



GUILDFORD  
B O R O U G H

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**Tom Horwood**  
Joint Chief Executive of Guildford and  
Waverley Borough Councils

Dear Councillor

**PLANNING COMMITTEE - WEDNESDAY 6 DECEMBER 2023**

Please find attached the following:

**Agenda No    Item**

9.     **Presentations (Pages 1 - 76)**

Yours sincerely

Sophie Butcher, Democratic Services Officer

Encs

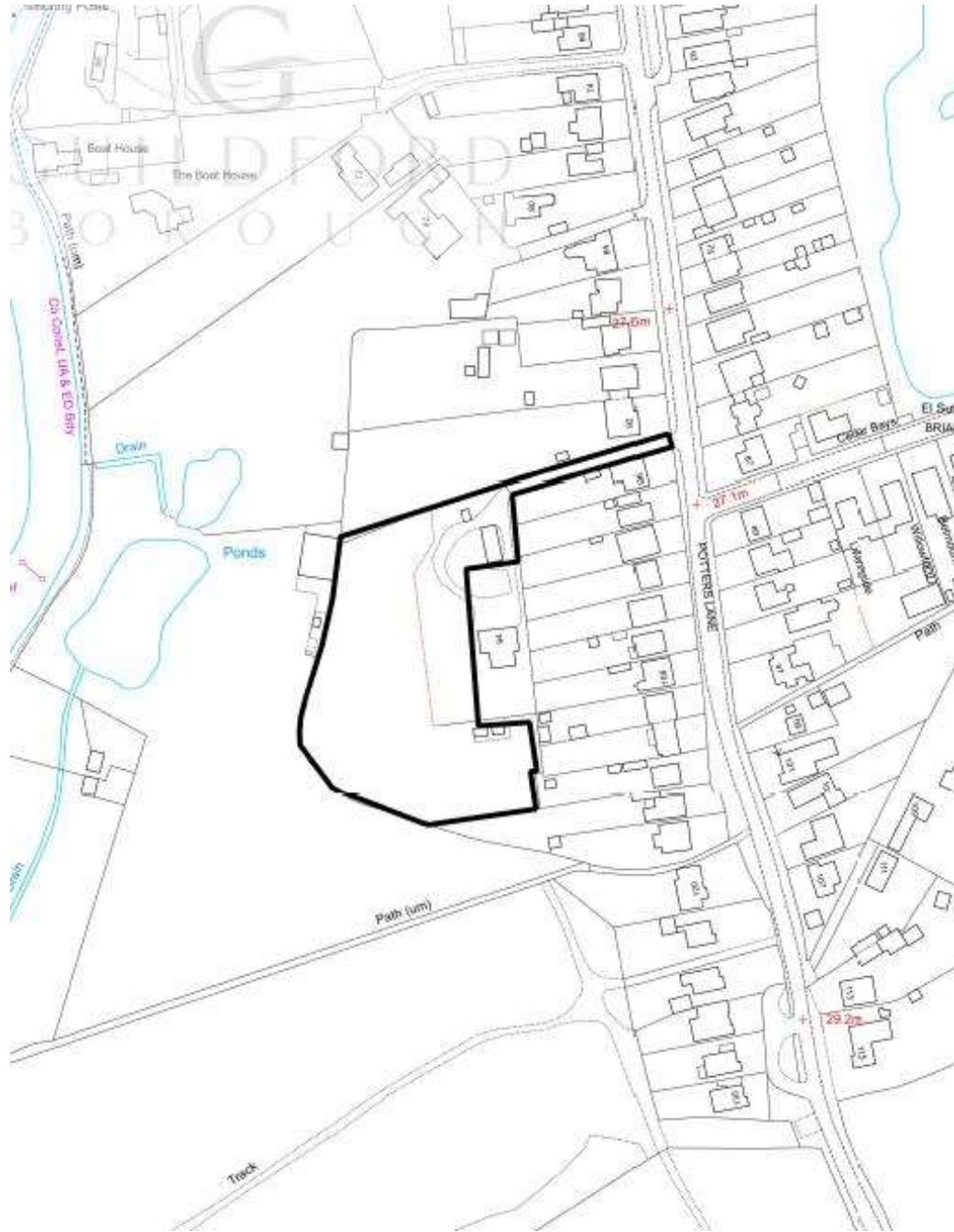
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**22/P/01966**  
**94 Potters Lane**  
**Send**  
**Woking**  
**GU23 7AL**

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Proposed layout

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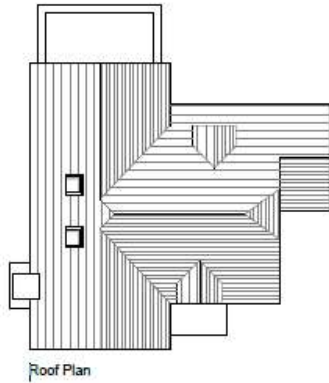


Artist impression of proposed development

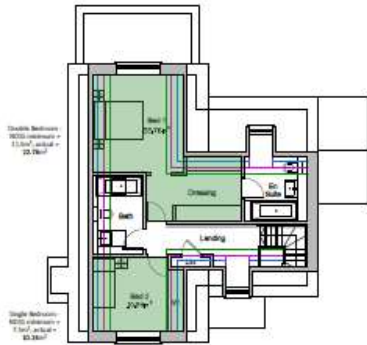
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Roof Plan



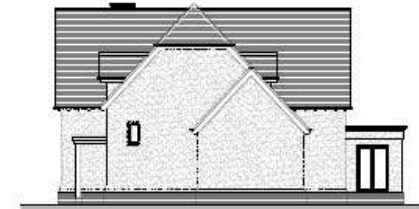
First Floor Plan



Ground Floor Plan



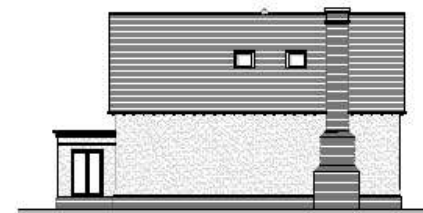
Front Elevation



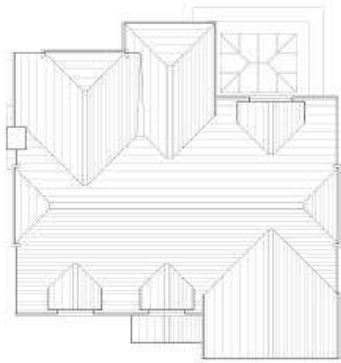
Side Elevation



Rear Elevation



Side Elevation



Roof Plan



First Floor Plan



Ground Floor Plan



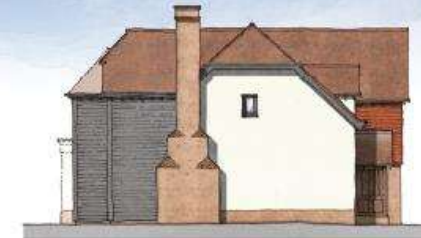
Front Elevation



Side Elevation

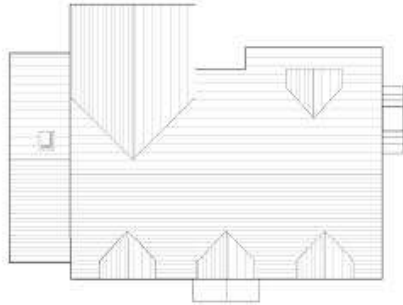


Rear Elevation



Side Elevation





Roof Plan



First Floor Plan



Ground Floor Plan



Front Elevation



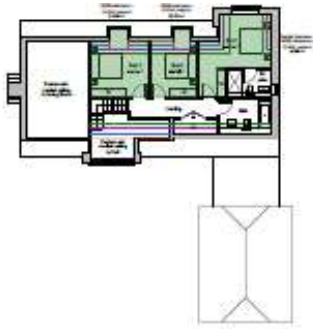
Side Elevation



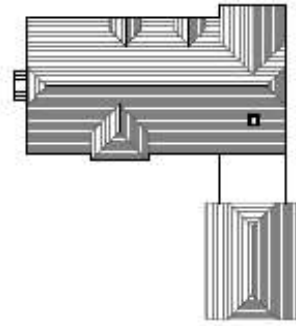
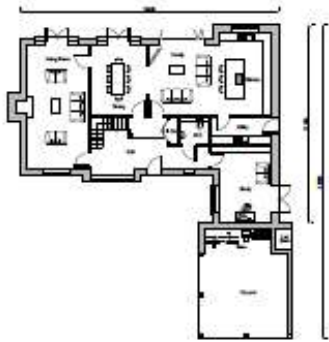
Rear Elevation



Side Elevation



First Floor Plan



Roof Plan



Front Elevation



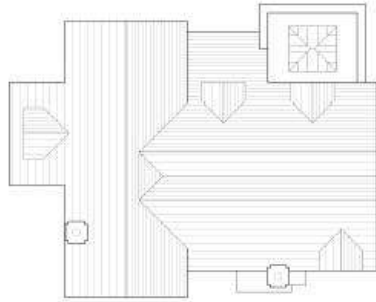
Side Elevation



Rear Elevation



Side Elevation



Roof Plan



First Floor Plan



Ground Floor Plan



Front Elevation



Side Elevation



Rear Elevation



Side Elevation



Views along Potters Lane

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Views within the site

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**Views from Conservation Area and footpath**

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**Views from Conservation Area and footpath**

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Plan showing Green Belt Conservation Area and footpath 55

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Proposed views from the Conservation Area

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Proposed views from the Conservation Area

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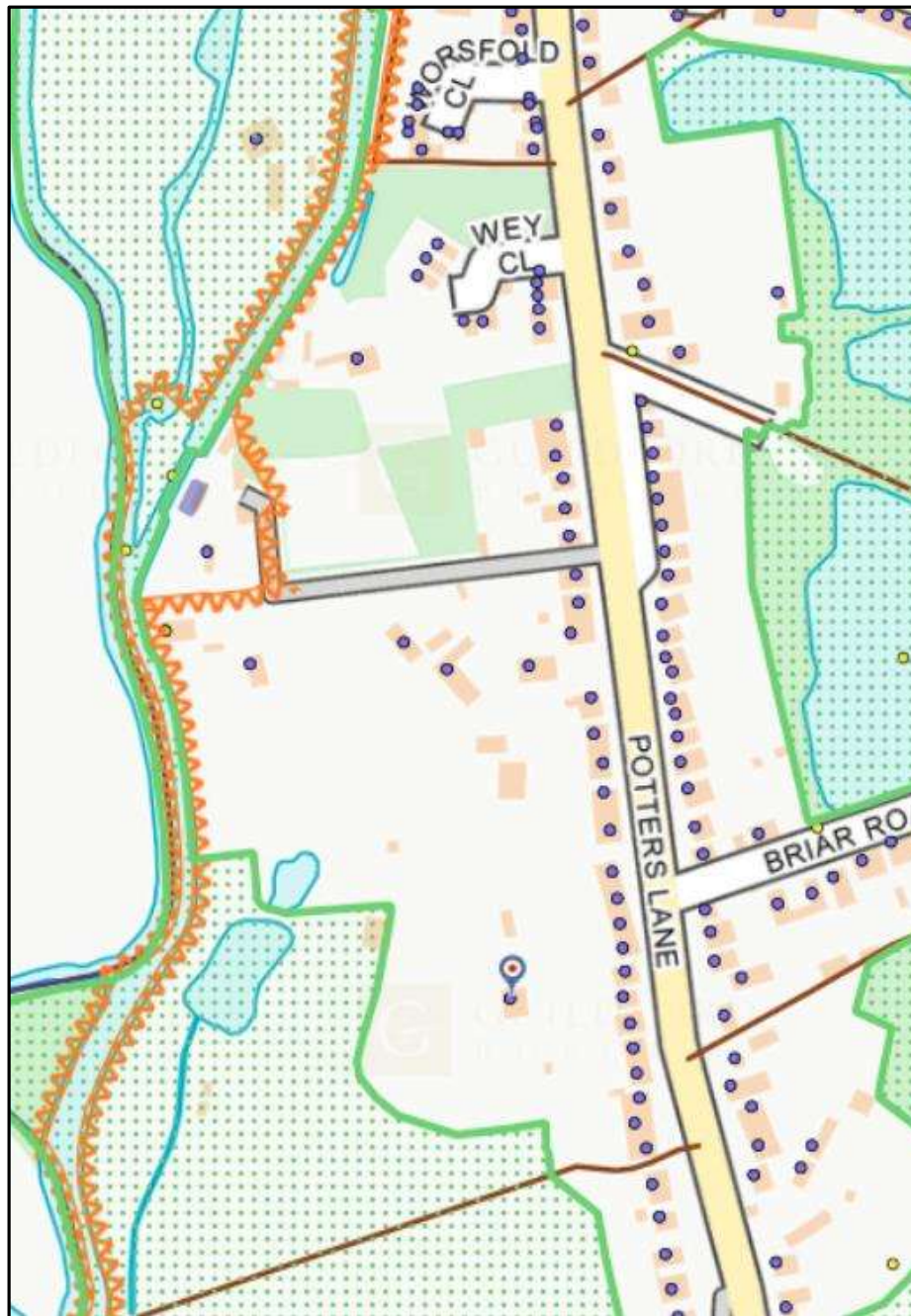


Previous refused and dismissed scheme – 29 units

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Location of site and wider area

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Proposed layout

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**23/P/01291**  
**Land to the rear of**  
**168 The Street**  
**West Horsley**  
**KT24 6HS**

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Site location plan

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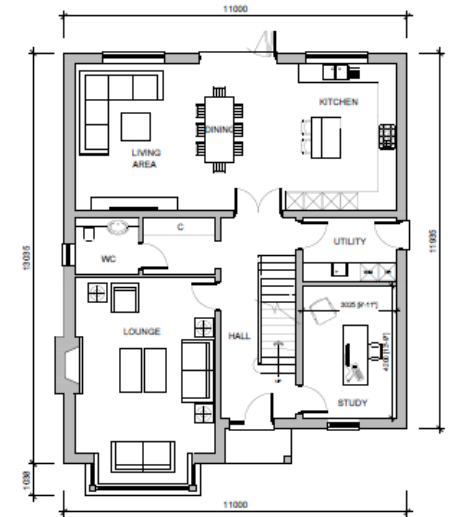




Front elevation



Rear elevation



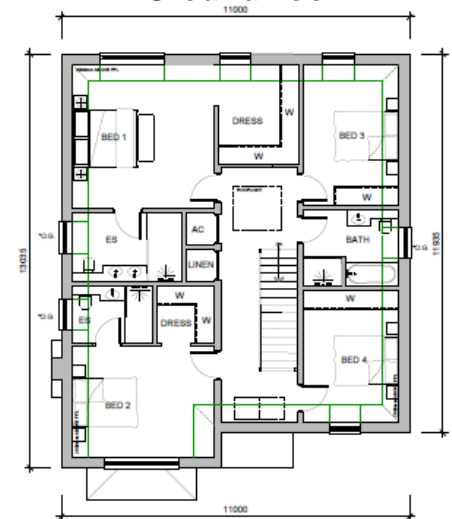
Ground floor



Side elevation (south)



Side elevation (north)



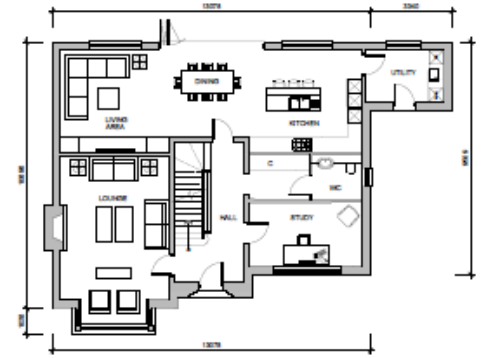
First floor



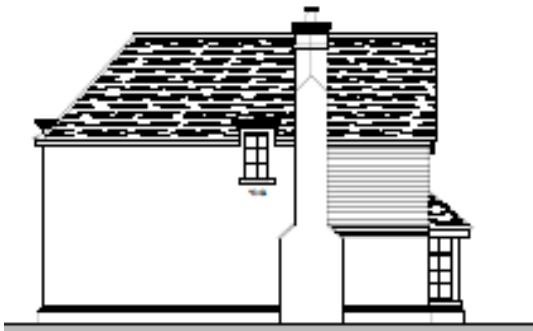
Front elevation



Rear elevation



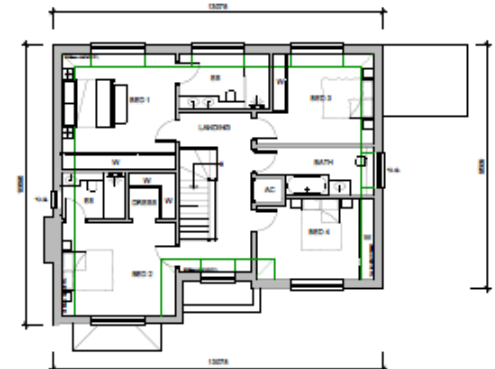
Ground floor



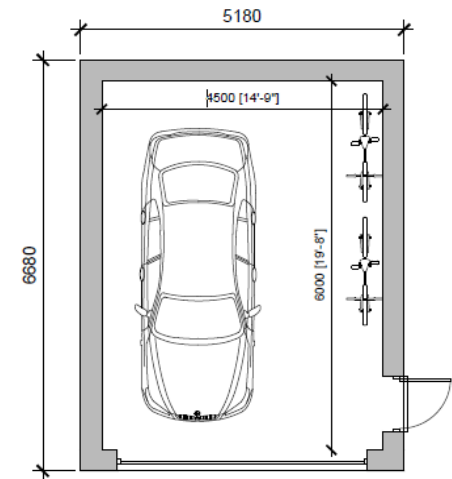
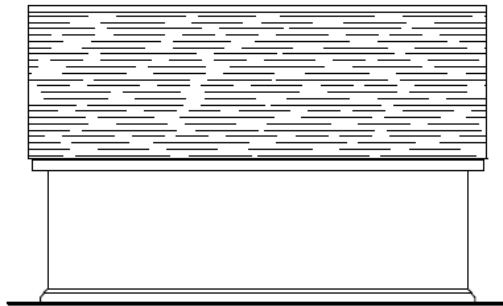
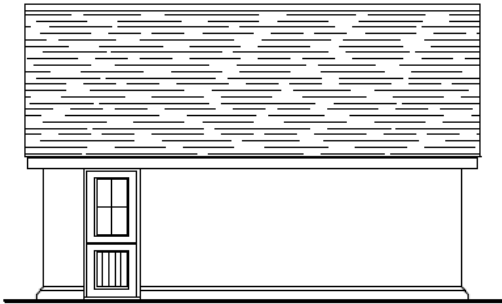
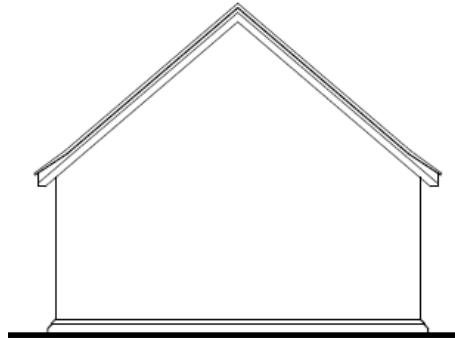
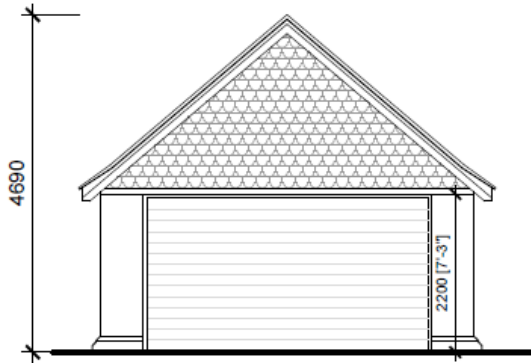
Side elevation (north)



Side elevation (south)



First floor



## Garage plans and elevations

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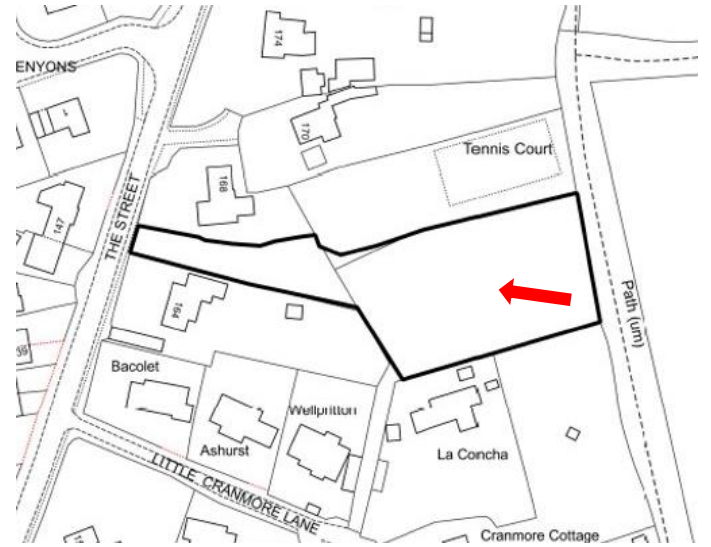
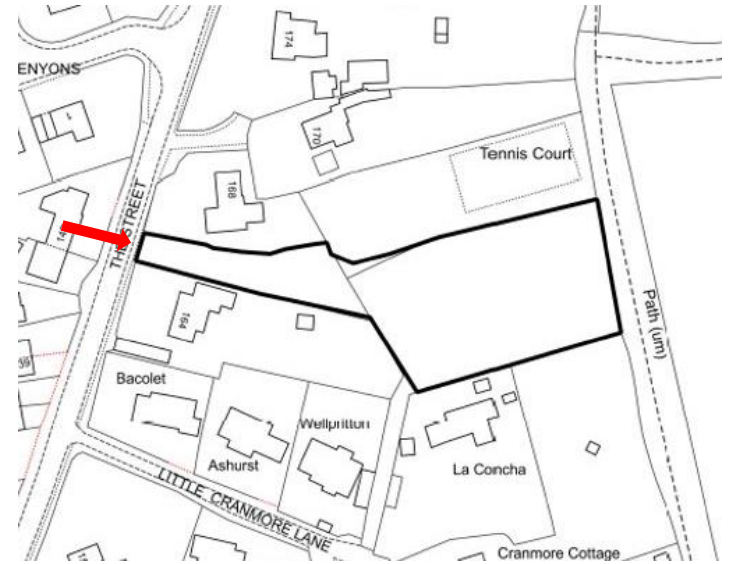


Dismissed at appeal – Application 20/P/02026

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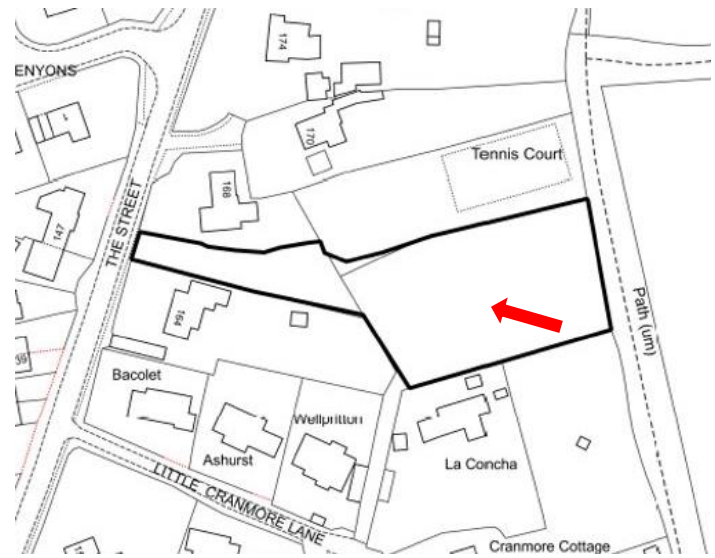
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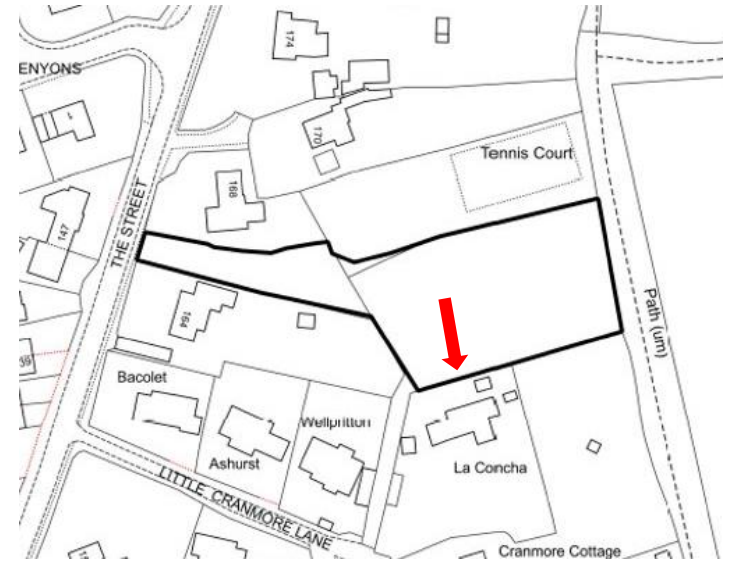
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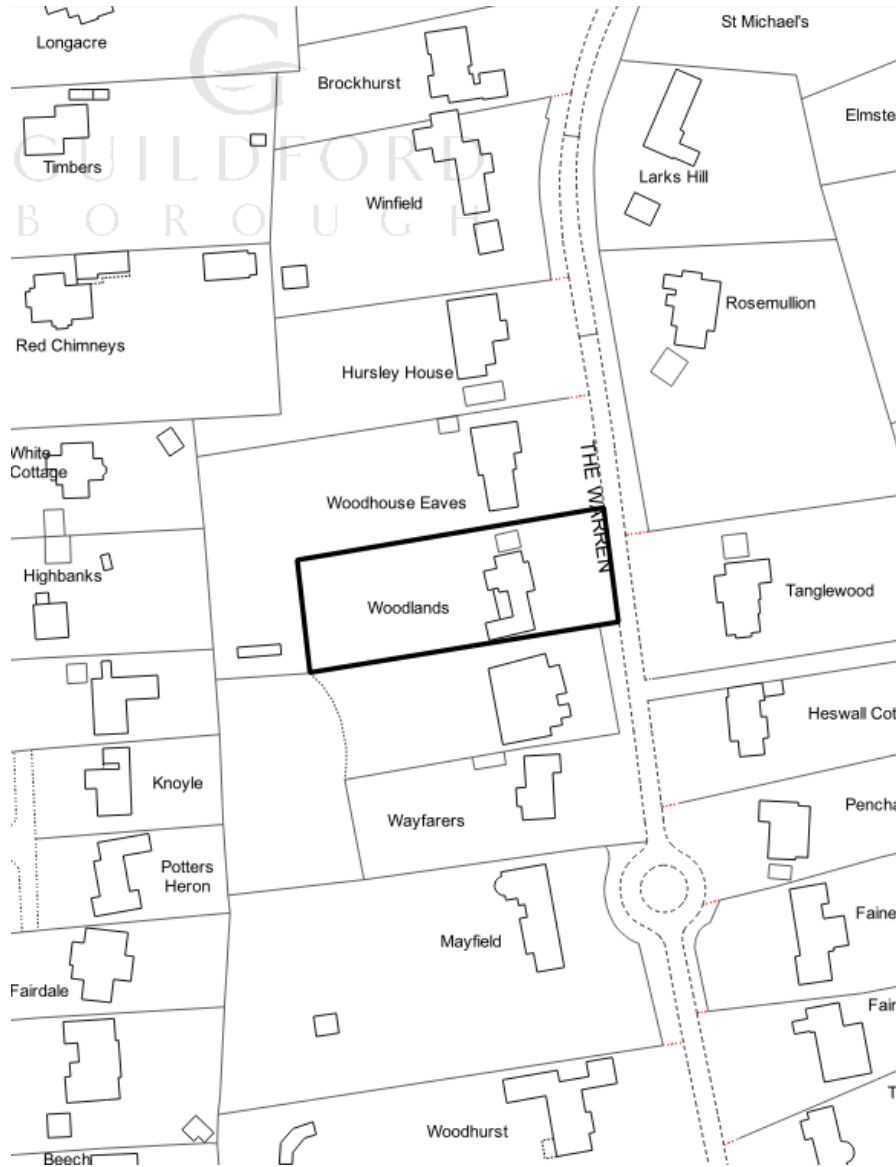


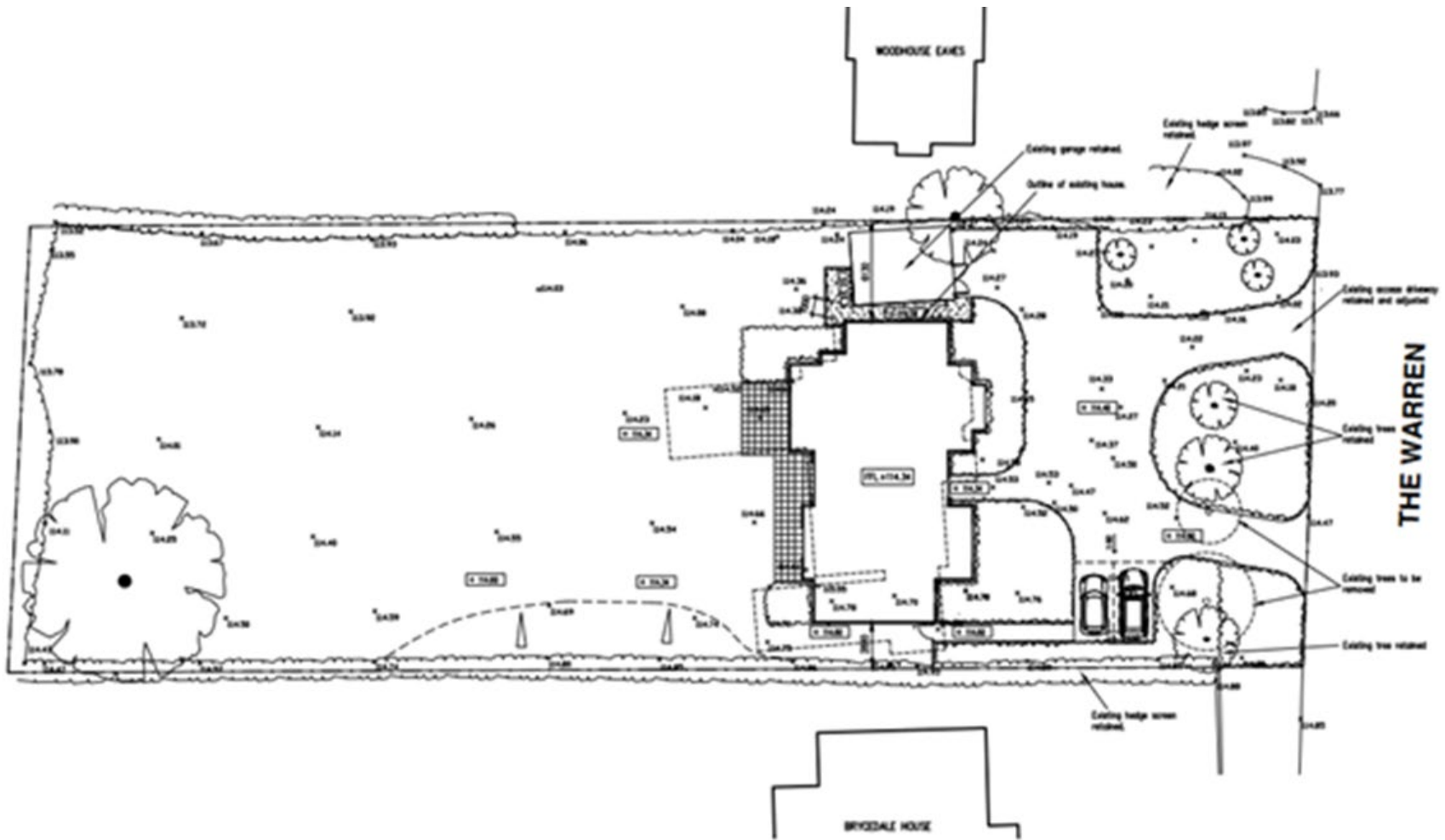
**23/P/01774**  
**Woodlands**  
**The Warren**  
**East Horsley**  
**Leatherhead**  
**KT24 5RH**

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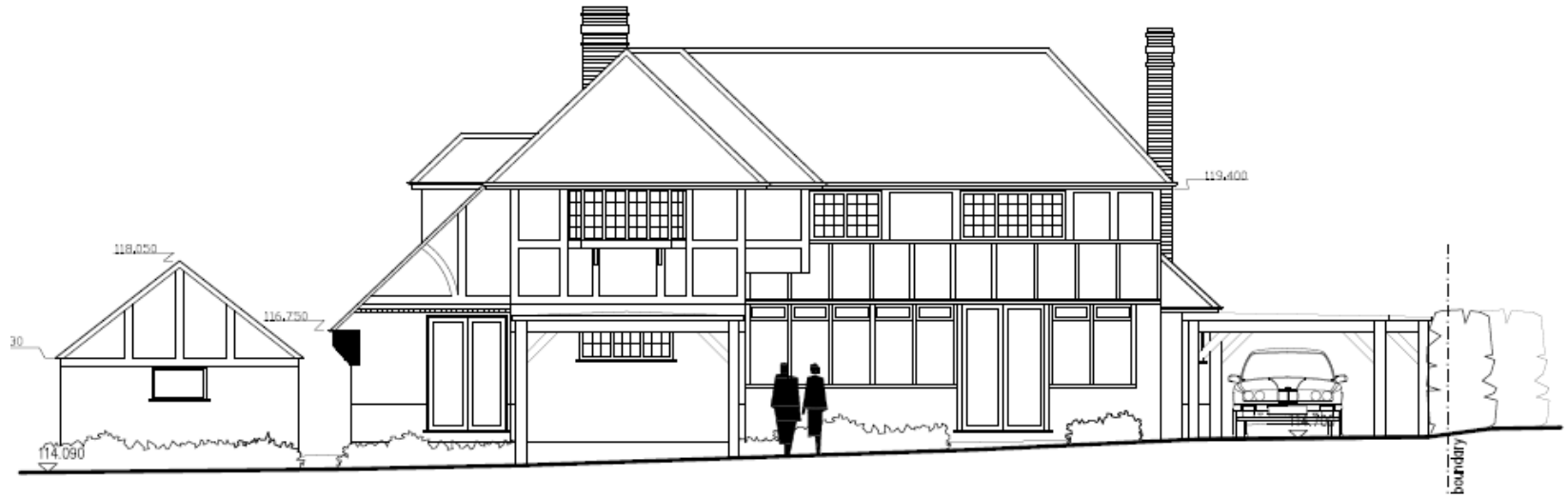
## Existing



## Proposed



## Existing



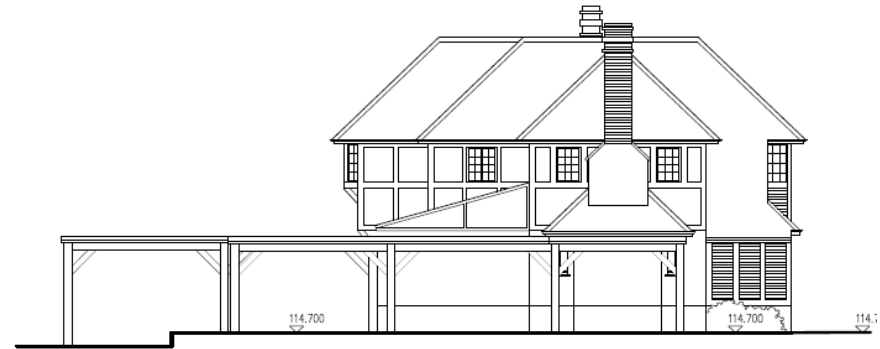
## Proposed



Existing (Northern) Side Elevation



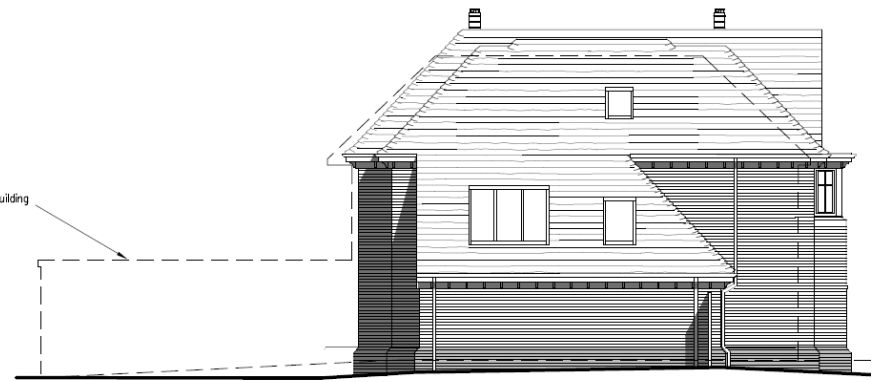
Existing (Southern) Side Elevation



Proposed (Northern) Side Elevation

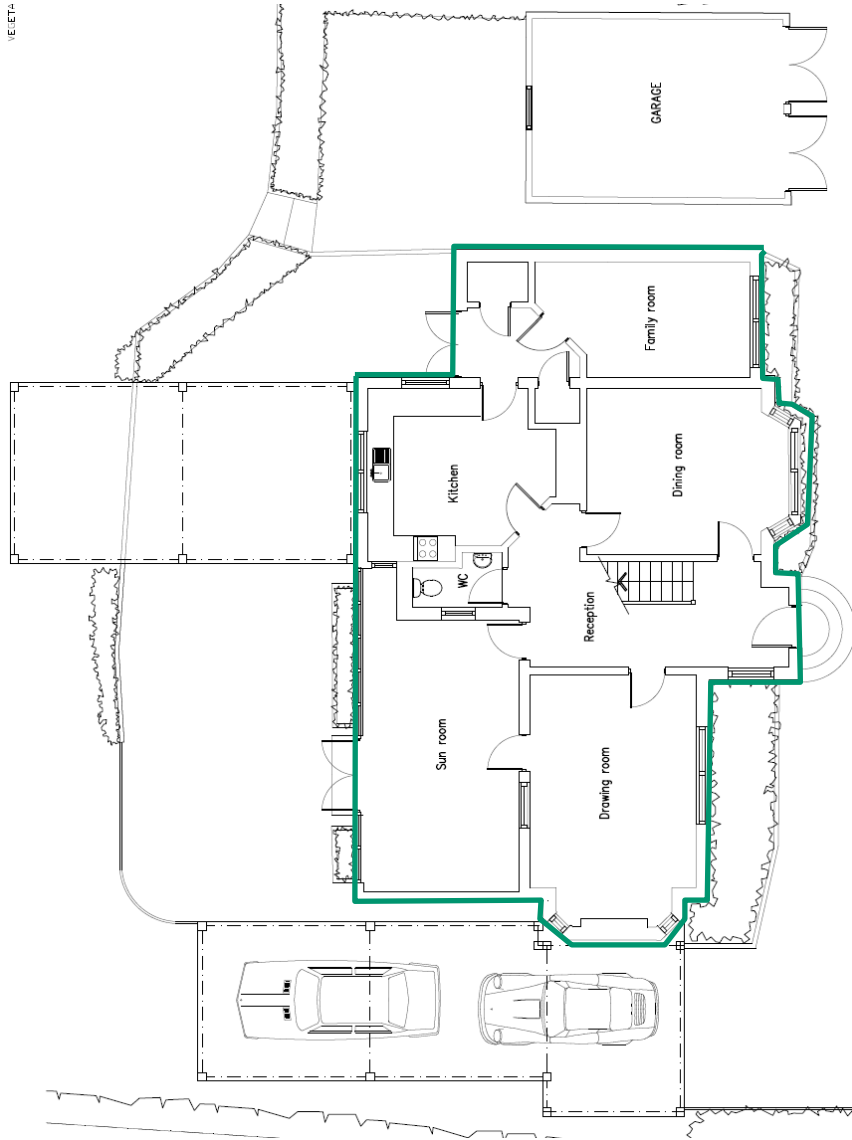


Proposed (Southern) Side Elevation

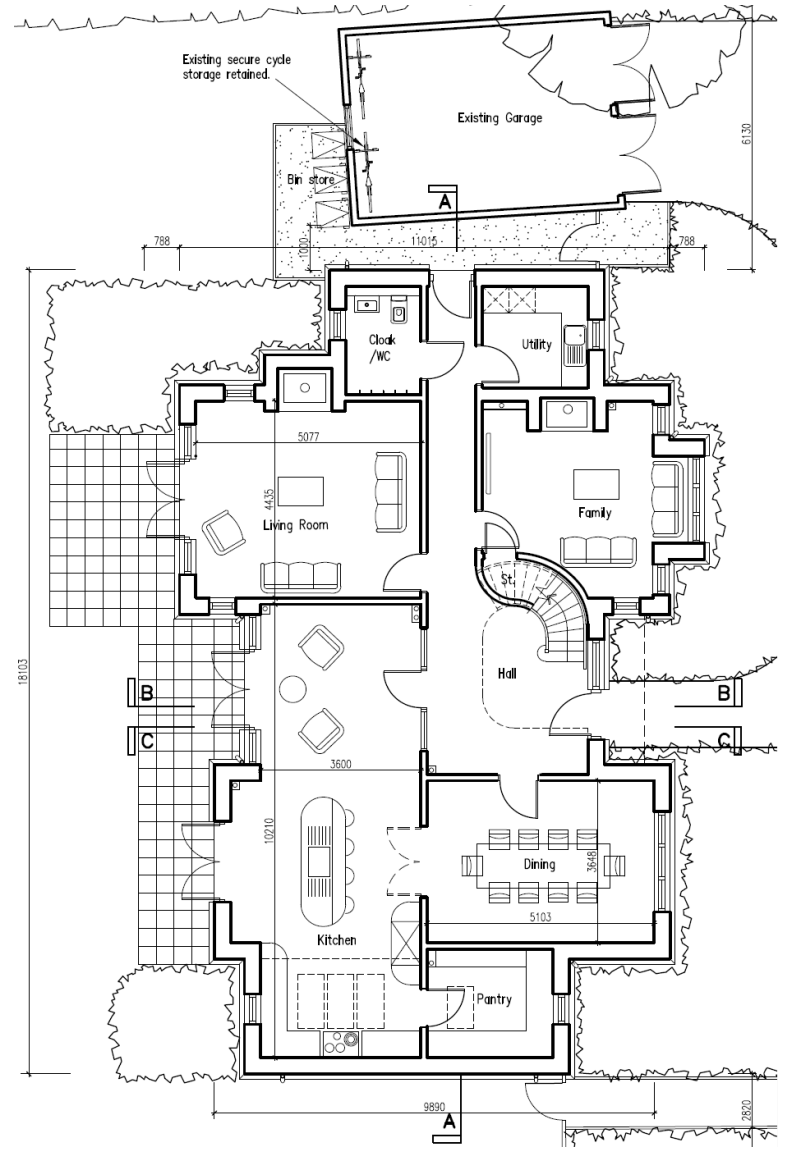


114,700

# Existing



# Proposed



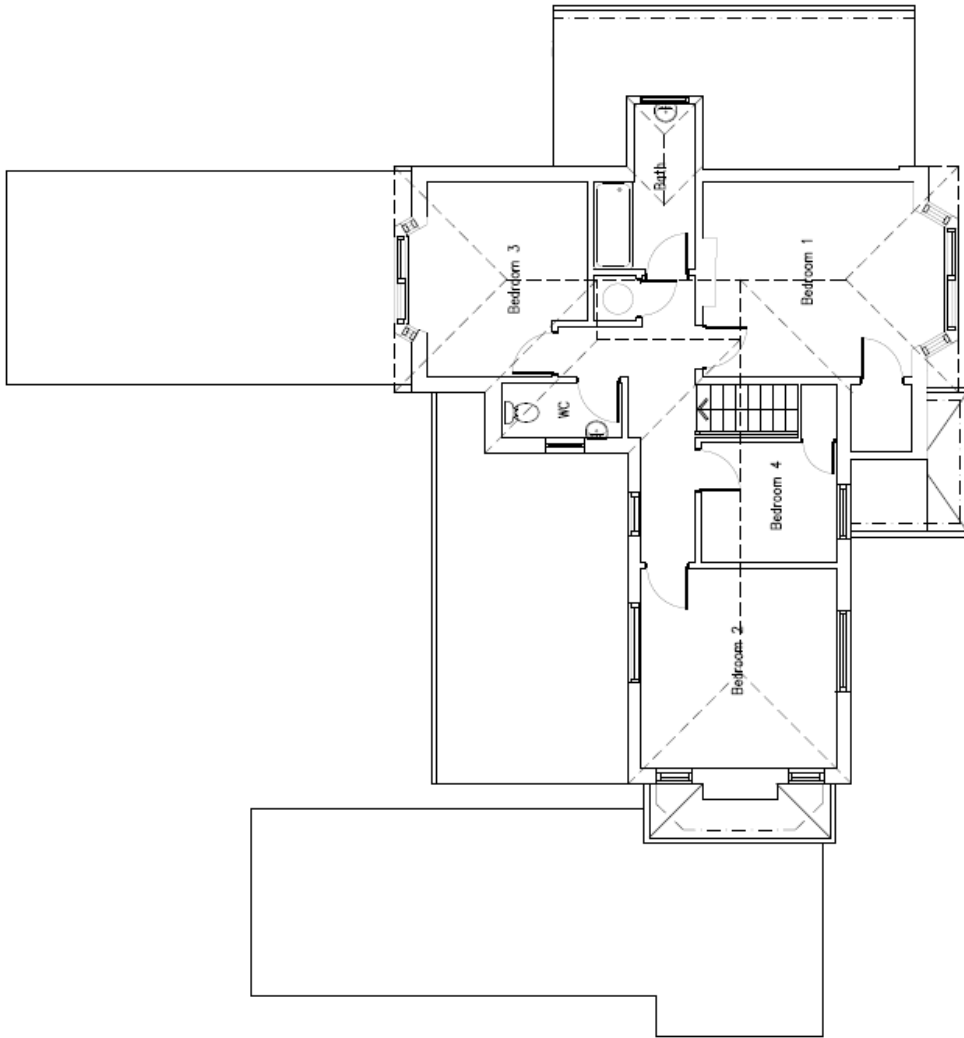
Existing and Proposed Ground Floor Plans

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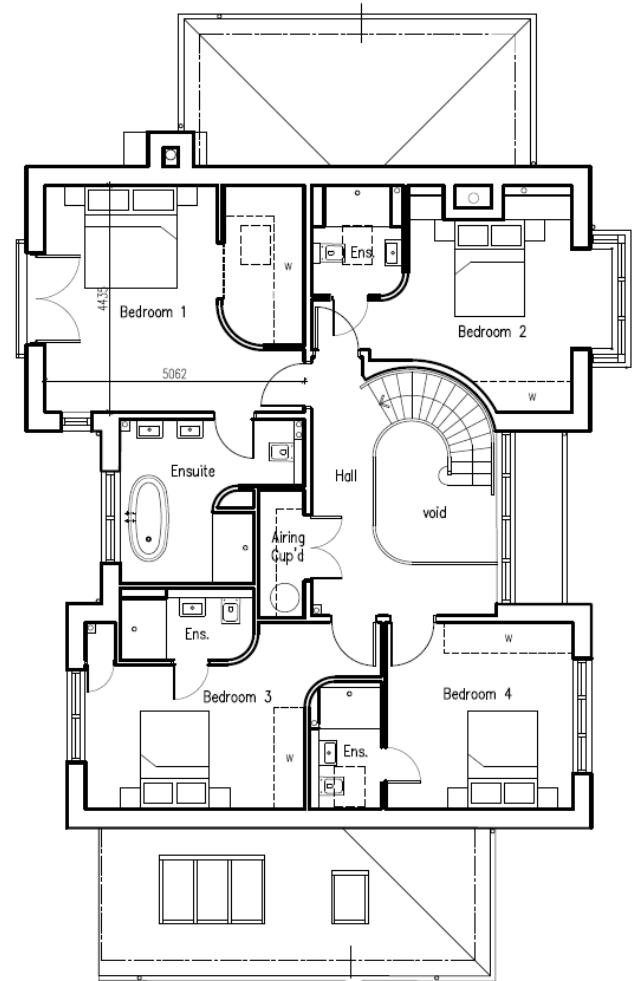
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# Existing



# Proposed



Existing and Proposed First Floor Plans

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**NPPF, Chapter 13, Paragraph 149, limb (d): “The replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces.”**

	Existing	Proposed	Difference	Percentage difference
<b>Height (Max)</b>	7.55 metres	8.2 metres	+0.65 metres	<b>8.6% increase</b>
<b>Width (Max)</b>	16 metres	18.1 metres	2.1 metres	<b>13% increase</b>
<b>Depth (Max)</b>	10.4 metres	11.8 metres	1.4 metres	<b>13.4% increase</b>
<b>Total Floor area</b>	227.2 sq m	299 sq m	+71.8 sq m	<b>32% increase</b>
<b>Ground floor area</b>	137 sq m	167 sq m	+30 sq m	<b>22.2% increase</b>
<b>First floor area</b>	89.4 sq m	131.5 sq m	+42.1 sq m	<b>46.1% increase</b>
<b>Volume</b>	844.6 cu m	1112.8 cu m	+268.2 cu m	<b>32% increase</b>



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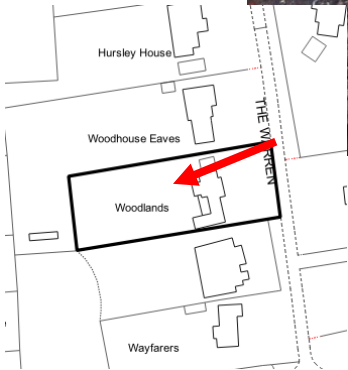
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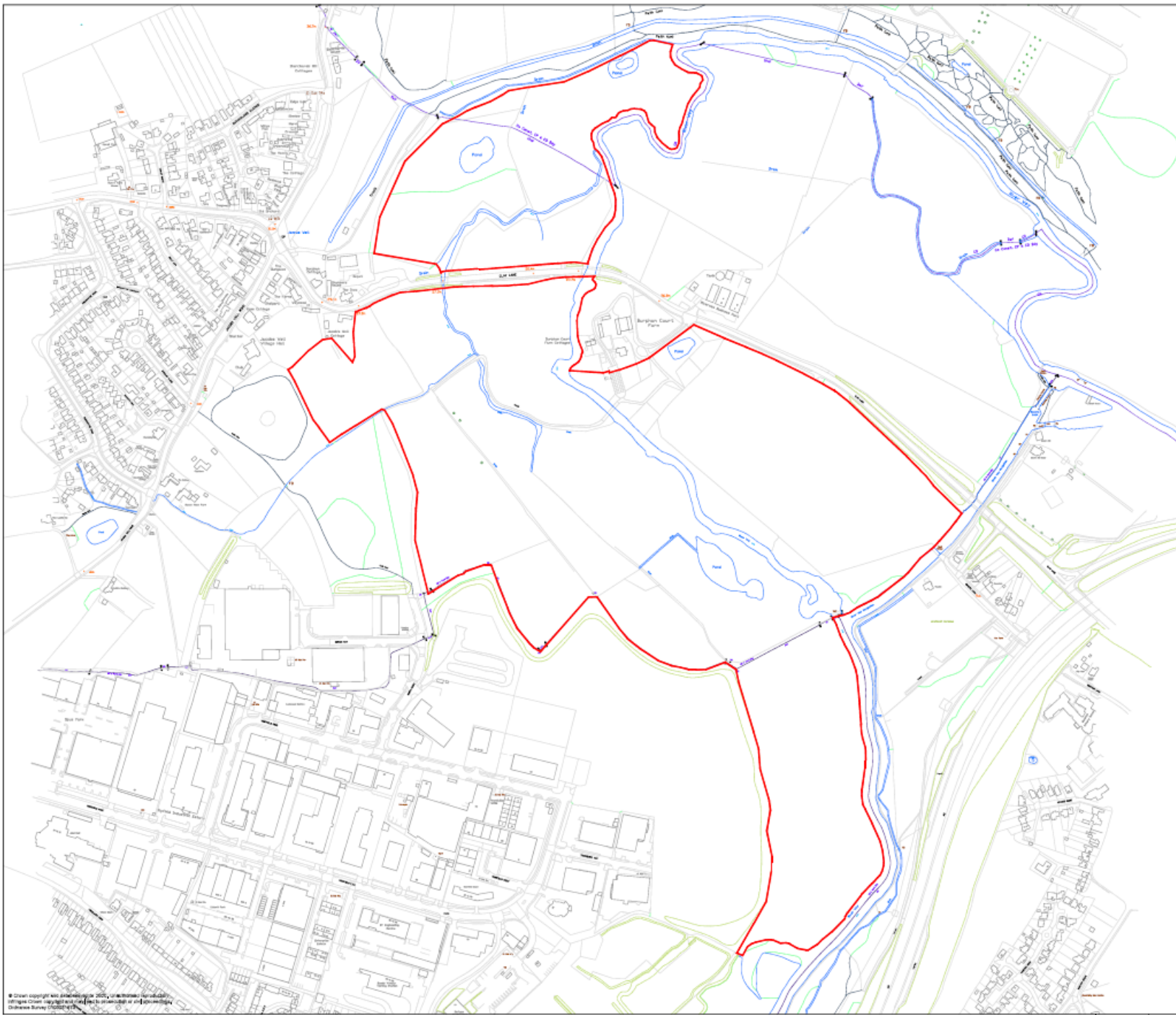


**20/P/02173**

**Land at Burpham Court Farm**

**Clay Lane**

**Guildford**



**LEGEND**  
 Site Application Boundary



C	Amendment to Site Application Boundary	12/07/23	JU	NY	NY
B	Amendment to Site Application Boundary	22/09/23	NY	NY	NY
A	Amendment to Site Application Boundary	16/12/22	JU	NY	JH

Mark	Revision	Date	Drawn	Checked	Appd

Drawing Issue Status: **FOR ISSUE**

Site Location Plan  
 Burpham Court Farm  
 Change of Use (COU) Application

Client: <b>GBC</b>		 <b>startec</b> <small>startec.com/uk</small> <small>The copyright in this drawing and the contents of this drawing are the property of Startec. All rights reserved. Startec is a registered trademark of Startec.</small>
Date of Issue: 02/09/2025	Drawn: DM	
At Scale: 1:2500	Checked: NY	Approved: JH
Drawing Number: <b>42287/3147/001</b>	Revision: <b>C</b>	<small>Startec</small> <small>tel 0117 921 840</small>

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Semi-improved grassland to south of Clay Lane and west of Wey Navigation



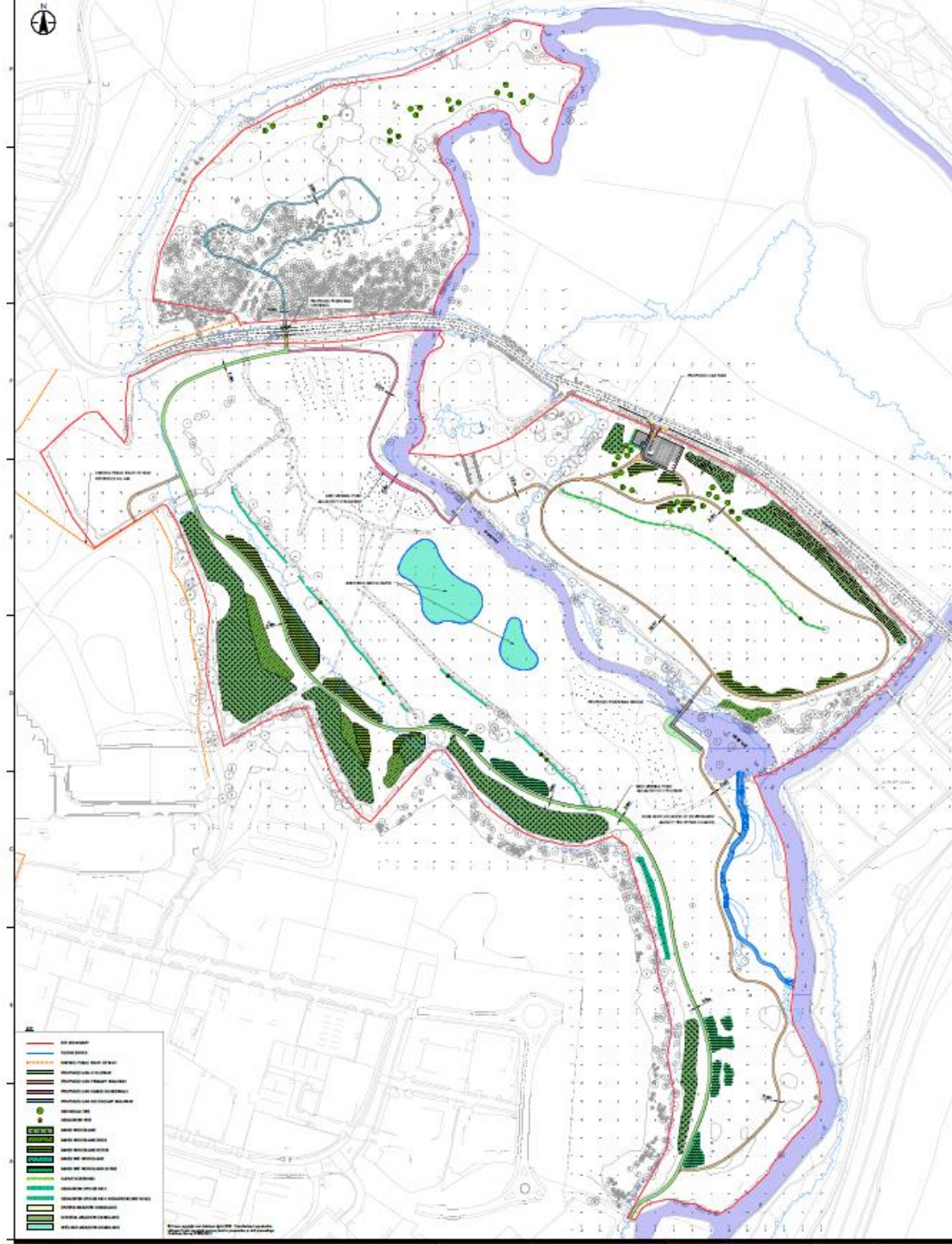
Plantation woodland north of Clay Lane



Wey Navigation Channel through centre of site



Seasonally flooded pool in centre of site



- Red line: Boundary
- Blue line: Stream
- Light blue area: Water
- Green area: Lawn
- Dark green area: Planting
- Patterned green area: Planting
- Yellow area: Planting
- Orange area: Planting
- Brown area: Planting
- Grey area: Planting
- Black dot: Planting
- Green dot: Planting
- Yellow dot: Planting
- Orange dot: Planting
- Brown dot: Planting
- Grey dot: Planting
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- Grey dot: Planting
- Black dot: Planting

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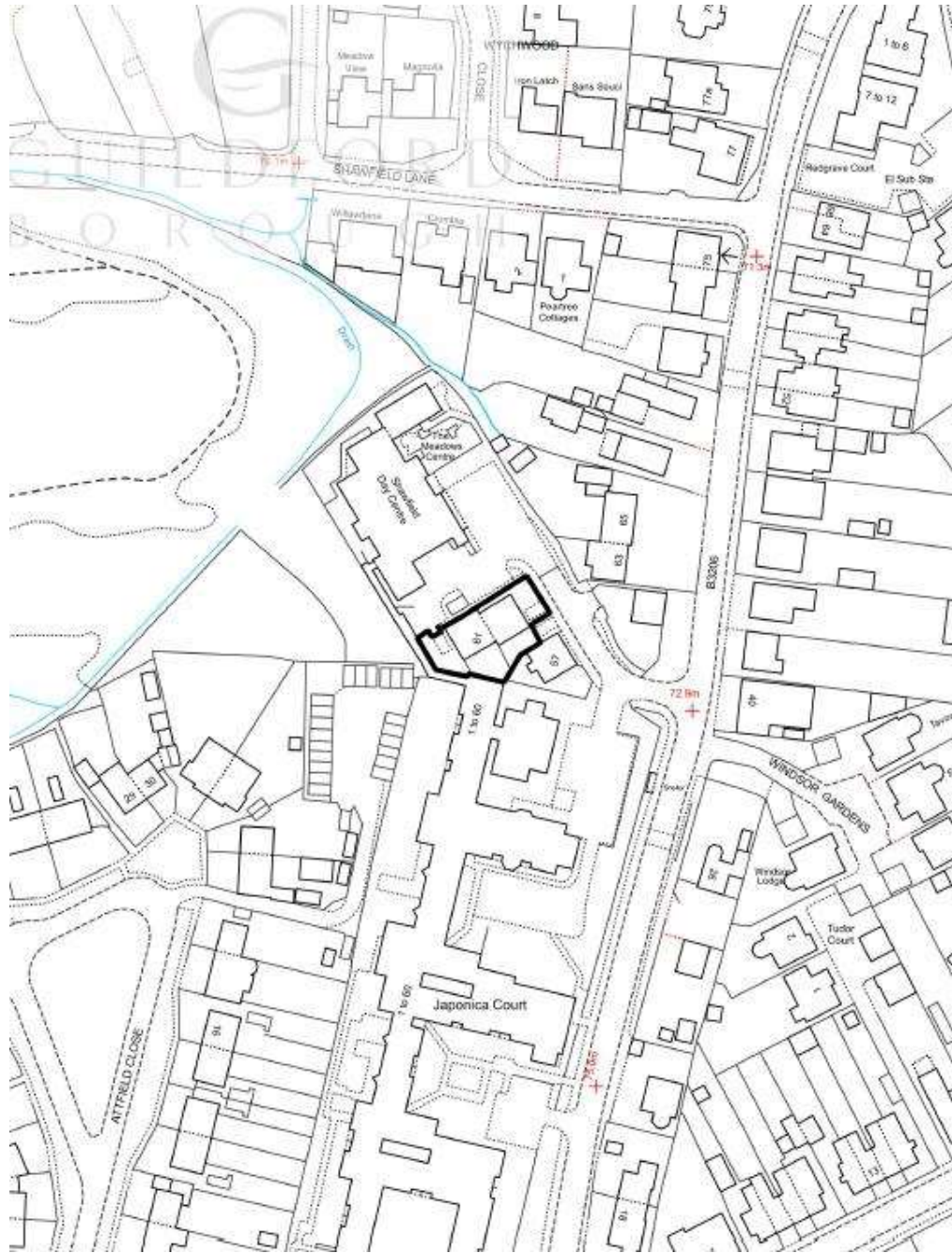


**22/P/01682**  
**59 Shawfield Road**  
**Ash**  
**Guildford**  
**GU12 6QX**

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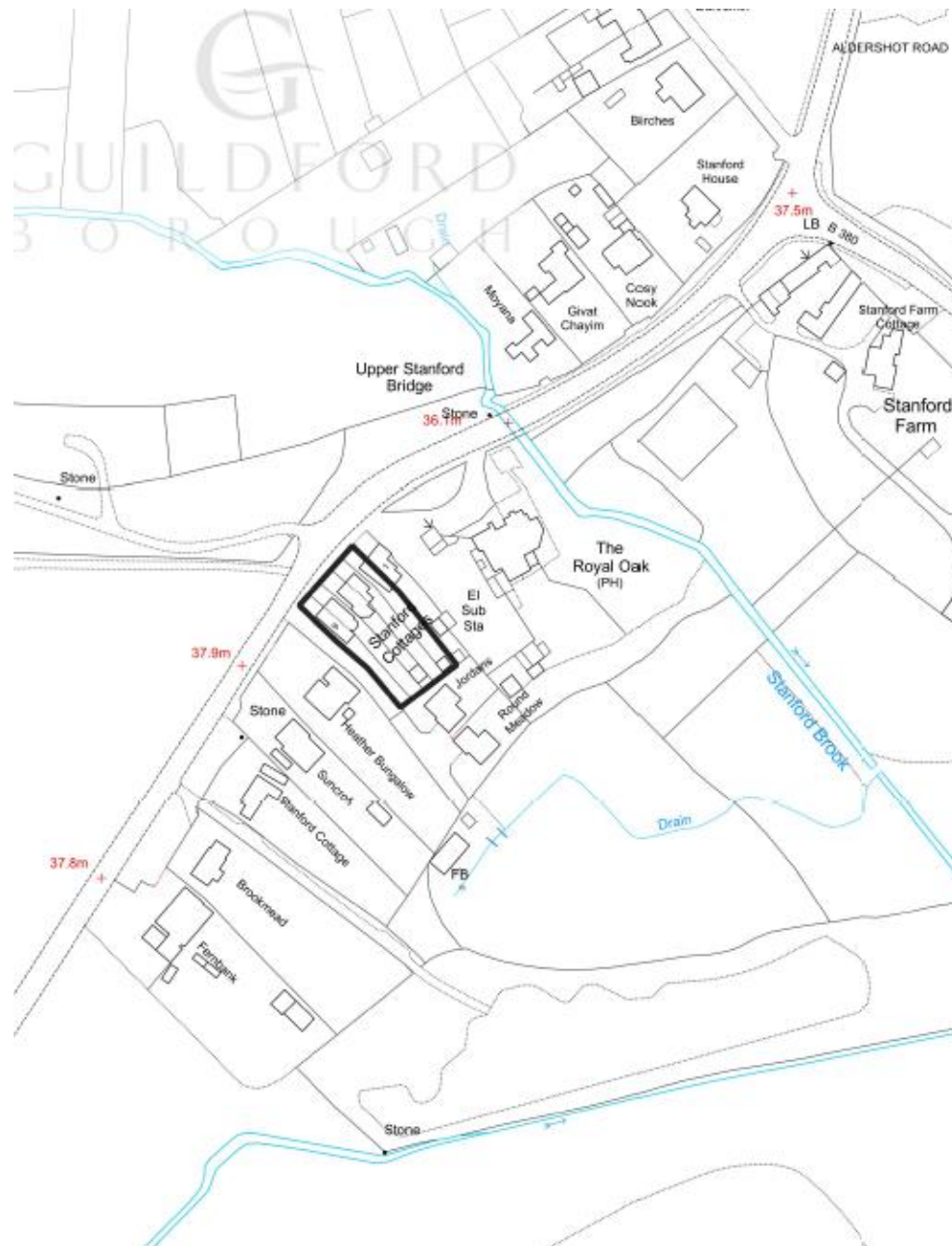


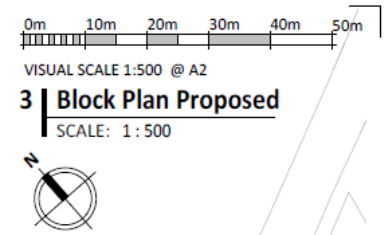
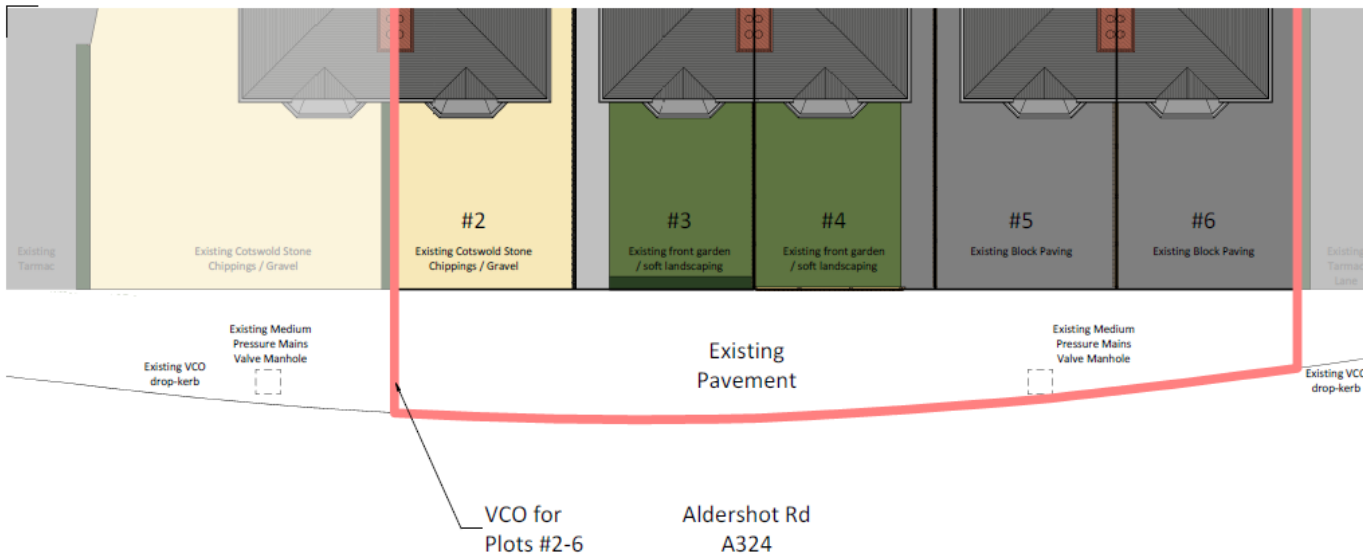
**23/P/00392**  
**2-6 Stanford Cottages**  
**Aldershot Road**  
**Pirbright**  
**Woking**  
**GU24 0DQ**

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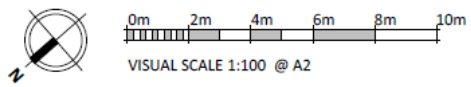
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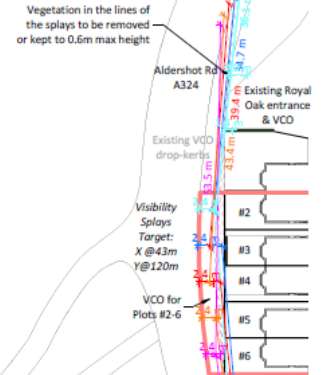


1 | VCO #2-6 Existing  
SCALE: 1:100



2 | VCO #2-6 Proposed  
SCALE: 1:100

Proposed plans indicating visibility splay/plan showing an 'x' distance of 43m and a 'y' distance of 120m in both directions, measured to rear of kerbline



B UPDATED ANNOTATIONS		2023.08.17	-
A AMENDED BOUNDARY		2023.09.21	-
Rev	Description	Date	By
1	Issue for Planning	21/08/2023	AL
DOCS ALL DEVELOPED ON THE ASSUMPTIONS SET OUT IN THE ASSUMPTIONS AND LIMITATIONS DOCUMENT. THE CLIENT ACCEPTS THAT THE INFORMATION PROVIDED IS FOR INFORMATION ONLY AND IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN PERMISSION OF THE CONSULTANT.			
PROJECT			
# Aldershot Rd, Pirbright, Woking, GU24 0DQ for Marsh			
DRAWING TITLE			
VCO - VEHICLE CROSSOVER			
SCALE			
As Indicated @ A2	DATE	DRAWN	CHECKED
	10/05/23	AL	SL
DRAWING STATUS			
PLANNING			
JOB No			
0052			
REVISION			
B			
PRINTED: 21/08/2023 10:30:22			



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**View to the North**

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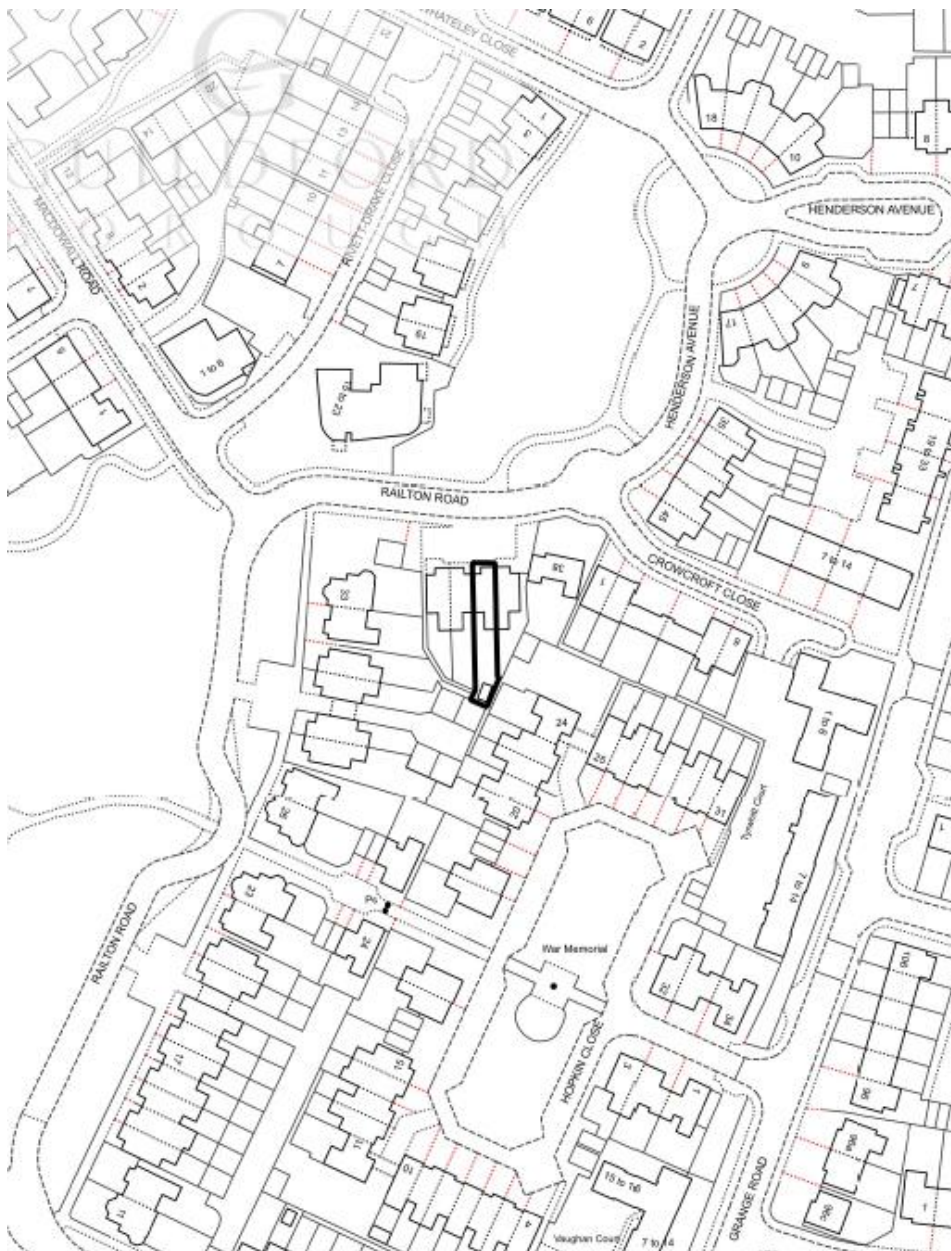
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**23/P/01424**  
**36 Railton Road**  
**Guildford**  
**GU2 9LX**

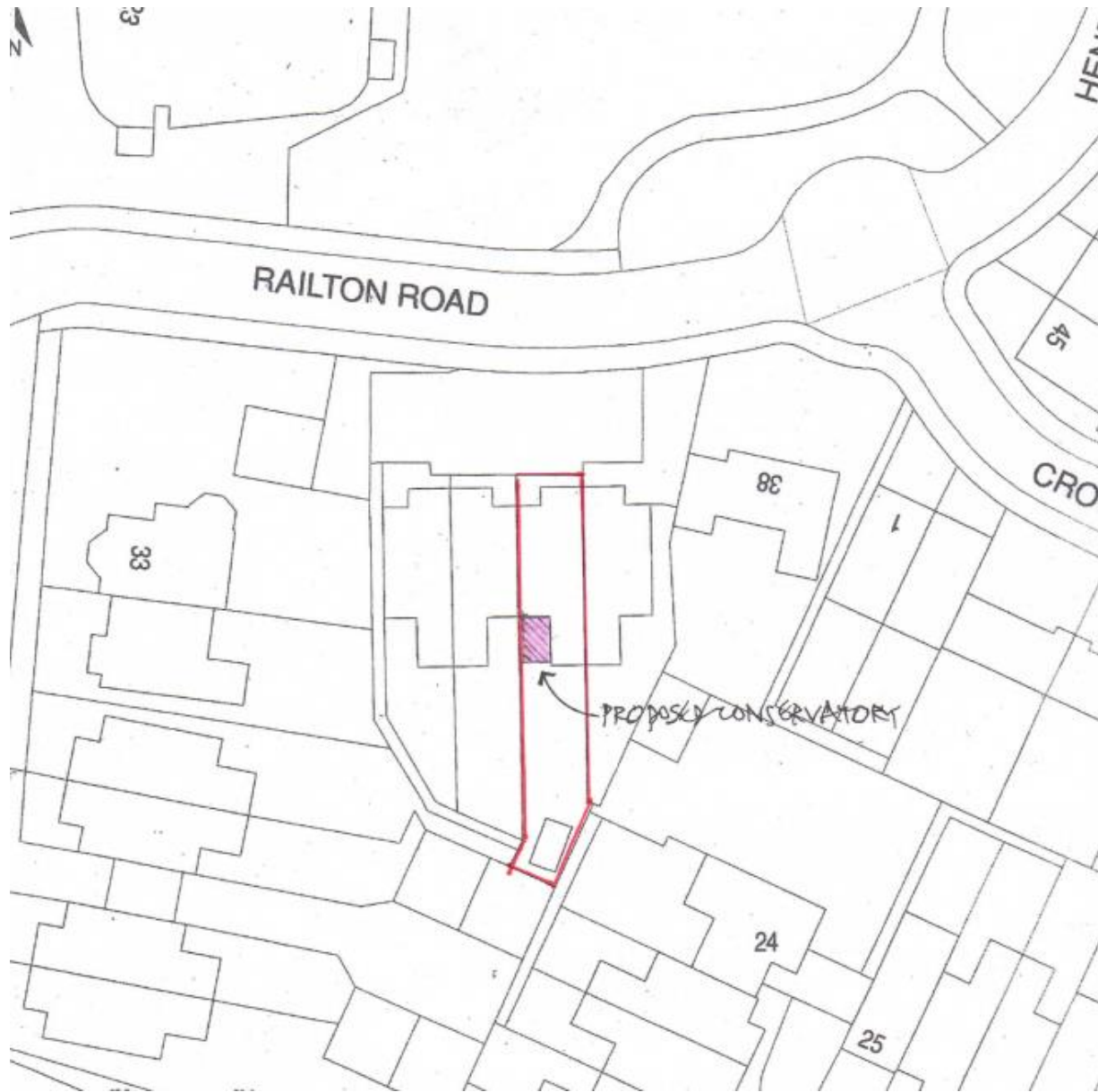
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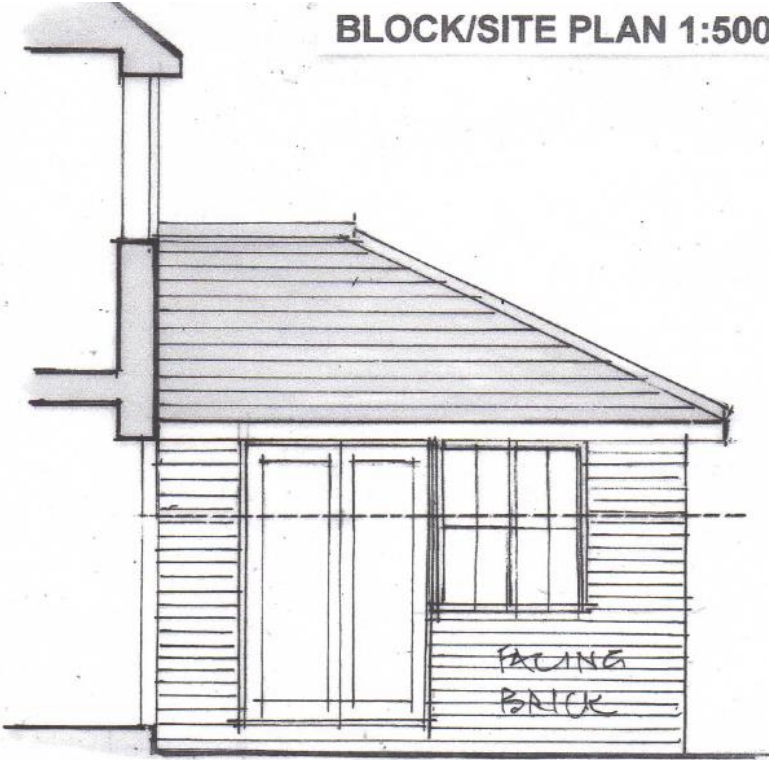






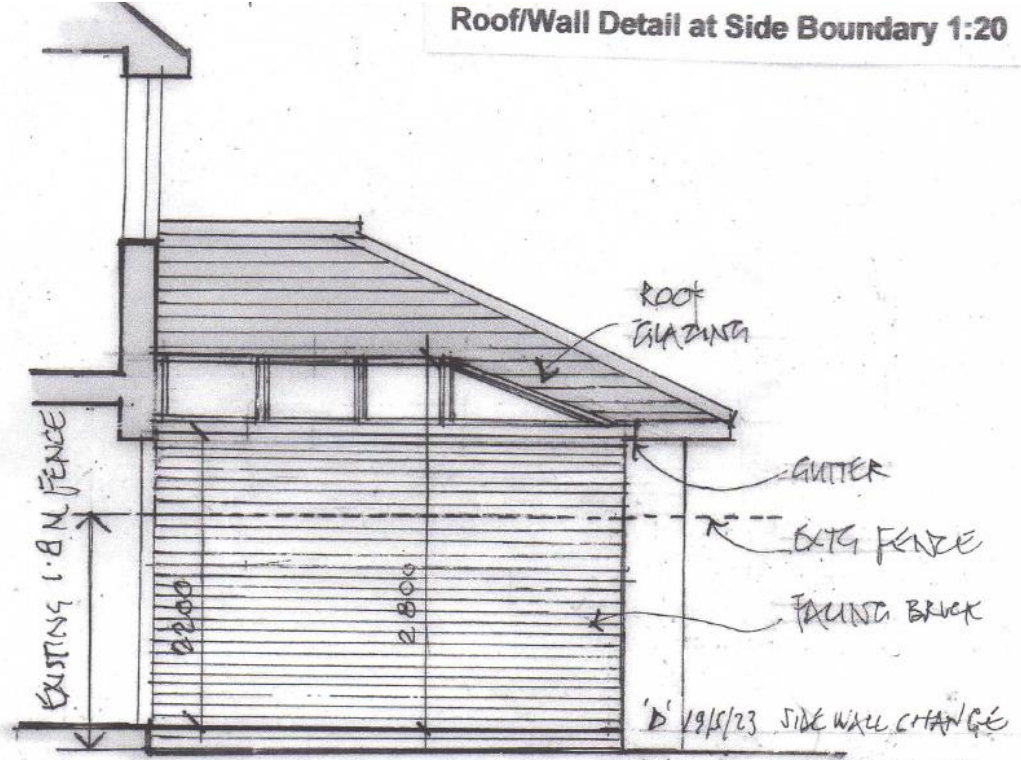


BLOCK/SITE PLAN 1:500



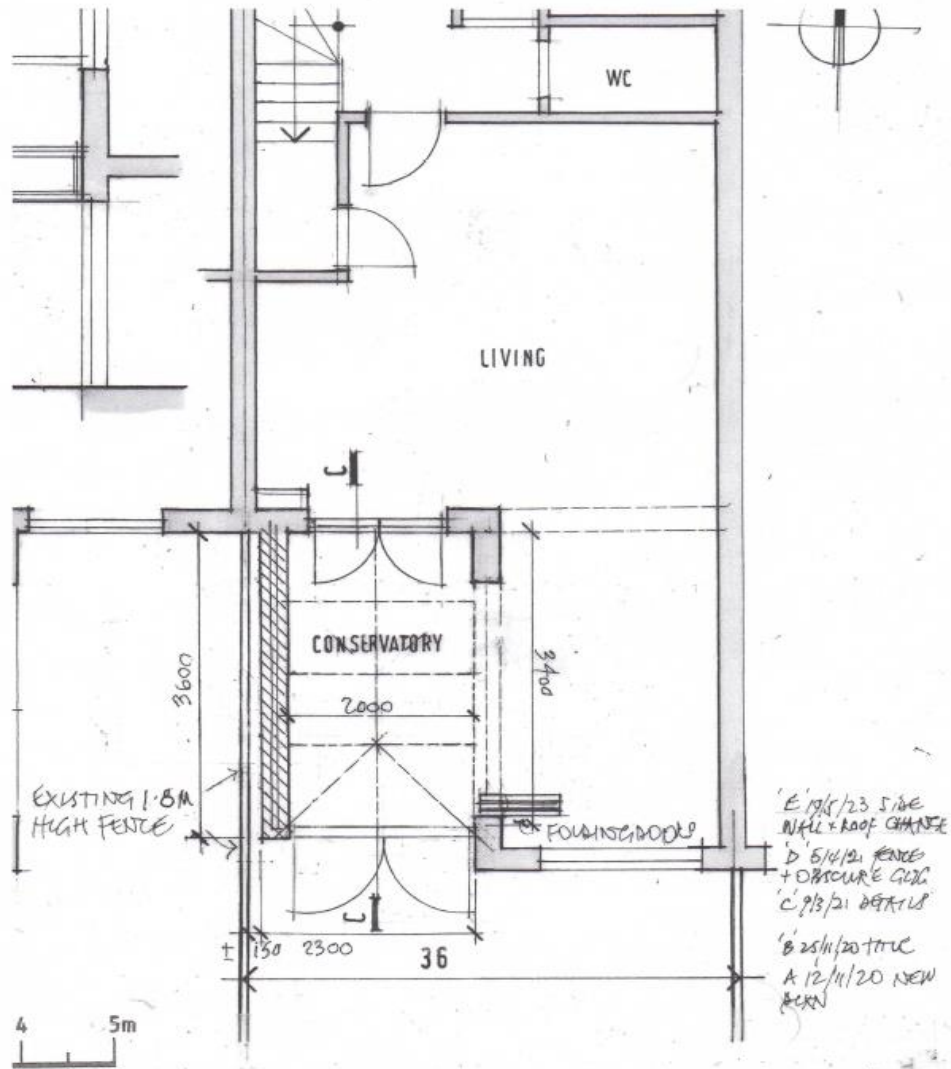
EXISTING WEST ELEVATION 1:50

Roof/Wall Detail at Side Boundary 1:20



PROPOSED WEST ELEVATION 1:50

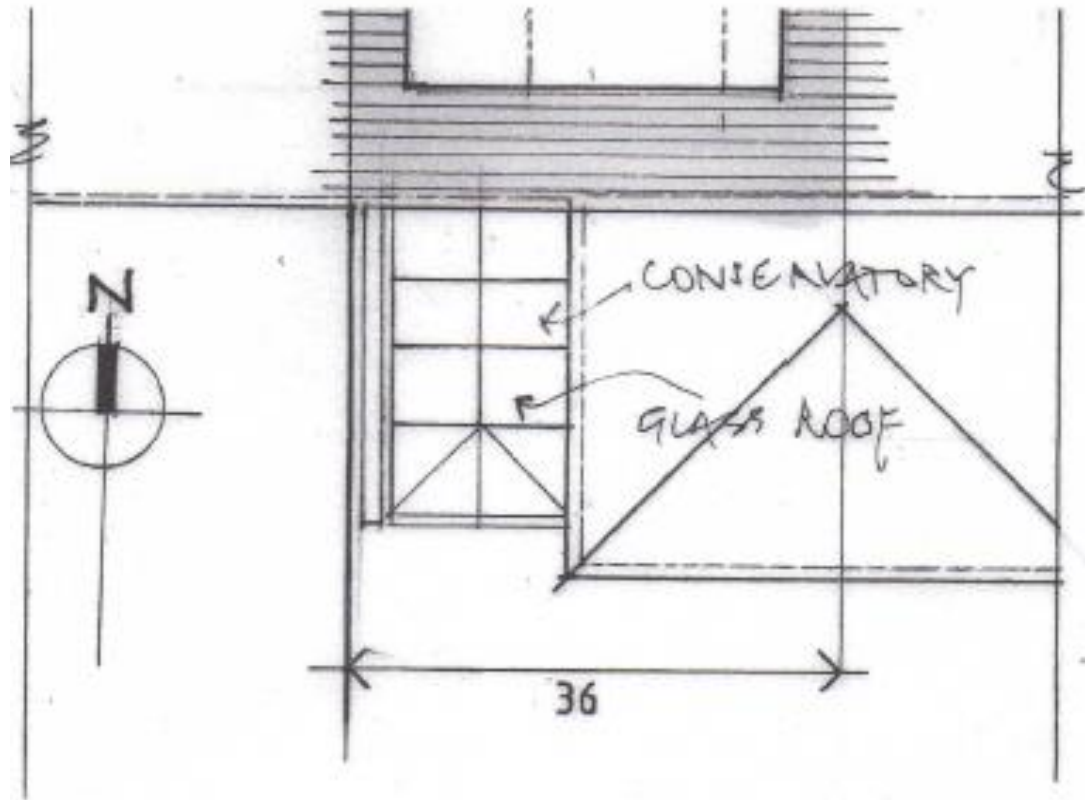
'C' 19/14/21 GUTTER PROPERTY SHOWN  
'B' 5/14/21 OBSCURE GLAZING FENCE



'E' 19/1/23 SIDE WALL + ROOF CHANGE  
 'D' 5/4/21 FENCE + OPSCURE GGLG  
 'C' 9/3/21 DETAILS  
 'B' 25/11/20 TRUC  
 'A' 12/11/20 NEW BCKN

36 RAILTON ROAD, GUILDFORD GU2 9LX	Scale	Drawing Title	
	1:50 @ A3	PROPOSED GROUND FLR	
PROPOSED NEW CONSERVATORY AND DORMER EXTENSION	Drawn by	Drwg No.	Rev
	TC	264/02	E
Date	04/11/20		

420x597mm A3



**PROPOSED ROOF PLAN**



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