house) compared to the 22 additional rooms previously approved under planning reference 15/P/01381, and to a total of 101 bedrooms. The number of on-site car parking spaces would be reduced from the existing 44 spaces to 40 spaces.

The proposed development has been considered by the County Highway Authority who have assessed the application on safety, capacity and policy grounds. The proposed development would provide an additional 5 bedrooms when compared to the previously approved scheme (15/P/01381). The proposed development would utilise the existing vehicular access. The hotel is well located in close proximity to the town centre, bus station and both railway stations. It is also an easy walking distance from a number of public car parks and on-street parking in the area is subject to restrictions.

The County Highway Authority have raised no objection subject to the imposition

of conditions relating to the parking layout, electric vehicle charging points, secure and covered parking for bicycle storage and charging for e bikes and a Construction Transport Management Plan. As such, suitable conditions are recommended.

Given the sustainable location of the site and the SPD requirements for such properties, together with the fact that no objections have been raised by the County Highway Authority, the level of on-site parking is deemed to be sufficient in this instance.

### The impact on trees

The Council's Arboricultural Officer has reviewed the submitted plans and arboricultural report written by Green Earth Arboricultural and Environmental Consultancy dated 1 November 2023. The Council's Arboricultural Officer raises no objection to the development proposals subject to the imposition of a suitably worded condition to ensure all works are carried out in accordance with the submitted arboricultural report and plan.

### Biodiversity

Having reviewed the site and considered standing advice from Natural England it is not considered that it is necessary for detailed survey information with regards to protected species be provided. The proposed extension is located within a well-established and already significantly developed site. The proposals would include the retention of the existing landscaped gardens. There would be no evident impacts in respect of biodiversity.

No biodiversity net gain has been proposed within this planning application. It would be appropriate for the scheme, by way of planning condition attached to any permission, to pursue ecological enhancements. This may be achieved, commensurate with the scale of development, by way of various minor measures including the provision of bat/bird boxes or tiles for example. A condition would be attached to any planning permission to secure relevant measures.

### Sustainability

The application is accompanied by a Climate Change and Sustainable Development Questionnaire.

Policy D2 requires non-major developments to submit “adequate information” about how the development complies with the energy requirements of policy D2 and “information proportionate to the size of the development” regarding other matters of sustainability. These requirements for information will be deemed to have been met if a correctly completed questionnaire is submitted.

The application is accompanied by an energy and sustainability statement which demonstrates how sustainability will be factored into the construction and operational phases of the development. The applicant within the questionnaire has made the following commitments:

- wherever possible recycled fill materials would be sourced from a local company
- second hand materials used where possible
- hardcore materials would be crushed and used in sub-structure
- unused waste material would be reused/recycled by a local firm
- minimise non material waste
- locally sourced materials
- FSC Timber
- LED Lighting throughout
- overall u value greater than required by building regulations
- windows designed to minimise heat loss
- maximum gain of natural light
- air source heat pumps proposed
- water efficiency incorporated within scheme
- permeable paving

A condition will be added to ensure development is carried out in accordance with the measures outlined in the statement.

Therefore, the proposal is acceptable in this regard and compliant with policy D2 of the LPSS, 2015-2034, and the requirements of the NPPF, 2023.

### Conclusion

It is considered that the increased depth of the proposed development over the extant 2015 permission, including the addition to the Coach House, would not result in an overdevelopment of the plot and would retain the spacious feel of the site. As such, it is noted that the proposal would preserve the character of the

Conservation Area. In addition, the extensions would integrate well with the existing hotel and would not result in any material harm to the amenity of surrounding residents.

In addition, it is noted that the NPPF is supportive of development which supports sustainable economic growth. While the NPPF advises that significant weight should be attached to this benefit, on this occasion, given the proposal is for a modest extension to the hotel, it is considered that only modest weight should be afforded to this point.

Overall, no harm has been identified as a result of the proposed extensions and the economic benefits of the scheme add modest weight in favour of the development. As such, it is considered that the proposal is compliant with the LPSS 2019 and LPDMP 2023 and the NPPF 2023.