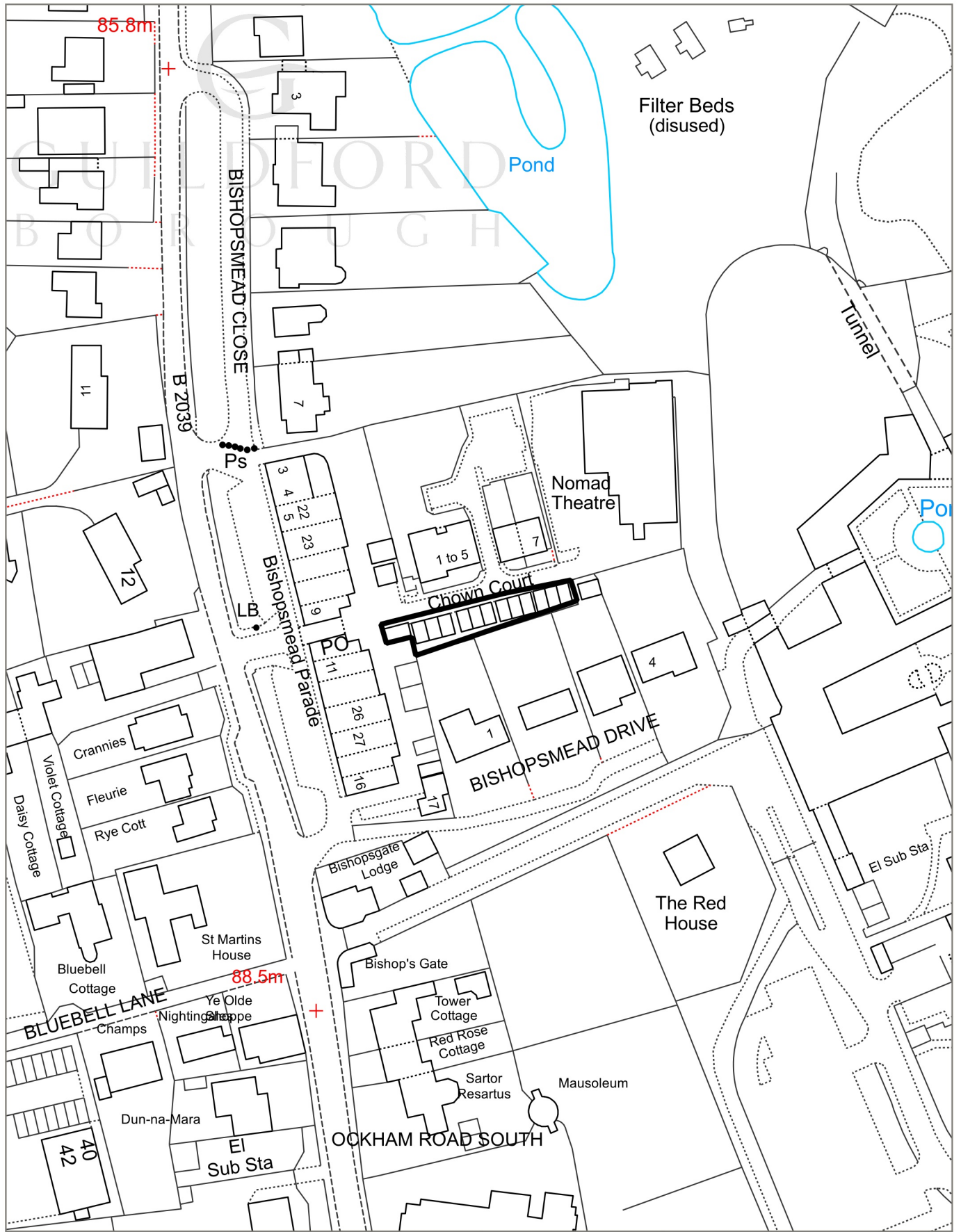


23/P/00679 - Garages, Land To The Rear Of, Bishopsmead Parade, East Horsley



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23/P/00679 – Garages, land to the rear of Bishopsmead Parade, East Horsley



key: ○ Grade B/C trees ○ Grade C trees ○ Root Protection Areas

PLANNING ISSUE

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REV	AMENDMENT	BY	CHECK	DATE
A		JT	DP	05.04.23



0 2 4 6 8 10m
SCALE 1:200 @ A3

CLIENT
Mr and Mrs Little

PROJECT
Land Rear of
Bishopsmead Parade,
East Horsley

TITLE
Proposed Site Plan

DRAWING NUMBER
1961_025

REV
A

LytleAssociates
ARCHITECTS

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App No: 23/P/00679
Appn Type: Full Application
Case Officer: Morgan Laird

8 Wk Deadline: 13/11/2023

Parish: East Horsley
Agent : Mr. Jonathan Tan
Lytle Associates Architects
20 Quarry Street
Guildford
GU1 3UY

Ward: Clandon & Horsley
Applicant: Mr. and Mrs. Little
Badgers Hollow
Mill Reach
Albury
GU5 9BA

Location: Garages, land to the rear of, Bishopsmead Parade, East Horsley, KT24
Proposal: Proposed erection of two detached two storey dwellings with associated parking, refuse and cycle store following the removal of 13 purpose built garages.

Executive Summary

Reason for referral

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

Key information

The proposal is for two, two-bedrooms detached dwellinghouses following the demolition of the existing garages within the village of East Horsley.

Each dwelling would have private and separate outdoor garden areas, roof terraces, refuse and cycle storage and two car parking spaces.

The dwellings would occupy a larger footprint than the existing garages and extend further forward and further back. At two stories in height, they would also exceed the height of the garages.

Unit 1 would have a gross internal area of 86 sqm while Unit 2 would have a gross internal area of 88 sqm.

The dwellings would be constructed of a combination of flint, red brick and slate with a modern architectural design.

Summary of considerations and constraints

Subject to the imposition of the recommended conditions, the proposed development of two, two-bedroom dwellings would not have an unacceptable adverse impact on the character of the area, on the significance of the Conservation Area, or on neighbouring amenity. There would be no material impact on highway safety and operation, and the design would present adequate sustainability and biodiversity enhancement measures. The application is therefore deemed to be acceptable and 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: 1961_021, 1961_024, 1961_025 REV A, 1961_023, 1961_041, 1961_035, 1961_036, 1961_037 REV A, 1961_038 REV A, 1961_039, 1961_040, 1961_030 REV A, 1961_031 REV A and 1961_032 REV A received on 19 April 2023.

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

3. The approved Arboricultural Report, which included an Arboricultural Method Statement prepared by Honey Arboricultural Consultancy, dated 23rd March 2023, must be adhered to in full, and may only be modified by written agreement from the LPA. No development shall commence until tree protection measures, and any other pre-commencement measures as set out in the AMS have been installed/implemented. The protection measures shall be maintained in accordance with the approved details, until all equipment, machinery and surplus materials have been moved from the site.

Reason: To protect the trees on site which are to be retained in the interests of the visual amenities of the locality. It is considered necessary for this to be a pre-commencement condition because the adequate protection of trees prior to works commencing on site goes to the heart of the planning permission.

4. Prior to commencement, a biodiversity enhancement scheme shall be submitted to the Local Planning Authority for approval. The scheme shall be consistent with the recommendations set out in the *Preliminary Ecological Appraisal*, dated August 2023. Thereafter the approved scheme shall be implemented, retained and maintained to the satisfaction of the Local Planning Authority.

Reason: To mitigate against the loss of existing biodiversity and nature habitats.

5. No development shall take place until a written Waste Minimisation Statement, confirming how demolition and construction waste will be recovered and reused on site or at other sites has been submitted to and approved in writing by the Local Planning Authority. The measures shall be implemented in accordance with the approved details.

Reason: To ensure that the development would include the re-use of limited resources, to ensure that the amount of waste to landfill is reduced.

6. Prior to the commencement of any development above slab level works, a written schedule with details of the source/ manufacturer, colour and finish, OR samples on request, of all external facing and roof materials. This must include the details of embodied carbon/ energy (environmental credentials) of all external materials. These shall be submitted to and approved in writing by the Local Planning Authority and the development shall be carried out using only those detailed.

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

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

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

8. The development hereby approved shall not be occupied unless and until each of the 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 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: This condition is required in order that the development should not prejudice highway safety nor cause inconvenience to other highway users and are in recognition of Section 9 "Promoting Sustainable Transport" in the National Planning Policy Framework 2021.

9. 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.

10. Prior to first occupation, hard and soft landscaping details shall be submitted to and approved in writing by the Local Planning Authority including full details of:
a) hardstanding surfaces;

- b) green edges to separate the buildings from the existing access;
- c) plans and elevations of boundary treatments and of the roof terrace privacy screens;
- d) height, density and native species of new planting.

The approved landscape scheme (with the exception of planting, seeding and turfing) shall be implemented in accordance with the approved plans.

Any trees or plants whether new or retained which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species in the same place.

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

11. No external lighting shall be installed on the site or affixed to any buildings on site unless the Local Planning Authority has first approved in writing the details of the position, height, design, measures to control light spillage and intensity of illumination. Any external lighting shall comply with the recommendations of the Bat Conservation Trusts' document entitled 'Bats and Lighting in the UK - Bats and The Built Environment Series' Guidance Note 08/18 and shall thereafter be maintained.

Reason: In the interests of visual amenity, in order to preserve and enhance the natural environment including protected species and to minimise obtrusive light pollution.

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

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

In this case pre-application advice was sought and provided which addressed potential issues, the application has been submitted in accordance with that advice and no further issues have arisen.

3. The applicant is expected to ensure the safe operation of all construction traffic in order to prevent unnecessary disturbance obstruction and inconvenience to other highway users. Care should be taken to ensure that the waiting, parking, loading and unloading of construction vehicles does not hinder the free flow of any carriageway, footway, bridleway, footpath, cycle route, right of way or private driveway or entrance. Where repeated problems occur the Highway Authority may use available powers under the terms of the Highways Act 1980 to ensure the safe operation of the highway.

4. It is the responsibility of the developer to ensure that the electricity supply is sufficient to meet future demands and that any power balancing technology is in place if required. Electric Vehicle Charging Points shall be provided in accordance with the Surrey County Council Vehicular, Cycle and Electric Vehicle Parking Guidance for New Development 2022. Where undercover parking areas (multi-storey car parks, basement or undercroft parking) are proposed, the developer and LPA should liaise with Building Control Teams and the Local Fire Service to understand any additional requirements. If an active connection costs on average more than £3600 to install, the developer must provide cabling (defined as a 'cabled route' within the 2022 Building Regulations) and two formal quotes from the distribution network operator showing this.

Officer's Report

Site description.

The site is within an area inset from the Green Belt and lies within the settlement area of East Horsley. The site area lies adjacent to but outside of the East Horsley Conservation Area with the exception to this a single shed directly to the rear of the Bishopsmead Parade which does lie within the East Horsley Conservation Area.

The site lies within the 5 - 7 km buffer zone of the Thames Basin Heath Special Protection Area.

The application site is located to the rear of the parade of shops at Bishopsmead Parade and is accessed from an archway that runs underneath the centre of the three storey terrace of Bishopsmead Parade. This access also serves the Nomad Theatre building that lies directly to the East of the site.

The site occupies lower ground than the Bishopsmead Parade of shops and is long and narrow and rectangular in shape. The site comprises of a series of garages situated to the rear boundaries of those properties within Bishopsmead Drive and to the rear of Bishopsmead Parade. Between the existing garages and rear boundaries of 1,2 and 3 Bishopsmead Drive lies a linear group of Lawson and Leyland Cypress trees , which are protected by a TPO (No. 17 of 2005).

Proposal.

Proposed erection of two detached two storey dwellings with associated parking, refuse and cycle store following the removal of 13 purpose built garages.

Relevant planning history.

Reference:	Description:	Decision Summary:	Appeal:
22/A/00211	Removal of 13 existing purpose built garages. Replace with erection of two detached dwellings and associated parking, refuse and cycle storage.	NA	NA
20/P/01725	Erection of terrace of three dwellings and associated parking with the construction of refuse and cycle store following removal of 13 purpose built garages.	Non Determination 08/02/2022	DISM 22/07/2022
11/P/00992	Erection of 13 single storey garages, comprising 4 x 3 garage units and 1 single garage, following the demolition of the existing garages on site.	Approved	NA
10/P/02353	Erection of 14 single storey garages following demolition of existing garages	Withdrawn	NA
05/P/02022	Erection of a terrace of three two storey cottage style houses with associated parking following demolition of existing garages.	Refused	DISM
05/P/01287	Erection of terrace of three two storey cottage style houses with associated parking following demolition of existing garages.	Withdrawn	NA
02/P/02318	Erection of three two storey cottage style houses with associated parking following demolition of existing domestic garages (as amended by plans received on 12th MArch 2003 reducing the number of units from four to three, reducing the parking spaces from four to three and increasing the communal amenity area).	Refused	DISM
02/P/01903	Erection of terrace of four two storey cottage style houses with associated parking following demolition of existing garages.	Withdrawn	NA

GU/R 13270 1954	The erection of a lock-up garage	Approved	NA
GU/R 12753 1964	The erection of a block of lock-up garages	Approved	NA

Consultations.

Statutory consultees

County Highway Authority: no concerns raised subject to conditions.

Thames Water: no concerns raised.

Affinity Water Company: no comment received.

Surrey Wildlife Trust: no concerns raised subject to conditions.

East Horsley Parish Council: no objection.

Internal consultees

Head of Environmental Health and Licensing: no concerns raised.

Cleansing Manager - Operational Services: no concerns raised.

Third party comments:

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

- Impact on Badgers and bats [Officer comment: a preliminary ecological appraisal has been submitted which confirms no presence of roosting bats and no records of badgers within a 1km radius of the site and no signs of badger activity].
- Damage to trees [Officer comment: the application is supported by an arboricultural method statement, implications assessment and tree protection plan. The Council's Tree Officer has reviewed these documents and raises no objection].
- Invasion of privacy from overlooking.
- Insufficient road width [Officer comment: the proposal would not alter the road width, although it is noted that the access is private].
- Infrastructure capacity [Officer comment: Thames Water have not raised an objection].
- Unduly prominent and out of keeping with the surrounding buildings and local area.
- Insufficient parking.
- Dismantling of garages would reduce parking [Officer comment: the garages are used for B8 storage and not used to store garages. Accordingly, there would not be a loss of parking].
- Drainage issues [Officer comment: Thames Water have not raised an objection].
- Construction impacts [Officer comment: the access to the site is private and the management of construction traffic would be controlled by other legislation and its management would not be proportionate to the small scale of the development].
- Increase in traffic [Officer comment: the County Highway Authority have not raised an objection].
- Plot not large enough for two dwellings, parking and gardens.
- No visitor parking proposed [Officer comment: the proposal includes adequate car parking in line with the Parking Standards for New Development SPD].
- Area would be overcrowded with residential properties.
- Development would impede access to the Nomad Theatre.
- Safety concerns with opening front door onto the access.
- Loss of light to properties on Chown Court and to trees.

- Overdevelopment.
- Cannot enact the "High Hedges Act" [Officer comment: the Council's Tree Officer did not raise an objection].
- Emergency vehicle access.
- Noise impact on new residential properties from the Theatre.
- Refuse/rubbish collection [Officer comment: the Council's Operational Services team did not raise an objection].
- Poor access to public transport due to distance and frequency.
- Poor outlook and access to natural light.
- Proposed garden area not likely to allow grass growth due to shade.
- Requests that existing damage to access be rectified before proposed development proceeds [Officer comment: this is not a material planning consideration].

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 11: Making effective use of land

Chapter 12: Achieving well-designed places

Guildford Borough Local Plan: Strategy and Sites 2019 (LPSS)

The Guildford Borough Local Plan: Strategy and Sites was adopted by Council on 25 April 2019.

- Policy S1: Presumption in favour of sustainable development
- Policy H1: Homes for all
- Policy E9: Local Centres and isolated retail units
- Policy D1: Place shaping
- Policy D2: Climate Change, sustainable design, construction and energy
- Policy D3: Historic environment
- Policy ID3: Sustainable transport for new developments
- Policy ID4: Green and blue infrastructure

Guildford Borough Council: Development Management Policies March 2023

Guildford's Local Plan Development Management Policies (LPDMP) was adopted by the Council on 22 March 2023. This now forms part of the statutory development plan and the policies are given full weight.

- Policy 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 D16: Carbon Emissions from Buildings
- Policy D18: Designated Heritage Assets
- Policy D20: Conservation Areas
- Policy ID10: Parking Standards for New Development

East Horsley Neighbourhood Plan 2017 - 2033

Policy EH-S1:	Spatial development in East Horsley
Policy EH-EN2:	Trees & Hedgerows
Policy EH-EN4:	Biodiversity
Policy EH-H7(a):	East Horsley design Code: Houses & Bungalows
Policy EH-H8:	Residential Infilling

Supplementary planning documents:

Residential Design Guide (2004)
Climate Change, Sustainable Design, Construction and Energy SPD (2020)
Planning Contributions SPD (2017)
Parking Standards for New Development SPD (2023)
Thames Basin Heath Special Protection Area Avoidance Strategy (2017)
National Design Guide (2021)

Planning considerations.

The main planning considerations in this case are:

- The principle of development
- Impact on the character of the Conservation Area
- Character and appearance
- Amenity and space standards
- The impact on neighbouring amenity
- The impact on highways and parking
- Sustainability
- Impact on biodiversity

Background to this application

The previously submitted application (20/P/01725) for the erection of three terraced dwellings was dismissed under appeal for the following reasons:

- *The proposal would have an adverse effect on the character and appearance of the surrounding area. As such, it would fail to comply with Policy D1 of the Guildford Borough Local Plan: Strategies and Sites 2015 - 2034 (adopted 25 April 2019). Policy G5 of the Guildford Borough Local Plan 2003, the Residential design Guide Supplementary Planning Guidance July 2004 and the National Planning Policy Framework, which together seek to ensure good design.*
- *While the proposal would not have an adverse effect on the living conditions of the future occupiers of Unit 1 of the proposal with regards to outlook and light, it would have an adverse effect on the living conditions of future occupiers of Units 2 and 3 with regards to outlook and light, and of all units with regards to privacy and the provision of outdoor space. As such, it would fail to comply with Policy D1 of the Guildford Borough Local Plan: Strategies and Sites 2015 - 2034 (adopted 25 April 2019), Policy G1(3) of the Guildford Borough Local Plan 2003 and the National Planning Policy Framework, which together seek to ensure adequate living conditions.*

Since the application was dismissed at appeal, the Applicant has been in a pre-application discussions with the LPA. The scheme submitted differed from the dismissed scheme in the following ways:

- Reduction from three terrace houses to two detached dwellinghouses.
- The revised design included a more articulated form to break up the expansive brick and stone facades.
- The living spaces are shown on the ground floor and bedrooms on the first floor, which allows more windows.
- Living areas repositioned to open up into private garden spaces.
- Greater area of private outdoor amenity space.

It was concluded in the pre-application that the development would likely be acceptable subject to the following amendments:

- inclusion of additional ground floor windows to serve the kitchen areas of both units.
- Increase visibility of the front entranceways of both units to improve the occupants 'sense of place' and contribute to an active frontage.
- Privacy screen to be included on the southern elevation of both terraces.
- Inclusion of full elevation plans.

The plans submitted under this application have adopted this feedback.

The principle of development

The site is located within the identified settlement boundary of East Horsley which has been inset from the Green Belt. As this settlement is not within the Green Belt, there is no requirement to assess the proposal against the restrictive Green Belt policies.

The western corner of the site, which contains a single garage building sits within the boundary of the Local Centre. As the garages are in use as Class B8 - storage and distribution, there would be no loss of retail space. Consequently, the proposal would not be contrary to Policy E9 of the LPSS.

As such, there is no in principle objection to the provision of additional residential units on the site.

Impact on the character of the Conservation Area

Statutory provisions:

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.'

NPPF provisions:

It is one of the core principles of the NPPF that heritage assets should be conserved in a manner appropriate to their significance. Chapter 16 of the National Planning Policy Framework addresses proposals affecting heritage assets. Para 199 sets out that 'great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance'. The NPPF 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.

Paras 199-205 set out the framework for decision making in planning applications relating to heritage assets and this application takes account of the relevant considerations in these paragraphs.

The significance of the East Horsley Conservation Area encompasses 25 listed structures, which include a number of distinctive 'arts and craft' homes designed by architect, Frank Chown as well as other buildings in the distinctive Lovelace architectural style which includes the use of brick with flint facings. References to Frank Chown can also be found outside of the buildings themselves, but also in street names, Chown Court being a clear example.

A small section of the site at the most westerly edge of the site lies within the East Horsley Conservation Area. This part of the site is currently occupied by a pre-cast concrete garage. There are no listed buildings within or adjacent to the site. Given the sites location to the rear of Bishopsmead Parade of shops and the current occupation of the site by the garages, there would be no material harm to the designated heritage asset.

Character and appearance

The application site is currently occupied by 13 purpose built garages which are used as storage units. The garages have no architectural merit. Consequently, the demolition of these buildings would not harm the character of the area.

The proposed two-storey detached dwellinghouses, as well as the associated car parking spaces and landscaping would occupy a greater built footprint than the existing buildings, and extend further forward and further back. Each proposed dwelling would have two-bedrooms, a private garden space to the east and a first floor terrace. Two car parking spaces are proposed for each unit, with identified refuse storage and secure cycle storage to the side of the buildings. The proposed gross internal area of unit 1 would be 88 sqm, and 86 sqm for unit 2.

The design of the proposed dwellings would be in keeping with the modern architectural character of other buildings to the rear of Bishopsmead Parade, including the apartments and duplex opposite the site, and the Nomad Theatre. The palette of materials would include the use of flint, red brick and slate which while applied in a contemporary way, would be characteristic of the local Lovelace style.

The use of flint would ground the base of the building and seamlessly enclose the side gardens. The red brick upper storey would float over side parking and enclose the bin and bike storage so that they integrate with the building form. A single parking bay with an oversailing pergola structure would provide a lighter visual break between the two properties. The proposed articulated roof design would break up the mass of the built form, and reduce the overall prominence of the buildings from the public footpath and surrounding properties.

Given the character of the area, the contemporary fenestration and enclosure to the roof terraces would be appropriate to the buildings' form and the use of larger windows and rooflights would maximise opportunities for natural light and ventilation.

While the plot is long and narrow, the proposed dwellings would comfortably within the area owing

to the use of external materials and articulated roof design, as well as provision for private and open garden space to each unit. The reduction from three terrace houses to two detached dwellings would be more characteristic of the area and ensure that there would be adequate amenity space for occupants. The proposed development would be appropriately sized for the plot and not appear unduly cramped or contrived.

While the proposed dwellings would be situated in close proximity to the public footpath which would provide access to the Nomad Theatre to the rear of Bishopsmead Parade, both units would have a staggered facade to break up the building facade. There would also be a landscaped strip to the front of the site which would provide a soft transition between the hardstanding of the access and the building facade. While landscaping is shown on the proposed plans, no details of the type or composition of this have been provided. Should the application be recommended for approval, a condition would be imposed requiring a landscaping plan be submitted prior to occupation detailing all proposed soft and hard landscaping measures.

With respect to the East Horsley Design Code (Policy EH-H7(a) of the East Horsley Neighbourhood Plan), the proposed development would be in keeping with the character of East Horsley and with the style of properties surrounding the development. The proposal would increase the amount of green space, therefore enhancing the 'leafy' character of East Horsley. The development would be two stories only. The proposal would therefore comply with Policy EH-H7(a).

Policy EH-H8 of the East Horsley Neighbourhood Plan supports residential infilling development where the site is substantially surrounded by existing development and the size and massing of new residential development is no greater than that of surrounding property. The proposal is for only two, two-bedroom detached dwellings in an area with apartments and a duplex. It is clear that the scale and massing would be no greater than existing development. The proposal would therefore comply with this policy.

Overall the proposed development would be an example of high quality design that would appropriately respond to the constraints of the site. The demolition of the existing garages in place of the dwellings would enhance the character of the area. The choice of materials would respond to the wider East Horsley character, and the Lovelace architectural design of buildings within the wider area. It is therefore considered that the proposed development would comply with Policy D1 of the LPSS, Policies D4 and D8 of the LPDMP and Policies EH-H7(a) and EH-H8 of the East Horsley Neighbourhood Plan.

Amenity and space standards

Paragraph 130(f) of the NPPF 2021 states that planning policies and decisions should ensure that developments create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users.

Policy D1(4) of the Guildford Borough Local Plan: Strategies and Sites 2015 - 2034 states that all new development is expected to have regard to and perform positively against the recommendations set out in the latest Building for Life guidance and conform to the nationally described space standards (NDSS).

The proposed development includes the construction of two, two-bedroom, four occupant residential units with gross internal floor areas of 86 and 88 sqm. For dwellings of this size the minimum gross internal floor area would be 79 sqm. Both dwellings would comply with this.

All bedrooms would be double occupancy and comply with the minimum area and dimension standards. The proposed development would therefore comply with the NDSS.

In the case of both proposed units there would be a private garden space to the east, accessible from the living room on the ground floor through large bi-fold doors. The garden areas would be surrounded by a flint wall that would be seamlessly integrated with the dwellings to provide privacy to occupants. The front elevation of the wall would be staggered to create both visual interest from the public footpath and to reduce the prominence. Each unit would also have a roof terrace at first floor level accessible from a bedroom. In the case of unit one the roof terrace would have an area of approximately 7.9 sqm, and for unit two, 15.6 sqm. A privacy screen would be installed along the northern and southern sides of both terraces to ensure privacy of both the occupants and neighbouring properties. It is considered that both proposed units would be provided with sufficiently sized and shaped private outdoor amenity space, compliant with Policy D5 of the LPDMP.

Both units would have adequate windows to provide natural light and sunlight to habitable rooms. In the case of the first floor of both units, rooflights would be proposed to supply light to the western bedrooms. The bi-fold doors from the eastern bedrooms along with the smaller rooflights would supply light to these rooms.

Overall, it is considered that both dwellings would have acceptable living conditions through provision of private outdoor amenity space, NDSS compliance and access to natural light. The proposed development would therefore comply with Policy D1 of the LPSS and Policy D5 of the LPDMP.

The impact on neighbouring amenity

The adjoining properties most impacted by the proposed development would be 1 - 5 Chown Court, 6 - 7 Chown Court, Rivendell (1 Bishopsmead Drive), Brandywine (2 Bishopsmead Drive), Riduna Cottage (3 Bishopsmead Drive), 4 Bishopsmead Drive and the Nomad Theatre.

1 - 7 Chown Court

The application site is located opposite the residential dwellings of Chown Court. The proposed dwellings would maintain a separation gap of approximately 7.5 metres from these properties. At this distance the proposed development would not result in loss of light or overbearing impact on these properties. However, these properties have habitable room windows facing the application site. Similarly, the proposed dwellings would have habitable room windows and a first floor terraces facing Chown Court.

Unit 1 would be positioned towards the west with only the roof terrace having potential views into the dwellings at 1 - 5 Chown Court. A privacy screen would be installed along both the northern and southern sides of the terrace to obscure views of neighbouring properties. While unit 1 would have two first floor windows, due to the positioning of the dwelling, these would not look directly towards 1 - 5 Chown Court. With regards to Unit 2, the privacy screens on the roof terrace would obscure views of 6 - 7 Chown Court, and the building's and first floor window positioning would avoid direct overlooking. The proposed development would therefore appropriately mitigate any potential impact from overlooking.

Rivendell and Brandywine

Rivendell and Brandywine adjoin the application site to the south and consist of detached two-storey dwellinghouses, approximately 18 - 22 metres from the southern wall of the proposed dwellings. While the proposal would be noticeably greater in scale and height than the existing garages, the proposed dwellings have been designed so that the roof form is stepped to minimise bulk, as well as having the first floor setback from the southern boundary with the single storey element acting as a partial buffer to further minimise the bulk of the building. These features, in addition to the separation distance would mean that both units would not appear as overbearing features or result in a loss of light or overshadowing.

Neither unit 1 or unit 2 would have any first floor windows on the southern/rear elevations. While there would be ground floor rear facing windows, these would be screened by the existing fence and vegetation to the rear. To ensure an acceptable level of privacy is maintained between Rivendell and Brandywine and the proposed units, the proposal would be required to retain the existing boundary fence. As the existing trees are not located within the Applicant's property, it would not be possible to require this development to retain these. However, a condition would be imposed requiring the development to proceed in accordance with the submitted aboricultural reports to protect the trees during construction. In addition, the trees are subject to a TPO which would ensure their ongoing protection.

A privacy screen would be installed on the southern boundary of the roof terraces to obscure views into Rivendell and Brandywine and other properties to the south. Subject to the above mentioned conditions, the proposed development would not result in an unacceptable impact on the amenity of these properties.

Riduna Cottage

Riduna Cottage adjoins the application site to the south-east and consists of a detached two-storey dwellinghouse, approximately 17.5 metres from the eastern wall of the proposed unit 2. Unit 1 would not be highly visible as it would be screened by unit 2.

Due to the distance, there would be no loss of light or overshadowing concerns and the dwelling would not appear as an overbearing feature. Due to the orientation of unit 2 towards the east, there may be oblique views of Riduna Cottage from the proposed roof terrace. To mitigate the potential overlooking impact, a privacy screen would be erected. Outside of this, only the ground floor windows would look towards this property, which would be screened by existing boundary treatments. As with Rivendell and Brandywine, the boundary fence would be retained and the trees protected by a TPO and the recommended measures included within the aboricultural reports.

It is therefore considered that there would not be an unacceptable impact on the amenity of the occupants or Riduna Cottage.

Conclusion

Subject to the imposition of the conditions outlined above, the proposed development would not result in an unacceptable adverse impact on the amenity of neighbouring properties, in compliance with Policies D5 and D8 of the LPDMP and Policy EH-H8 of the East Horsley Neighbourhood Plan.

The impact on highways and parking

The application site is accessed from Bishopsmead Parade, under an archway between the shops. The site is currently occupied by 13 garages which the Applicant confirmed are used as storage units for private users. Even if the garages were to be used for car parking, with the exception of garage building 1, they would not meet the minimum dimension standards set out under the Parking Standard for New Development SPD, which require garages to be a minimum of 6 metres by 3 metres. The loss of one parking space would have a negligible impact on highway safety.

The parking SPD sets out an expected car parking provision of 1.5 spaces for a two-bed dwelling. Where the spaces provided are allocated, the provision for visitor parking would be 0.2 spaces per dwelling. In accordance with this SPD, the expected car parking space requirement would be 3.4 spaces. Even if this were to be rounded up, the proposed 4 parking spaces would comply. As noted by the County Highway Authority, any overspill parking would be controlled by the existing parking restrictions on Bishopsmead Parade.

Subject to the imposition of conditions requiring the installation of a fast-charge EV socket per unit and covered bicycle parking with an e-bike charging point, the Highway Authority was satisfied that the proposed development would not have a material impact on the safety and operation of the adjoining public highway and would promote sustainable transport and a reduction in carbon emissions.

The proposed development would therefore comply with Policy ID3 of the LPSS, Policy ID10 of the LPDMP and the Parking Standards for New Development SPD.

Impact on trees

As noted above, there are mature cypress and silver birch trees to the rear of the site which are protected by a TPO. Given the prominence of these trees, they are clearly a distinctive feature of the site and surrounding area. They would therefore offer important visual amenity that should be protected in line with Policy EH-EN2 of the East Horsley Neighbourhood Plan and Policy D4 of the LPDMP. The Application is supported by an arboricultural method statement, implications assessment and tree protection report which have been reviewed by the Council's Tree Officer. Subject to compliance with the recommendations within these documents, the proposal would adequately protect the trees during demolition and construction.

The proposed development would comply with Policy EH-EN2 of the East Horsley Neighbourhood Plan and Policies D5 and P6 of the LPDMP.

Sustainability

The NPPF emphasises the need to plan proactively for climate change and new developments are required to meet the requirements of paragraph 154 through climate change adaptation, provision of green infrastructure and reduction of greenhouse gas emissions. Paragraph 157 then states new development should comply with local requirements for decentralised energy supply and take account of landform, layout, building orientation, massing and landscaping to minimise energy consumption.

Policy D2 of the LPSS is the Council's policy to require new development to take sustainable design and construction principles into account, including by adapting to climate change, and

reducing carbon emissions and is supported by the Climate Change, Sustainable Design, Construction and Energy SPD 2020. Policies D14 - D16 of the LPDMP set out a number of sustainable development requirements, including how a 'fabric first' approach would be taken, how embodied carbon emissions would be reduced, what energy efficiencies would be used, what water efficiencies would be used and how the building would respond to climate change and overheating. The Applicant has submitted a completed Climate Change, Energy and Sustainable Development Questionnaire, which sets out the following proposed measures:

- Where possible, recycled materials such as existing bricks and flint will be used.
- Where possible, demolition material will be recycled for reuse on site. Existing prefabricated garages and concrete will be assessed for suitability crushed down and reused.
- Bricks and slates will be UK sourced.
- Timber will be FSC certified.
- Compliance with building regulations.
- Careful design to minimise requirement for artificial lighting .
- Design for maximum solar gain.
- Cross ventilation.
- Water efficiency below 110 litres per person per day.
- Rainwater butts and flow restrictors.
- EV charging points and cycle stores.
- Garden spaces with raised terraces to minimise hardstanding.
- Airsource heat pumps.

The climate change questionnaire outlines a number of measures that would positively contribute to greater sustainability of the development. In order to achieve the purpose of Policies D2 of the LPSS and Policies D14 - D16, conditions would be imposed (should permission be granted) requiring a minimum water efficiency standard of 110 litres per occupant per day and the installation of an EV charging point and e-bike charging point. As the proposal would include the demolition of the existing garages, to comply with Policy D14 a condition would be imposed requiring the submission of a Site Waste Management Plan prior to commencement. It is considered acceptable to not impose a condition requiring a minimum TER reduction as the Building Regulations are currently more onerous than Local Plan standards. Imposing a condition requiring this would therefore not be efficient or necessary. While the proposal does include details of the proposed materiality of the buildings, no details have been provided on their carbon efficiency. To ensure materials are locally sourced, a condition would be imposed requiring the embodied carbon details of the proposed materials. Subject to the imposition of these conditions, the proposal would comply with Policy D2 of the LPSS and Policies D14 - D16 of the LPDMP.

Impact on ecology and biodiversity

The application is supported by a Preliminary Ecological Appraisal. The reporting confirms no presence of any protected species, which would be consistent with the dominance of developed land, inclusive of the sealed surface and buildings. The mature trees present do however have some value and may provide a habitat corridor for species such as bats and birds. As recommended in the ecological appraisal and requested by Surrey Wildlife Trust, a Sensitive Lighting Management Plan/sensitive lighting scheme should be provided. This would be required to mitigate any potential impact from artificial light on roosting species that may be present in the trees around the site and in the wider area.

In accordance with Policy ID4 of the LPSS and Policy P7 of the LPDMP, a new development proposals are required to provide for the net gain in biodiversity. The Preliminary Ecological

Appraisal sets out a number of potential biodiversity enhancements, including:

- Proposed landscaping should seek to enhance the ecological value of the site by making use of native plant species of local provenance and/or non-native species with high pollinator value.
- Create 13cm x 13cm holes in timber fencing with 'hedgehog highway' signs along the eastern boundary to maintain ecological permeability across the site, and
- Install woodcrete bat and bird boxes on the proposed dwellings.

As the proposed development proposal does not include a biodiversity enhancement scheme, to ensure compliance with Policies ID4 and P7 a condition would be warranted that requires the Applicant to submit, prior to commencement, a biodiversity enhancement scheme in line with the recommendations of the Preliminary Ecological Appraisal for the approval of the LPA. This is reiterated by the Surrey Wildlife Trust.

Subject to the above mentioned conditions, the proposed development would comply with Policy ID4 of the LPSS and Policy P7 of the LPDMP.

Conclusion.

Subject to the imposition of the recommended conditions, the proposed development of two, two-bedroom dwellings would not have an unacceptable adverse impact on the character of the area, on the significance of the Conservation Area, or on neighbouring amenity. There would be no material impact on highway safety and operation, and the design would present adequate sustainability and biodiversity enhancement measures. The application is therefore deemed to be acceptable and the application is recommended for approval.