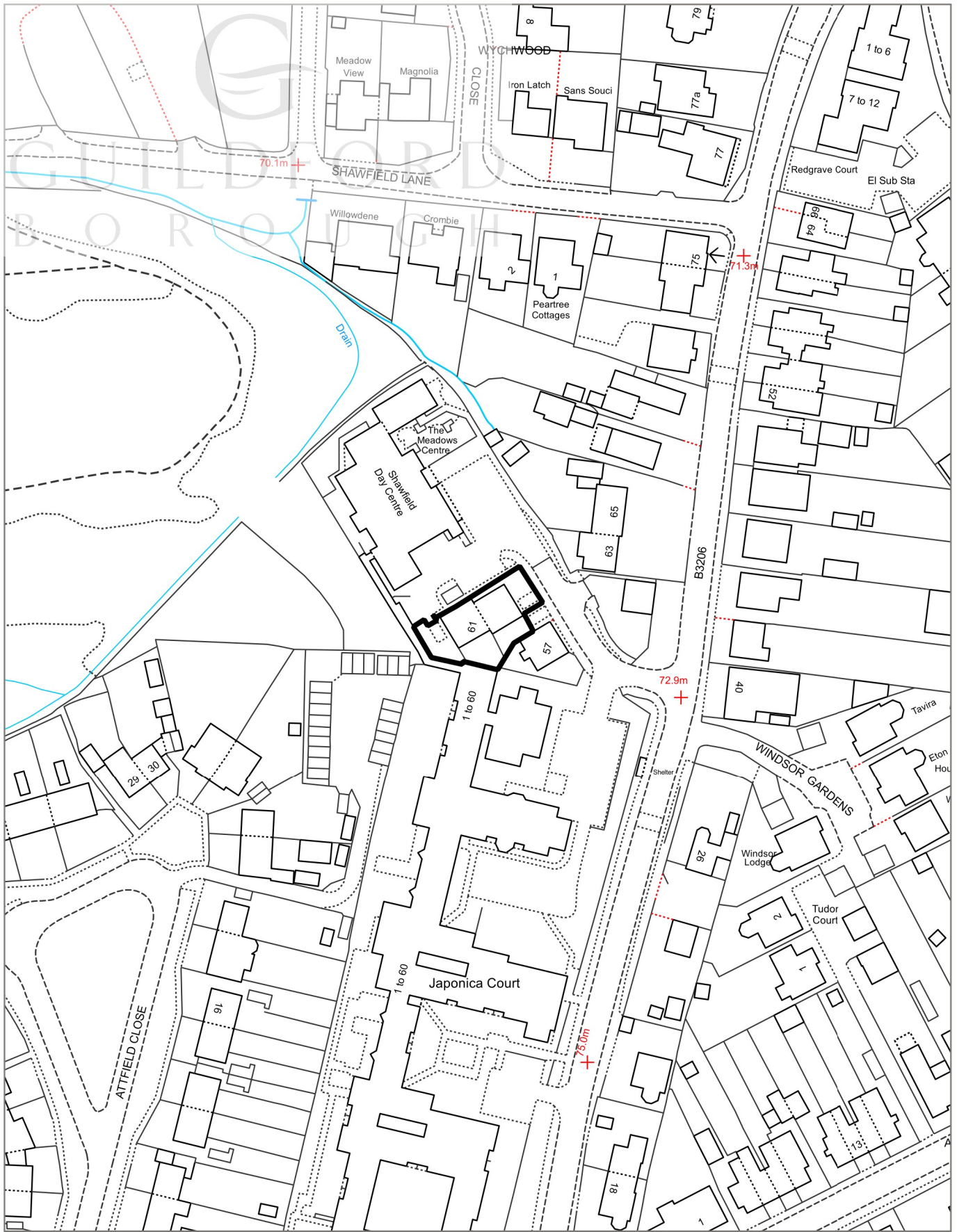


22/P/01682 - 59 Shawfield Road, Ash, Guildford



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Print Date: 16/11/2023

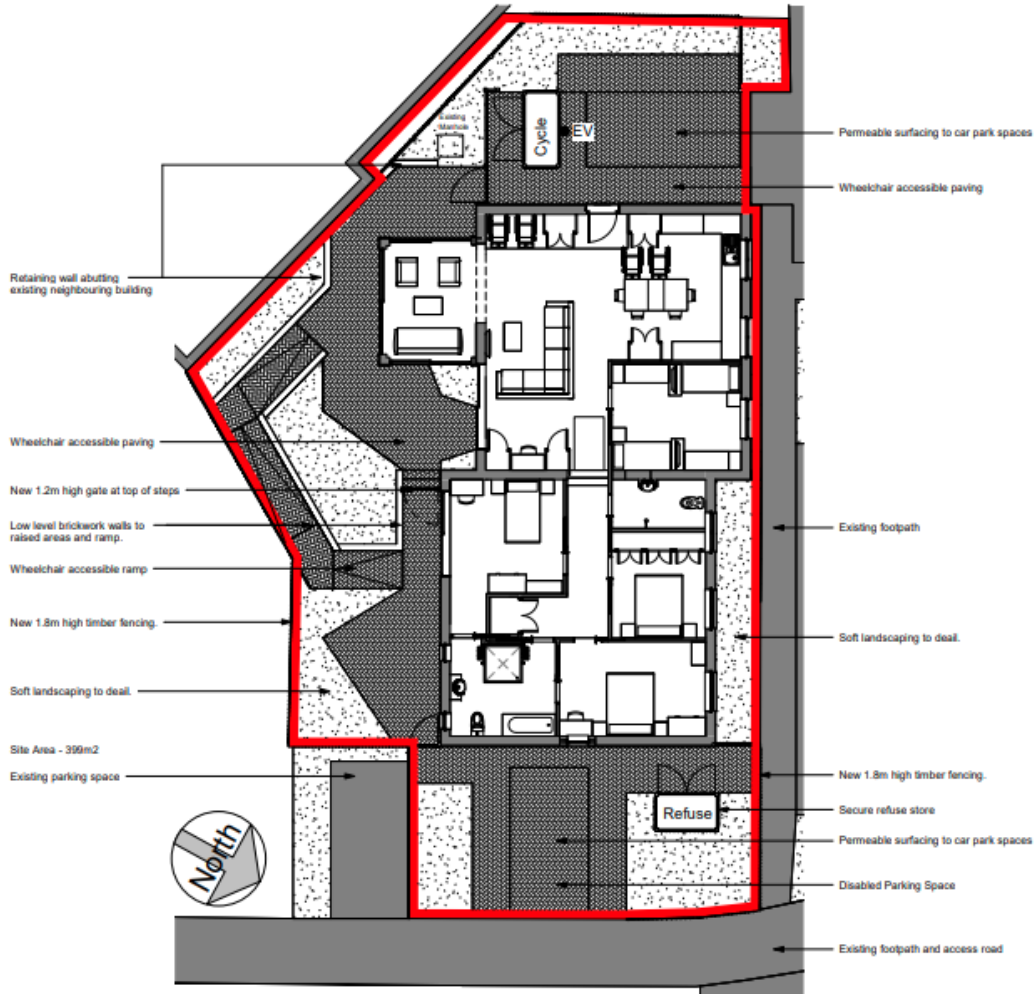


Not to Scale



GUILDFORD
BOROUGH

22/P/01682 – 59 Shawfield Road, Ash, Guildford



Not to scale

App No: 22/P/01682

8 Wk 30/12/2022

Deadline:

Appn Type: Full Application

Case Officer: James Amos

Parish: Ash

Ward:

Agent : Mr Charles

Applicant: Guildford Council

Seville Ltd

t: Millmead House

Co/ Stable Clockhouse

Millmead

Trulls Hatch

GU2 4BE

Argos Hill

Rotherfield

TN6 3QL

Location: 59 Shawfield Road, Ash, Guildford, GU12 6QX

Proposal: Conversion of 2 existing and dilapidated bungalows into a single family, 4 bed, wheelchair accessible property.

Executive Summary

Reason for referral

This application has been referred to the Planning Committee because the applicant is Guildford Borough Council.

Key information

Planning permission is sought for the extension and conversion of 2 existing and dilapidated bungalows into a single family, 4 bed, wheelchair accessible property.

There existing one and 2 bedroom semi-detached bungalows would be combined and adopted to form a 4 bedroom wheelchair accessible family unit. The proposals also include the erection of a single storey conservatory at the rear. 2 parking spaces would be provided, together with cycle parking and a landscaped rear garden.

Summary of considerations and constraints

The proposals would restore and extend 2 existing small residential units, which are vacant and in a dilapidated condition, to a family sized wheelchair accessible dwelling. There would be no loss of residential accommodation.

The proposed dwelling would provide adapted accommodation for a local family. The new dwelling would include suitable parking and amenity space, whilst the existing structure would be upgraded to provide modern, energy efficient accommodation.

No harm is identified with regards to the visual amenities of the area or to the amenities of neighbouring residents. Accordingly, planning permission is recommended subject to conditions.

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:

Proposed Site Plan (SR-PL-203) received on 03/10/2022

Existing GA (SR-PL-200) received on 03/10/2022

Proposed GA (SR-PL-202 rev A) received on 03/10/2022

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

3. The development hereby permitted shall be undertaken and completed in accordance with the materials set out on the application form and on the approved drawings.

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

4. Prior to the occupation of the development hereby permitted, details of the electric charging point shall be provided for 1 of the car parking spaces shown on drawing No. SR-PL-203 and thereafter retained permanently for the accommodation of vehicles of occupiers and visitors to the premises and not used for any other purpose.

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

5. 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.

6. 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.

7. 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.

Officer's Report

Site description.

The application site comprises two vacant and partly derelict semi-detached bungalows located on the western side of Shawfield Road, opposite the entrance to Windsor Gardens. The pair of bungalows are part of a group of three located off Shawfield Road and adjacent to Shawfield Day Centre. Each bungalow is constructed of a facing brickwork with a shallow pitched and tiled roof. Each property has a small private garden and off street parking. The bungalows comprise a 1 bed unit and a 2 bed unit.

The site lies in a mixed residential area within the urban area of Ash. The site lies within the Thames Basin Heaths SPA 400m to 5km buffer zone.

Proposal.

Planning permission is sought for the extension and conversion of 2 existing and dilapidated bungalows into a single family, 4 bed, wheelchair accessible property. The proposed extension would comprise a conservatory located at the rear of the south-western end of the building and would measure 4.0m by 3.075m with a flat

roof to a height of 2.6m and would provide direct access to a landscaped wheelchair accessible garden. The internal layout of the converted building would provide a single 4 bedroom dwelling which would be converted for wheelchair accessibility. Two of the bedrooms would be provided with direct access to a family bathroom suitable for the 2 members of the family who use wheelchairs.

It is proposed to change the external materials of the proposed dwelling and finish the converted and refurbished dwelling in render and vertical cladding. The roof would be finished in slate effect tiles with insulation below.

Externally, two parking spaces, including 1 space suitable for wheelchair uses would be provided.

Relevant planning history.

None.

Consultations.

Statutory consultees

County Highway Authority: Notes that the application site is accessed via a private road and does not form part of the public highway, therefore it falls outside The County Highway Authority's jurisdiction. The County Highway Authority has considered the wider impact of the proposed development and considers that it would not have a material impact on the safety and operation of the adjoining public highway. However, in order to promote sustainable transport and to reduce carbon emissions the County Highway Authority recommends that conditions be imposed in any permission granted requiring the provision of an electric vehicle charging point and cycle parking including charging for e-bikes.

Ash Parish Council

No observations.

Third party comments:

No letters of representation have been received

Planning policies.

National Planning Policy Framework (NPPF)

Chapter 2: Achieving sustainable development
Chapter 5: Delivering a sufficient supply of homes
Chapter 8: Promoting healthy and safe communities
Chapter 9: Promoting sustainable transport
Chapter 11: Making effective use of land
Chapter 12: Achieving well-design places
Chapter 14: Meeting the challenge of climate change, flooding and coastal change

Guildford Borough Local Plan: Strategy and Sites (2015 - 2034)

The Guildford Borough Local Plan: Strategy and Sites was adopted by Council on 25 April 2019. The Plan carries full weight as part of the Council's Development Plan.

Policy S1: Presumption in favour of sustainable development
Policy H1: Homes for all
Policy D1: Place shaping
Policy D2: Climate change, sustainable design, construction and energy

Guildford Borough Local Plan: Development Management Policies (LPDMP) March 2023

Guildford's Local Plan Development Management Policies (LPDMP) was adopted by the Council on 22 March 2023. The Plan carries full weight as part of the Council's Development Plan.

Policy D4: Achieving High Quality Design and Respecting Local Distinctiveness
Policy D5: Protection of Amenity and Provision of Amenity Space
Policy D14: Sustainable and Low Impact Development
Policy D15: Climate Change Adaptation
Policy ID10: Parking Standards

South East Plan 2009

NRM6: Thames Basin Heath Special Protection Area

Supplementary planning documents:

Climate Change, Sustainable Design, Construction and Energy SPD 2020

Parking Standards for New Development 2023

Residential Design Guide 2004

Planning considerations.

The main planning considerations in this case are:

- the principle of development
- the impact on the character of the area
- the impact on neighbouring amenity
- living conditions
- highways / parking considerations
- sustainability
- Thames Basin Heaths Special Protection Area

The principle of development

Paragraphs 119 and 120 of the NPPF state that planning decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment.

The application site is located in the urban area where the principle of residential development is considered acceptable. LPSS 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. It goes on to state that development that results in the net loss of existing housing (C2 use class or C3 use class accommodation or traveller accommodation) will not be permitted. Furthermore, all new residential development must conform to the nationally described space standards. Part (5) of Policy H1 goes on to state that provision of well-designed specialist forms of accommodation in appropriate sustainable locations is encouraged, taking into account local housing needs. The supporting text to the policy states that this type of accommodation should be located in accessible areas with links to public transport and local facilities.

Planning permission is sought for the conversion of two small bungalows (1 and 2 beds) to a 4 bedroom family dwelling which would be accessible for wheelchair users. Although the number of units is reduced by the proposal, there would be a net increase in the number of bedspaces on the site. In this regard, it is not considered that there would be a net loss of housing from the site as a result of the proposals. Furthermore, the proposals would provide a specialist form of accommodation which has been identified as a specific need for a local family. In these circumstances, it is considered that the requirements of LPSS Policy H1 are met, and no objections are raised to the conversion of the two smaller bungalows to a specially adapted single family dwelling house.

However, the application is still subject to other relevant planning policies and technical considerations. These are considered in the proceeding sections of this report.

The impact on the character of the area

Paragraph 126 of the NPPF states that ‘Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.’ The PPG in its design guidance provides advice on the key points to take into account on design; these include being functional, adaptable, resilient design, distinctive in character, attractive and encouraging ease of movement. The National Design Guide (NDG) also illustrates how well-designed places that are beautiful, enduring and successful can be achieved in practice.

Policy D1 of the LPSS sets out the Borough’s vision, requiring all new development to achieve high quality design that responds to the distinctive character of the area in which it is set. The policy also details other key aspects of urban design, including the creation of safe, connected and efficient streets, a network of green spaces and public places, and that foster crime prevention, access, inclusion, and other factors designed to support healthy communities. Policy D4 of the LPDMP requires proposals to demonstrate how they achieve the ten characteristics of well-designed places as set out in the National Design Guide to ensure high quality design as well as requirements for respecting local distinctiveness.

The overall scale and size of the building would be broadly the same as existing./ The proposed single storey extension would be located at the rear and would not be visible from the street scene. The proposed extension would be provided with a flat roof and glazed walls and would appear as a subservient addition to the dwelling. Other changes to the external materials would replace the existing facing brickwork with insulated render and vertical cladding whilst new aluminium high performance windows would provide a modern contemporary appearance to the property.

The area around the site is characterised a mix of dwelling types and the adjoining Community Centre, of varying designs and finished. In this regard, the changes to the exterior finish of the proposed dwelling would appear in keeping with the character of the surrounding area and would add to the mix of styles and designs. In light of this, it is considered that the proposals would accord with the requirements of LPSS Policy D1 and LPDMP Policy D4.

The impact on neighbouring amenity

Paragraph 130(f) of the NPPF requires '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'. These principles are included in policy D5 of the LPDMP which protects from unneighbourly development.

In terms of neighbouring amenity there would be no material impact on nearby properties. The front of the property faces towards the Shawfield Day Centre, whilst the rear elevations faces towards the flank elevation of the adjoining flats at Japonica Court, a two storey block of flats. In each case, the proposed rear extension and the changes to the elevations would not have an impact on the amenities of neighbouring residents or users of the day centre. Accordingly, it is considered that the proposals would accord with the provisions of LPDMP Policy D5.

Living conditions

Policies H1 and D1 of the LPSS requires that all new developments 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 as set out by the Ministry of Housing, Communities and Local Government (MHCLG).

The proposed new dwelling would have a floor area of 146.07sqm which would exceed the minimum requirements of the nationally described space standards for a 4 bedroom dwelling. Bedroom sizes would range from 10sqm to 14sqm. All habitable room windows would have adequate access to daylight and outlook. Externally the proposed dwelling would have access to outdoor amenity space.

It is concluded that the development proposal would not give rise to unacceptable impacts on the living conditions of future occupiers of the development. For these reasons the development complies with the objectives of policy H1 and D1 of the LPSS, D5 of the LPDMP, the National Design Guide (NDG) and NPPF.

Highways / parking considerations

The Council's Vehicle Parking Standards SPD 2023 requires 2.5 spaces per 4 or more bedroom dwelling. The application identifies that 2 parking spaces would be provided, slightly below the adopted standard for a 4 bedroom unit. However, given that the proposed dwelling is to be adapted for wheelchair users, it is not considered that this minor conflict with the standards would be unacceptable. The Highways Authority has assessed the proposal and raise no objection in terms of the safety and operation of the adjoining highway and have recommended conditions to be attached to any approval.

No concerns are raised with regard to parking provision or highway matters, and it is considered that the proposals would comply with LPSS Policy ID3 and the NPPF.

Sustainability

In order for the development to comply with the Council's Sustainable Design, Construction and Energy SPD 2020, the development would need to include water efficiency measures.

Under the LPSS 2019, buildings need to achieve a 20% reduction in carbon

emissions over and above building regulation standards and also provide water efficiency measures. However, 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.

The applicant has submitted a sustainability questionnaire confirming the efficient use of minerals, waste minimisation and reuse of any materials. High standards of insulation will be added to the existing building, and low energy fixtures and fittings will be used, including an air source heat pump. Permeable paving will be used within the rear garden to provide a suitable landscape garden for the new occupants of the dwelling.

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. This application proposes the conversion of two small residential units to a single larger unit suitable for wheelchair users. In this regard it is not considered that the proposal has the potential, in combination with other development, to have a significant adverse impact on the protected sites and therefore no mitigation is required.

Conclusion.

Planning permission is sought for the extension and conversion of 2 existing and dilapidated bungalows into a single family, 4 bed, wheelchair accessible property. The existing 1 and 2 bedroom bungalows will be combined to create an adapted dwelling suitable for a local family who include 2 wheelchair users. The conversion would not result in a loss of residential accommodation and would meet an identified need.

The new dwelling would be converted and improved using modern insulation and materials and would provide a suitable residential environment for the family.

Accordingly, no objections are raised and subject to conditions, it is recommended that planning permission be granted.