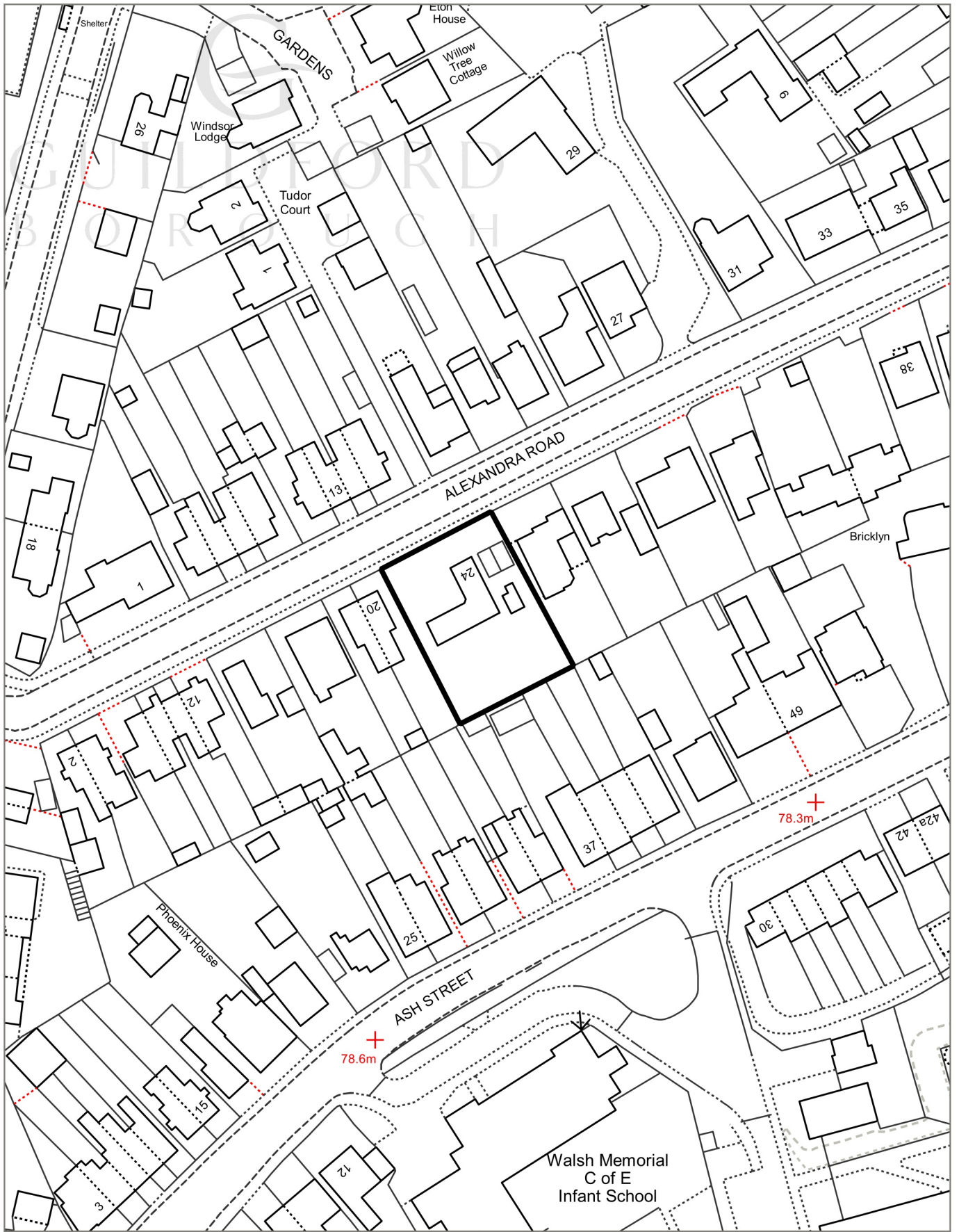


# 22/P/01847 - 24 Alexandra Road, Ash, Guildford



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Print Date: 13/06/2023



Not to Scale



GUILDFORD  
BOROUGH

22/P/01847 – 24 Alexandra Road, Ash, Guildford, GU12 6PJ



Not to scale

**App No:** 22/P/01847

**8 Wk Deadline:** 23/01/2023

**Appn Type:** Full Application

**Case Officer:** Lisa Botha

**Parish:** Ash

**Ward:** Ash South & Tongham

**Agent :** Mr Holmes  
Spruce Town Planning Ltd  
Office 9  
Fleming Court Business  
Centre  
Leigh Road  
Eastleigh  
SO50 9PD

**Applicant:** -  
Fika Homes Ltd  
c/o Spruce Town Planning  
Office 9  
Fleming Court Business Centre  
Leigh Road, Eastleigh  
SO50 9PD

**Location:** 24 Alexandra Road, Ash, Guildford, GU12 6PJ

**Proposal:** Construction of three houses with associated parking, landscaping and access following demolition of the existing building.

## **Executive Summary**

### **Reason for referral**

This application has been referred to the Planning Committee following the 7 day notification process. Cllr Fiona White has referred this item as she considers that the proposed infill development

### **Key information**

This application is for the erection of three two-storey detached dwellings following the demolition of an existing bungalow. Each of the proposed dwellings would have a traditional design and use materials in keeping with those in the road. Two parking spaces would be provided for each of the dwellings.

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

No concern is raised with regard to the loss of the existing building on site as it is of no particular architectural merit. The site represents a transition between smaller plots to the south-west and wider plots with detached properties to the north-east. Three detached dwellings would site comfortably on the site and would retain good separation distances to the side boundaries with rear gardens provided with a depth of over 10m and which would be wider than those properties to the south-west.

The frontages of the properties would be mainly hardsurfaced to provide parking with some landscaping proposed to soften the visual impact. No objection has been raised by the County Highway Authority.

No trees would be felled to enable the development, and suitable measures are proposed and have been secured in order to prevent damage to trees located close to the boundary of the application site.

The proposed dwellings would provide good living conditions for any future occupants, and would not materially harm the amenities of neighbouring properties.

Subject to conditions and securing the required financial contribution to mitigate against the impact of the proposal on the Thames Basin Heaths Special Protection Area the proposal is recommended for approval.

**RECOMMENDATION:**

**Subject to a Section 106 Agreement securing SANG and SAMM the decision is to:**

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

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

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

2. The development hereby permitted shall be carried out in accordance with the following approved plans: an un-numbered drawing: existing plans and elevations received 31/10/22, 2247 01A, 2247 - 03B, 2247 04B, 2247 02C, 2247 05B, 2247 06B, 2247 07B, 2247 08B received 01/02/23.

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

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

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

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

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

5. Prior to first occupation of the dwellings hereby approved all boundary treatments shall be submitted to and approved in writing by the local planning authority. The approved scheme shall be implemented prior to the first occupation of the development or phased as agreed in writing by the local planning authority. The approved scheme shall be maintained in perpetuity.

Reason: To safeguard the visual amenities of neighbouring residents and the locality and to enable the movements of wildlife across and beyond the application site.

6. The development shall take place in accordance with the SouthOaks Arboricultural Consultancy Arboricultural Method Statement, Impact Assessment and Tree Protection Plan. No equipment, machinery or materials shall be brought onto the site for the purposes of the development until fencing has been erected in accordance with the Tree Protection Plan. Within any area fenced in accordance with this condition, nothing shall be stored, placed or disposed of above or below ground, the ground level shall not be altered, no excavations shall be made, nor shall any fires be lit, without the prior written consent of the local planning authority. The fencing shall be maintained in accordance with the approved details, until all equipment, machinery and surplus materials have been moved from the site.

Reason: To protect the trees on site / adjacent to the site which are to be retained in the interests of the visual amenities of the locality.

7. No development shall take above slab level until full details, of both hard and soft landscape proposals for the area forward of the building line across the site has been submitted to and approved in writing by the local planning authority. The approved landscape scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of the development hereby approved and retained.

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

8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking or re-enacting or amending that Order with or without modification), no windows, dormer windows, rooflights, doors or other form of openings other than those shown on the approved plans, shall be inserted in the first floor level or above of the south-west elevation of House 1 or the north-east elevation of House 3 hereby permitted.

Reason: In the interests of residential amenity and privacy.

9. The two ground floor windows on the south-west elevation of House 1 and on the north-west elevation of House 3 shall be obscure glazed with cill levels a minimum of 1.7m above the finished floor level in the room. These windows shall be installed as such prior to the first occupation of the development hereby approved and thereafter shall be maintained in accordance with the approved details.

Reason: In the interests of residential amenity and privacy.

10. The first floor window on the south-west elevation of House 1 and the first floor window on the north-west elevation of House 3 hereby approved shall be glazed with obscure glass and permanently fixed shut, unless the parts of the window/s which can be opened are more than 1.7 metres above the floor of the room in which the window is installed and shall thereafter be permanently retained as such.

Reason: In the interests of residential amenity and privacy.

11. The development hereby approved shall not be first occupied unless and until the proposed vehicular accesses to Alexandra Road hereby approved have been constructed and provided with visibility zones in accordance with the approved plans, Drawing No. 2247 02A, and thereafter the visibility zones shall be kept permanently clear of any obstruction over 0.6m high.

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

12. The development hereby approved shall not be first occupied unless and until space has been laid out within the site in accordance with the approved plans for vehicles to be parked. Thereafter the parking areas shall be retained and maintained for their designated purposes.

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

13. The development hereby approved shall not be occupied unless and until each of the proposed dwellings 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) in accordance with the approved plans, Drawing No. 2247 02A, and thereafter retained and maintained to the satisfaction of the Local Planning Authority.

Reason: In order to promote more sustainable forms of transport.

14. The development hereby approved shall not be first occupied unless and until a charging point for e-bikes has been provided for each plot within the development site. This provision shall be retained in perpetuity.

Reason: In order to promote more sustainable forms of transport.

15. The development hereby permitted shall not be occupied until the cycle parking facilities shown on the approved plans have been fully implemented and made available for use. The cycle parking facilities shall thereafter be retained for use by the occupants of, and visitors to, the development at all times.

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

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

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

17. No development shall take place until details of the sustainability measures to be included in the development have been submitted to and approved in writing by the Local Planning Authority. These details shall demonstrate how the development would be efficient in the use of energy, water and materials in accordance with Sustainable Design and Construction Supplementary Planning Document (March 2011). The development shall thereafter be carried out in accordance with the approved details.

Reason: To ensure that measures to make the development sustainable and efficient in the use of energy, water and materials are included in the development. This pre-commencement condition is required to enable sustainability measures to be considered at an early stage of the development.

18. 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.

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

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

20. Prior to the commencement of development, an energy statement shall be submitted to and approved in writing by the Local Planning Authority. This shall include details of how energy efficiency is being addressed, including benchmark data and identifying the Target carbon Emissions Rate TER for the site or the development as per Building Regulation requirements (for types of development where there is no TER in Building Regulations, predicted energy usage for that type of development should be used). 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. This pre-commencement condition is required so that the measures to address energy efficiency can be considered at an early stage of the development process.

#### **Informatives:**

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

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

Pre-application advice was not sought prior to submission. Minor alterations were required to overcome concerns, these were sought and the applicant agreed to the changes.

2. 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.



3. It is the responsibility of the developer to ensure that the electricity supply is sufficient to meet future demands and that any power balancing technology is in place if required. Electric Vehicle Charging Points shall be provided in accordance with the Surrey County Council Vehicular, Cycle and Electric Vehicle Parking Guidance for New Development 2022. Where undercover parking areas (multi-storey car parks, basement or undercroft parking) are proposed, the developer and LPA should liaise with Building Control Teams and the Local Fire Service to understand any additional requirements. If an active connection costs on average more than £3600 to install, the developer must provide cabling (defined as a 'cabled route' within the 2022 Building Regulations) and two formal quotes from the distribution network operator showing this.
  
4. The permission hereby granted shall not be construed as authority to carry out any works on the highway. The applicant is advised that prior approval must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, or verge to form a vehicle crossover or to install dropped kerbs. Please see <https://www.surreycc.gov.uk/roads-and-transport/permits-and-licences/vehicle-cross-overs-or-dropped-kerbs>
  
5. 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)

## **Officer's Report**

### **Site description.**

The site is located within the urban area of Ash within the 400m-5km buffer zone of the Thames Basin Heaths Special Protection Area. The site is located within a residential area comprising a mix of detached, semi-detached and terraced properties, predominantly two-storeys in height. The site itself comprises a detached bungalow with an 'L-shaped' footprint with double garage on a wide plot and is in need of modernization. The southern side of Alexandra Road is comprised predominantly of more narrow plots to the west of the application site, with wider plots with largely detached properties located to the east of the application site giving a different character along the length of the road. This pattern is reflected on the northern side of Alexandra Road, albeit with gardens of various depths due to the presence of backland development.

### **Proposal.**

Construction of three houses with associated parking, landscaping and access following demolition of the existing building.

### **Relevant planning history.**

There is not recent / relevant planning history on the site.

## **Consultations.**

County Highway Authority: No objection on safety, capacity or policy grounds subject to conditions relating to the creation of vehicular accesses, site layout, the provision of electric vehicle and e-bike charging points and secure covered parking for bicycles.

Thames Water: No comment

Ash Parish Council: Object for the following reasons:

- loss of a bungalow
- overdevelopment
- cramped
- overbearing
- proximity to boundary lines

Natural England: In accordance with an agreed position with Natural England, Natural England (NE) will not object to an Appropriate Assessment (AA) undertaken which concludes no adverse effects on the integrity of the TBHSPA due to measures being secured and required to be put in place through a legal agreement and accord with the provisions of the Development Plan and the adopted Guildford Thames Basin Heaths Special Protection Area Avoidance Strategy SPD 2017. An individual consultation with NE will therefore not be required in these cases.

Tree Officer: The arboricultural report is satisfactory.

## **Third party comments:**

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

- too many units proposed on the site
- insufficient parking along the road will be made worse as a result of additional dwellings on the site and the loss of on-street parking
- parking pressure during construction works
- noise and disturbance during construction
- concern if windows were placed on ground floor elevations unless obscure glazed and non-opening
- loss of privacy to patio
- loss of privacy into bedroom window from the rooflight in House 1
- loss of light to a bathroom (Officer note: bathrooms are not considered habitable rooms and as such some loss of light can be considered acceptable)
- overshadowing
- impact on tree in the neighbouring garden (Officer note: an arboricultural report has been submitted and assessed by the Council's tree officer)
- gravel boards with pre-cut hedgehog holes should be provided as there are hedgehogs in the area

## **Planning policies.**

National Planning Policy Framework (NPPF):

Chapter 2: Achieving sustainable development

Chapter 4: Decision-making  
Chapter 5: Delivering a sufficient supply of homes  
Chapter 6: Building a strong, competitive economy  
Chapter 11: Making effective use of land  
Chapter 12: Achieving well-designed places  
Chapter 14: Meeting the challenge of climate change, flooding and coastal change  
Chapter 15: Conserving and enhancing the natural environment

#### South East Plan 2009:

NRM6: Thames Basin Heaths Special Protection Areas

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

The Council is able to demonstrate a five year housing land supply with an appropriate buffer. This supply is assessed as being 6.46 years based on most recent evidence as reflected in the GBC LAA (2002). 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.

S1 Presumption in favour of sustainable development  
H1 Homes for All  
P5 Thames Basin Heaths Special Protection Area  
D1 Place Shaping  
D2 Climate Change, Sustainable Design, Construction and Energy  
ID4 Green and blue infrastructure

#### Guildford Borough Local Plan: Development Management Policies 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 D4: Achieving High Quality Design and Respecting Local Distinctiveness  
Policy D5: Protection of Amenity and Provision of Amenity Space  
Policy D8: Residential Infill Development  
Policy D14: Sustainable and Low Impact Development  
Policy D15: Climate Change Adaptation  
Policy ID10: Parking Standards for New Development

#### Supplementary planning documents:

Thames Basin Heaths Special Protection Area Avoidance Strategy 2017  
Climate Change, Sustainable Design, Construction and Energy SPD 2020  
Residential Design Guide 2004  
Parking Standards for New Development 2023

## **Planning considerations.**

The main planning considerations in this case are:

- the principle of development
- impact on character
- living conditions
- impact on neighbouring properties
- highway / parking considerations
- impact on trees
- sustainability
- Thames Basin Heaths Special Protection Area and Appropriate Assessment
- legal agreement requirements

### The principle of development

Policy H1 states that new residential development is required to deliver a wide choice of homes to meet a range of accommodation needs as set out in the latest Strategic Housing Market Assessment. Policy D1 seeks to ensure high quality design is achieved, whilst Policy P5 requires avoidance and mitigation of the impact of proposal on the Thames Basin Heaths Special Protection Area. The proposal will also be required to demonstrate it has been designed and will be constructed taking into consideration sustainability and climate change.

Policy D8 requires residential infill development proposals to: a) integrate well with surrounding development and the environment; b) respond positively to the existing character and identity of the local area; c) avoid unacceptable impacts on the amenity of neighbouring residents; and d) incorporate landscaping measures and ensure that sufficient amenity space, parking, bin storage and cycle parking is available and that they relate well to the buildings within the site.

Subject to compliance with the above, the principle of development is therefore considered acceptable.

### Impact on character

Policy D8 states that built frontages are particularly important as they contribute to defining the public realm and the street scene and more broadly the character of places. It goes on to say that built frontages can provide a sense of enclosure whilst breaks along built frontages can provide a sense of visual relief. It goes on to say that it is important that proposals for infill along a frontage give consideration to the various design parameters that contribute to the qualities and particular identity of local streets and demonstrate how they might be harmonious with or enhance local character. In this instance there is a defined and different character to the neighbouring properties either side of the application site, with a defined building line to the south-west and a more loose building line to the north-east.

The proposed development would result in the loss of the existing bungalow on site. The bungalow is not of any particular architectural merit and is not a heritage asset, and as such no concern is raised with regard to its loss.

The existing bungalow has an 'L-shaped' footprint with the main wing set back into the plot running parallel with the road. The proposal seeks to provide three detached dwellings on the site which would be staggered back from the front boundary of the site, with house 3 being set forward of houses 1 and 2 such that house 3 is more or less in line with the neighbouring dwelling to the north-east. House 1 would be set back from the neighbouring dwelling by approximately 4.5m and takes account of the access to this neighbouring property which is provided on the eastern elevation, whilst also allowing parking to be provided on site. Whilst this set back of House 1 would not be in line with the building line of 20 Alexandra Road, it would be more or less in keeping with 26 Alexandra Road, and would prevent any overbearing impact of 20 Alexandra Road. It is also noteworthy that the existing property to be demolished is set significantly further into the site and as such the proposed location of House 1 would result in an improved frontage along Alexandra Road.

The dwellings would be set on narrow plots and have narrow frontages, albeit they would be wider than that of the neighbouring dwellings to the south-west, but would maintain the linear character of the plots in the road. The dwellings would be two-storey in height, and although they would be slightly taller than the ridge height of the two-storey neighbouring dwellings to the south-west, it would be an increase of 0.74m, and the overall height would remain lower than the chimney stack on the neighbouring property. Furthermore the eaves levels of the proposed dwellings would respect those of the two-storey neighbouring buildings and the roof element would not be disproportionate; and as such the slight increase in height would not be overly apparent.

The design of the dwellings would be similar, with one dwelling having a handed design. The buildings would have traditional forms with hipped roof designs and front gables, with mono-pitched porches on the front elevation, and would use external materials of brick, tiles and render. The traditional design and use of materials would also ensure that the dwellings sit comfortably within the street scene.

A garden would be provided for each of the dwellings which would have a wider plot than the neighbouring dwellings to the south-west, albeit they would not be as deep, however, sufficient garden would be maintained to prevent any concern regarding an overdevelopment of the site.

Many of the properties along Alexandra Road are fully hardsurfaced and provide on-site parking, whilst some do retain some small areas of soft landscaping where insufficient space is available on site to allow for parking. To the frontages of each of the dwellings would be some soft landscaping which would defined the side boundaries of each plot and provide a small buffer to the front of the dwellings and their respective parking areas. This would provide some visual softening of the parking area along the frontage of the site; as such it is considered that the proposal would be in keeping with the character of the area.

The proposal would therefore make efficient use of the site whilst still respecting the character of the area and as such no objection is raised in this regard.

### Living conditions

Each of the proposed dwellings would have three bedrooms and have accommodation spread over two floors. The floor areas for each of the dwellings would be in excess of the 84 sq m required by the nationally described space standard and each of the bedrooms proposed would exceed the minimum width and floor areas required.

Private garden areas would be provided for each of the proposed dwellings, all of which would face south-east. The gardens would adjoin and back on to other rear gardens and as such would prevent any perception of enclosure. Whilst some mutual overlooking of the gardens would occur between the proposed dwellings themselves and to the garden of neighbouring dwellings, such overlooking is not unusual in an urban context and would not be to an extent that would be considered to be unreasonable or harmful. The gardens space for each dwelling would be of a rectangular shape and as such would allow for effective and practical use of the space by residents.

During the course of the application, additional windows were inserted into the side elevations of the dwelling to increase the level of natural light into the proposed properties to ensure acceptable living conditions for the future occupants of the site.

### Impact on neighbouring properties

20 Alexandra Road would be located to the south-west of the application site, whilst 26 Alexandra Road would be located to the north-east.

House 1 would be set approximately 1.5m from the side boundary, with the neighbouring property's porch set 1.6m off the shared boundary, resulting in over a 3m gap between the proposed dwellings. House 1 would have a pitched roof sloping away from the shared boundary, and with House 1 being set back approximately 4.5m from the front wall of 20 Alexandra Road and the main two storey element not extending beyond the rear wall of 20 Alexandra Road and the two-storey rear projection set in from the side wall of the proposed dwelling, no overbearing impact would occur. Two windows would be located on the side elevation of House 1 facing toward 20 Alexandra Road at ground floor level which would serve the dining area and kitchen and are proposed to be positioned at high level and obscure glazed; as such no overlooking would occur. At first floor level a single obscure glazed window is proposed to serve the bathroom; in order to protect neighbouring amenity a condition is recommended to ensure that the opening parts of the window are above 1.7m from the finished floor level. The proposal may reduce some direct sunlight in the early morning to the windows on the side elevation of the neighbouring dwelling, however, due to the separation distance proposed and the orientation of the plots, no material loss of light would occur and the windows that are affected are not primary windows or do not serve habitable rooms.

26 Alexandra Road is a bungalow. The existing garages which are located close to the north-east boundary of the site would be demolished and the proposed dwelling (House 3) would be sited approximately 3m from the shared boundary. House 3 would be set in line with the staggered front wall of this neighbouring dwelling and would extend approximately 2.3m beyond the rear wall of 26 Alexandra Road with 1m of this being single-storey in height. The two-storey element which would extend beyond the rear wall of 26 Alexandra Road would also be set further away from the shared boundary.

The proposed separation distance, together with the pitched roof design sloping away from the side boundary and the limited depth extending beyond this neighbouring dwelling would ensure no overbearing impact or loss of light would occur. It is also noteworthy that a robust hedge is located along this boundary on the neighbouring properties land. Two windows are located on the side boundary which would serve a kitchen and dining room and these would be located at high level and are proposed to be obscure glazed as such no concern is raised with regard to loss of privacy. A single window is also located at first floor level and would serve a bathroom. To ensure no loss of privacy occurs this window is proposed to be obscure glazed and fixed shut below 1.7 from the finished floor level in the room.

The gardens would have a minimum depth of 10m and would back onto the rear garden / yards of the properties which front onto Ash Street; as such a separation distance between these buildings would be approximately 30m and this separation distance would ensure that no unreasonable loss of privacy would occur to these neighbouring properties.

The proposed development would therefore not result in any adverse impact on neighbouring amenity.

#### Highway / parking considerations

Policy ID10 states that development proposals will be required to demonstrate that the level of any resulting parking on the public highway does not adversely impact road safety or the movement of other road users.

The proposed development would ensure that two parking spaces in excess of the size required by Policy ID10, are provided for each of the proposed dwellings which would enable vehicles to park on site without overhanging the footway. This level of provision is in line with the maximum standards set out in the Council's SPD on Parking Standards for New Development.

Whilst the parking spaces would be located in front of the dwellings themselves and not located behind the building line which would be preferable, they would be sited side by side so would be independently accessible.

Secure bicycle parking is proposed for each dwelling, but would not be located in the preferable location at the front of the building as this would likely impact the level of parking provision proposed or result in the loss of soft landscaping features; it would however, be located within the rear garden of each property and as such is considered to be in a secure location.

It is noted that Alexandra Road is relatively narrow and that whilst properties to the eastern end of the road generally have off-street parking provision, those towards the western end of the road do not and therefore rely on on-street parking. There are two dropped kerbs currently serving the application site, one at each end. The proposed development would require the provision of an additional dropped kerb to serve House 2 and would in effect likely result in the lowering of the kerb along the entire frontage of the site. Whilst it is noted that objections have been raised with regard to the loss of on-street parking as a result of the proposed development, it is not the responsibility of developers to overcome existing parking issues within the vicinity of the application site. In this instance, sufficient parking provision would be provided to meet the needs of the proposed development and as such it is not anticipated that there would be any overspill parking onto the street. Furthermore, no objection has been raised by the County Highway Authority.

### Impact on trees

The applicant has submitted an arboricultural method statement, impact assessment and tree protection plan with their application. The report notes five trees either within the site, on the boundary of just over the boundary of the application site. No trees are proposed to be felled. Tree protection is proposed to be put into place to protect the trees on the site, with those outside of the site protected by existing boundary treatments. Two trees located to the south-west of the site would be protected through the use of ground protection and a geotextile fabric on a compressed layer on a geotextile membrane on the application site. The Council's tree officer has reviewed the submitted report and is satisfied with its conclusions and comments that the roots of the willow tree will be found beyond the root protection area and as such it is the impact on roots within the root protection area which is important as it is this that will potentially have an impact on the tree. With regard to the impact of soil type and the presence of trees on the boundary, these factors will be taken into consideration when the foundations for the buildings are designed. As such, subject to compliance with the submitted report,

### Sustainability

A Climate Change, Energy and Sustainable Development Questionnaire has been submitted as part of the application and states that:

- the demolition contractor will be encouraged to recycle material where possible
- the groundworkers will likely recycle mineral waste where possible
- bulk buy will be used to enable materials to be delivered on pallets and not individually wrapped
- most of the building materials will be sourced from local merchants
- FSC certified timber will be used
- heat loss will be minimised
- passive ventilation will be utilised
- solar gain will be achieved through the placement of glazing and the open floor layout
- no mechanical cooling is proposed
- water butts will be provided for each house
- a water efficiency standard of 110 litres per person per day will be achieved
- driveways will be constructed using porous stone to allow free drainage
- hardsurfacing will be limited to patios and a small amount of slabs by front doors with the remaining surfaces being soft landscaped

A condition is recommended to secure sustainability measures for the proposed development as well as to ensure a carbon saving of 20% or more below the building regulation target emissions rate for the proposed dwellings.

### Thames Basin Heaths Special Protection Area and Appropriate Assessment

The application site is located within the 400m – 5km buffer zone of the TBHSPA. Natural England advise that new residential development in this proximity of the protected site has the potential to significantly adversely impact on the integrity of the site through increased dog walking and an increase in general recreational use. The application proposes two additional units and as such has the potential, in combination with other development, to have a significant adverse impact on the protected sites.



The Council adopted the Thames Basin Heaths Special Protection Area Avoidance Strategy SPD in July 2017 which provides a framework by which applicants can provide or contribute to the delivery, maintenance and management of Suitable Alternative Natural Green Space (SANGS) within the borough and to Strategic Access Management and Monitoring (SAMM) which can mitigate the impact of development. In this instance the development requires a SANG and a SAMM contribution which should be secured by a Legal Agreement.

It is therefore concluded that subject to the completion of a legal agreement the development would not impact on the TBHSPA and would meet the objectives of the TBHSPA Avoidance Strategy and Policy NRM6 of the South East Plan 2009. For the same reasons the development meets the requirements of Regulation 61 of the Conservation of Habitats and Species Regulations 2010.

As part of the application process the Council has undertaken an Appropriate Assessment (AA), which concluded that the development would not affect the integrity of the European site either alone or in combination with other plans and projects in relation to additional impact pathways subject to the application meeting the mitigation measures set out in the TBHSPA Avoidance Strategy. In line with standing advice from Natural England, no objection is raised to an Appropriate Assessment undertaken which concludes that there would be no adverse impact on the integrity of the SPA due to measures being secured and required to be put in place through a legal agreement and accord with the provisions of the Development Plan and the adopted SPD 2017.

It is therefore concluded that subject to the completion of a legal agreement the development would not impact on the TBHSPA and would meet the objectives of the TBHSPA Avoidance Strategy and Policy NRM6 of the South East Plan 2009. For the same reasons the development meets the requirements of Regulation 61 of the Conservation of Habitats and Species Regulations 2010.

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

#### Legal agreement requirements

The three tests set out in Regulation 122(2) and 123 of The Community Infrastructure Levy Regulations 2010 require S.106 agreements to be:

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

The development is required to mitigate its impact on the TBHSPA; this would be through a financial contribution to SANGS and SAMM. This would accord with the TBHSPA Avoidance Strategy and the Planning Contributions SPD. Without this contribution Technical housing standards – nationally described space standard - GOV.UK ([www.gov.uk](http://www.gov.uk)) the development would be unacceptable in planning terms and would fail to meet the requirements of the Habitat Regulations. The contribution is necessary, directly related to the development and reasonable and therefore meets the requirements of Regulation 122.

**Conclusion.**

Subject to conditions and a legal agreement securing the necessary mitigation against the impact of the proposed development on the integrity of the Thames Basin Heaths Special Protection Area, the application is recommended for approval.