

Date: 8 August 2023
Ref: SI/P23-0871



Vail Williams LLP
2 Noel Street
London
W1 8GB

Planning Department
Guildford Borough Council
Millmead House
Millmead
Guildford
Surrey
GU2 4BB

Tel 020 3589 0050
vailwilliams.com

Dear Sir/Madam,

Non-Material Amendment to pursuant to outline application 15/P/01611.

Builders Yard, Little London, Albury, Guildford, GU5 9DG

Planning Portal Ref: PP-12367340

Vail Williams LLP have been instructed by Littlerock Developments 14 Ltd. to prepare this Non-Material Amendment (NMA) application for minor amendments to approved application 15/P/01611 which sought, 'Outline application for the demolition of the existing buildings and the construction of three residential dwellings including the provision of car parking and garden space. (All matters considered except Landscaping).' The applicant's are sole owners of the application site.

The plans which are proposed to be revised:

Plan type	Approved plans reference	Revised plans reference
House Type A - Elevations and Plans	47071519 p004 rev04	785-HTA-PD100 Rev P4
House Type B - Elevations and Plans	47071519 p003 rev05	785-HTB-PD110 Rev P5

The revised plans show the details of the approved plans by means of a purple dotted line.

Application 15/P/01611 was granted planning permission on 11 Apr 2016. The application sought, 'Outline application for the demolition of the existing buildings and the construction of three residential dwellings including the provision of car parking and garden space. (All matters considered except Landscaping).'

Following the approval of planning permission, a Reserved Matters application was submitted (ref: 19/P/00181) and approved on 14th March 2019 and construction has subsequently commenced on site within the time limit for implementation and construction is well progressed.

LISTEN

CARE



INNOVATE

LEAD



An NMA application was submitted in April 2023 which sought to make a number of minor amendments to the building. This application was allocated reference 23/N/00029, was approved on 18th May 2023 and has been implemented by the applicant.

A further NMA application was submitted in June 2023 which sought the inclusion of an additional external window. The application was allocated reference 23/N/00047 but was refused for a number of reasons advising the amendments would alter the character of development. Having discussed the refusal with GBC officer's there appeared to be elements of the amendments which were not clear with regard to details approved under 23/N/00029 and those for consideration under 23/N/00047. It was therefore agreed for full clarity and completeness that the most appropriate course of action would be to submit a fresh NMA application setting all amendments within one application. This would ensure all amendments are determined within one application. It was agreed that there would be no change in ridge height or removal of dormer windows so there would be no need to address these aspects in a subsequent application.

The below therefore sets out the amendments being sought within this application (some of which have already been approved under application 23/N/00029).

Realignment and re-sizing of windows and doors within elevations of housetype A (HTA) and housetype B (HTA). Approved under application 23/N/00029.

These amendments were proposed for buildability purposes following detailed design work on the elevations following the outline approval. The window and door positions approved under the original outline are dotted in purple on the submitted plans.

Alteration to building footprint of HTA and HTB. Approved under application 23/N/00029.

These amendments were necessary to be incorporated due to the changes in Building Regulations since the outline approval which requires additional wall thickness under Part L to external walls and structural thickness of internal walls for insulation/energy performance whilst maintaining room size requirements to meet minimum room sizes and ensuring suitable headroom. Additionally detailed design drawings take into account brick dimensions to ensure buildability of the units. The change to the overall building footprints is considered de minimis. The footprint has not changed since that approved under application 23/N/00029 which is denoted as a dotted purple line on the submitted plans.

HTA footprint approved at outline (15/P/01611) – 88sqm and approved under NMA 23/N/00029 – 93.5sqm

HTB (per unit) footprint approved at outline (15/P/01611) – 60.5sqm and approved under NMA 23/N/00029 – 68.5sqm

Addition of 1st floor window to side elevation of HTA. Not yet approved to be considered within this application.

The additional window is being sought to improve the design of the bedroom within HTA and also to ensure conformity with Building Regs with regard to the fire escape strategy which the outline scheme would not comply with. There is a significant separation distance from the proposed HTA and the nearest property to the north (separate by paddock land over 20m in width) therefore additional window is considered non-material to the proposals and will have no material impact. There is also an established landscape boundary between HTA and the nearest dwelling which would restrict views out of the proposed window. A comparison between the approved outline side

LISTEN

CARE

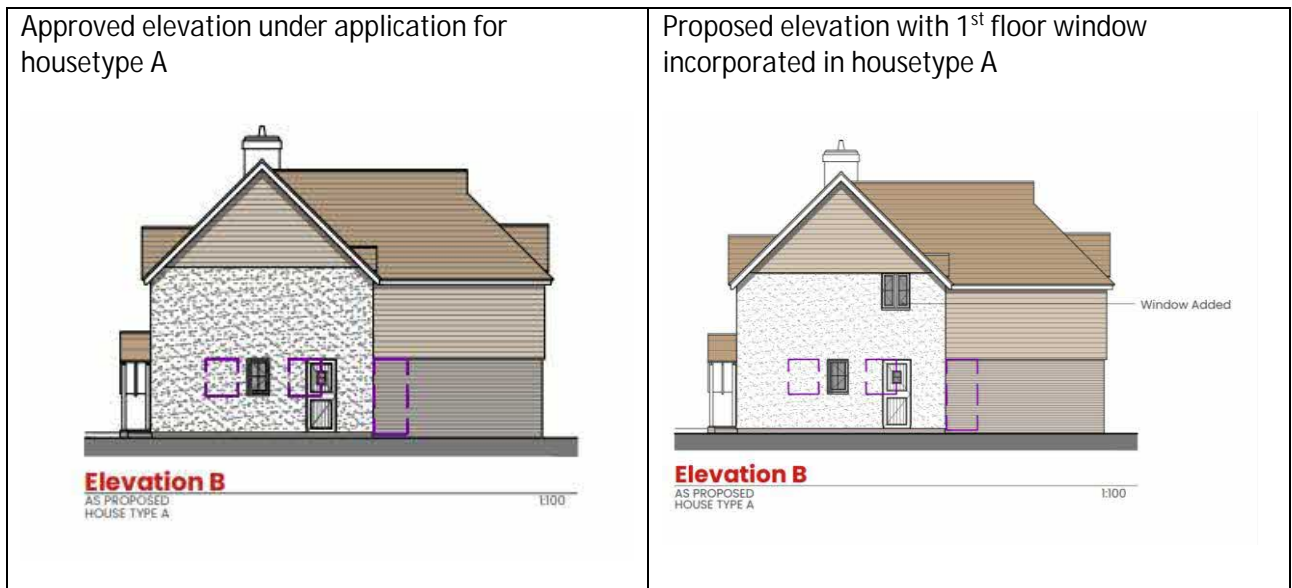
VWValues



INNOVATE

LEAD

elevation of HTA and the proposed additional window has been included below for ease of comparison.



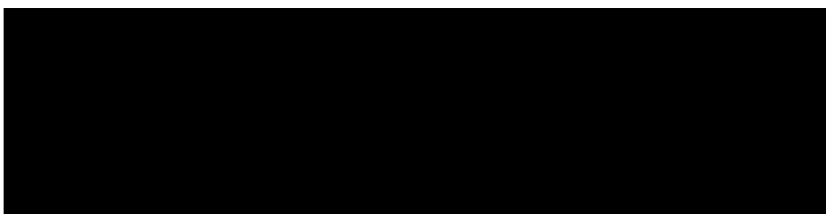
Internal reconfiguration of HTA and HTB. Not yet approved to be considered within this application.

The internal amendments to HTA and HTB have been included within the plans for completeness and the amendments are just being sought for buildability and usability of space for future occupiers. The internal amendments do not affect the number of bedrooms proposed within the dwellings or minimum space standards for the dwellings.

The amendments are considered to be non-material and have been put forward as a result of detailed design progression which has identified some buildability issues with the plans approved at outline stage. Additionally, since the original outline approval in 2015, there have been changes to Building Regulations which has required to plans to be updated to ensure the development remains in accordance with the most up to date Regulations. The amendments do not, however, materially change the character or appearance of the development.

I trust you have all the information needed to consider this pre-application request, however, if you need anything further, please don't hesitate to contact me.

Yours faithfully,



LISTEN

CARE

VWValues



INNOVATE

LEAD