

Re: 23/P/01181 - Proposed erection of 4 x two storey semi-detached dwellings following demolition of the existing dwelling and outbuildings. Oaktrees, Clandon Road, Send, Woking, GU23 7LA

Application for removal or variation of a condition following granting of planning permission.



Site Location plan

Further to the granting of planning permission under planning application reference 23/P/01181, dated 2 November 2023, the applicant has requested that minor amendments be made to the scheme. The proposed amendment comprises the following:

- Roof Voids to be utilised to provide additional accommodation including addition of dormer windows to the rear roof slope and the addition of obscure glazed velux windows to the side roof slopes.

The proposed amendments will enhance the usability of the dwelling and remain compliant with Guildford Borough Councils (GBC) local plan policies for new development in the identified settlement zone, as discussed below under the relevant headings taken from the officer's report for 23/P/01181.

Scale and Character

The designs will maintain their Surrey Vernacular style to reflect the semi-rural nature of the application site, the ridge heights are unchanged and the designs still vary between the two pairs of houses to reflect the varied design styles of the properties in the surrounding area. The Position of the dwellings is unaltered. The amendments will therefore remain of an appropriate scale and in keeping with the local character of the development

Impact on Neighbouring amenity

The separation distances and screening between the proposed and neighbouring properties Maplewood and Cothelstone are unchanged. The additional Velux windows on the side roof elevations will serve non-habitable rooms ie. shower rooms and storage space. They will be obscure glazed. No overbearing impact, loss of light or loss of privacy would occur at these properties. It is therefore

considered that the proposed amendments will not result in an adverse impact on the neighbouring amenity.

Living Environment

The sizes of the amended four dwellings meet the DCLG's Technical Housing Standards, Nationally Described space standards and the amenity space was considered adequate private outdoor amenity space.

The additional bedroom at 2nd floor level (Bed 4) will have a floor area of 23sqm with 2sqm of storage. This is in excess of the NDSS requirements.

Highway/Parking Considerations

No Changes are proposed to the approved access from the Highway. Parking arrangements remain the same as approved and still comply with Surrey County Councils Standards.

Impact on Trees and Ecology

There is no change to the footprint of the houses and therefore there will be no additional impact on the surrounding arboriculture.

We therefore request that planning condition 2 is varied and reworded as follows:

The development hereby permitted shall be carried out in accordance with the following approved plans:

3262_101; 3262_102; 3262_110RevB; 3262_111RevB; 3262_100; 3262_115, received 10 July 2023; 3262_105 REVA, received 25 July 2023.