

Town & Country Planning Act 1990 (As amended)

PLANNING STATEMENT

In connection with a planning application

for

Construction of a two storey building to the front of the site and a single storey building to the rear of the site comprising 5 No. x 1 bed flats along with bin store, 5 car parking spaces and landscaping following demolition of the existing building.

at:

**255 Guildford Road,
Effingham
KT24 5NP**

Date: January 2024

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1.0 Introduction

- 1.1 Jones Town Planning Ltd has been instructed to prepare a planning statement for the construction of a two storey building to the front of the site and a single storey building to the rear of the site comprising 5 No. x 1 bed flats along with bin store, 5 car parking spaces and landscaping following demolition of the existing building.
- 1.2 We are very familiar with the site, the surrounding area, the relevant planning policies related to this application and the relevance of planning policy to this site.
- 1.4 This statement sets out the relevant planning policies and assessment to support the application. It addresses the relevant planning issues and considers similar developments within the immediate area. The statement should be read in conjunction with the relevant plans, design and access statement and other documents submitted with the application.

2.0 Site and surroundings

- 2.1 The application site is located on the southern side of Guildford Road and the corner of Mount Pleasant, Effingham. The site is currently occupied by a two storey building, which includes a vacant shop, formerly a newsagent. At the rear of the property there is a single storey storage building with an open grassed area to the rear of this structure. The property is bounded by a wooden fence and the rear comprises some vegetation and planting.
- 2.2 The wider area comprises primarily residential uses adjacent to the site and to the south of the A26, to the north there is the open space of Effingham and Leatherhead RFC. The site is located in an area inset from the Green Belt. Mount Pleasant is a private drive with two storey brick properties set on reasonably sized plots with open plan frontages primarily providing vehicle parking. The rear gardens of properties on Norwood Road also back onto the Mount Pleasant

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- 2.3 The site is not located within or adjacent to a conservation area. The application property is not a statutory listed building. The site is within the Flood Zone 1 and is not within a critical drainage problem area.
- 2.4 The site is described in full with appropriate maps and photographs within the applicant's design and access statement submitted with this application

3.0 Planning History

- 3.1 There have been previous permission relating to the office use and car park albeit these were a number of years ago. There is no planning history that is directly relevant to the current proposal.
- 21/P/02646 Construction of a two storey building to the front of the site and a single storey building to the rear of the site comprising 5 No. x 1 bed flats along with bin store, 5 car parking spaces and landscaping following demolition of the existing building. Refused 14 September 2022. Appeal Ref: APP/Y3615/W/22/3307469 dismissed 14 August 2023.
 - 21/W/00104 Prior notification under Schedule 2, Part 3, Class MA of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) for a proposed Change of use from Commercial, Business and Service (Use Class E) to Dwellinghouses (Use Class C3) comprising one flat. Approved 18 November 2021.
 - 21/P/00377 Demolition of the existing building for the construction of a two storey building to the front of the site and a single storey building to the rear of the site comprising of 1No x studio flat, 4No x 1 bed flats and a small Class E commercial unit with 7 parking spaces. Refused 26 May 2021.
 - 11/P/02016 Prior approval for the siting and design of one DSLAM equipment cabinet to provide high speed broadband. Application Not Required 14/12/2011
 - 11/P/01896 Prior approval for the siting and design of one DSLAM equipment cabinet to provide high speed broadband. Withdrawn 28/10/2011.

4.0 Planning Policy

4.1 Both national and local planning policies have been important considerations in the preparation of the proposal and details of the relevant policies against which the application falls to be considered are set out below. The implications of these policies and other material considerations are addressed in this statement and the design and access statement, which sets out our planning case.

4.2 In summary the planning framework is

- National Planning Policy Framework 2021 (NPPF)
- National Planning Practice Guidance
- South East Plan 2009
- Guildford Borough Local Plan: Strategy and Sites 2015 - 2034 (2019)
- Guildford Borough Local Plan 2003 (saved policies)
- Effingham Neighbourhood Plan 2018
- Supplementary Planning Documents and Guidance

National Planning Policy

4.3 The National Planning Policy Framework (NPPF) which sets out its objectives for securing sustainable economic growth. The policies in the NPPF are to be applied in the decision-making process from the date of publication. The current NPPF was published in December 2023

4.4 The NPPF 2023 is relevant to the current appeal proposal and, as such, is a material consideration in the determination of the current application. We summarise, below, our opinion on the most relevant aspects of the document in relation to the current appeal.

4.5 The NPPF approach to sustainable development involves making the necessary decisions to realise the vision of stimulating economic growth, maximising wellbeing and protecting our environment, without negatively impacting on the ability of future generations to do the same.

- Para 8 “Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of

- the different objectives):
- a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
 - b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
 - c) an environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.”
- Para 10-12 introduces the presumption in favour of sustainable development, which should be seen as “a golden thread” running through both plan-making and decision taking.
 - Para 60 -81 sets out the Governments policy in relation to providing housing and the importance to provide an adequate supply of housing to meet housing requirements. In particular para 70 recognises the importance and benefits that can be achieved by small and medium sized sites.
 - Para 83 recognises that residential development can enhance or maintain the vitality of rural communities
 - Paras 111 to 117 recognises the importance of ensuring new developments are not harmful to the interests of highway safety and also sets out Government policy advice in relation to parking requirements.
 - Paras 123 -129 sets out the Government's aim to make best use of land including appropriate density of development and use of previously developed land. supports the need to ensure an effective use of land. It encourages a flexible approach to providing deliverable development and not safeguarding undesignated land in particular use where an alternative and acceptable form of development is more forthcoming, such as the need for houses and improvement to living environment.
 - Para 131 seeks to ensure good design is a “key aspect of sustainable development”.
 - Para 180 -186 Considers the natural environment including ecological issues and trees.

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Guildford Borough Council Planning Policy

- 4.8 The Planning Act (1990) requires that, when making a determination under the Planning Acts, the determination shall be made in accordance with the Development Plan unless material considerations indicate otherwise.

Guildford Borough Local Plan: Strategy and Sites 2015 - 2034 (2019)

- 4.9 The current plan was adopted in April 2019. There are a number of policies of relevance in the document as listed below:

- S1 Presumption in favour of sustainable development
- H1 Homes for all
- H2 Affordable Homes
- P5 Thames Basin Heath Special Protection Area
- D1 Place shaping
- D2 Climate change, sustainable design, construction and energy
- ID3 Sustainable transport for new developments
- ID4 Green and Blue infrastructure

Guildford Borough Local Plan: Development Management Policies (2023)

- 4.10 The current plan was adopted in March 2023. There are a number of policies of relevance in the document as listed below:

- P7 Biodiversity in New Developments
- P11 Sustainable Surface Water Management
- D4 Achieving High Quality Design and Respecting Local Distinctiveness
- D5 Protection of Amenity and Provision of Amenity Space
- D6 External Servicing Features and Stores
- D14 Sustainable and Low Impact Development
- D15 Climate Change Adaptation
- D16 Carbon Emissions from Buildings
- ID10 Parking Standards for New Development

Effingham Neighbourhood Plan 2018

4.11 The current plan was adopted in April 2018. There are a number of policies of relevance in the document as listed below:

- ENP-G2 Landscape, Heritage, Character and Design
- ENP-G5 Assessing suitability of sites for residential development
- ENP-H1 New Homes in Effingham
- ENP-H2 Mix of Housing
- ENP-ENV2 Wildlife Corridors and Stepping Stones
- ENP-ENV6 Dark Skies
- ENP-R1 Car Parking

Supplementary Planning Documents

4.12 In addition, following Supplementary Planning Documents are of relevance

- SPD Vehicle Parking Standards 2006
- SPD Climate Change, Sustainable Design, Construction and Energy 2020
- SPD Planning Contributions 2017
- Thames Basin Heath Special Protection Area Avoidance Strategy 2017

5.0 Planning Assessment

Relationship to previous application

5.1 As mentioned previously planning permission for the construction of a two storey building to the front of the site and a single storey building to the rear of the site comprising 5 No. x 1 bed flats along with bin store, 5 car parking spaces and landscaping following demolition of the existing building (21/P/02646) was refused on 14 September 2022, for the following reasons:

1. The proposed development, due to its scale and layout, its position on a narrow plot and the extremely limited spacing surrounding the development and contrived amenity space provided, would result in an overly cramped form of development and will have a detrimental impact on the context and character of the area. The proposal is therefore contrary to Policy D1 of the Guildford Borough Local Plan:

Strategy and Sites 2015 - 2034 (adopted 25 April 2019) and policies H4, and G5 of the Guildford Borough Local Plan 2003 (as saved by the CLG direction 24/09/07), policy ENP G2 of the Effingham Neighbourhood Plan, Chapter 12 of the National Planning Policy Framework (NPPF), and guidance in the Planning Policy Guidance (PPG) and Residential Design Guide: Supplementary Planning Guidance 2004.

2. The proposed development would fail to provide adequate useable private outdoor amenity space for the proposed flats 2,3 and 4 due to the amenity space for these three flats being distant and separated from the dwellings it would serve resulting in a poor living environment for future occupants. This would be contrary to policy D1 of the Guildford Borough Local Plan 2015 - 2034 (adopted 25 April 2019); policies G1(3) and H4 of the Guildford Borough Local Plan 2003 (as saved by CLG Direction on 24/09/2007) and the National Planning Policy Framework (NPPF).

3. The proposed rear building by virtue of its poor design, flat roof, wooden cladding and ancillary garden building appearance would result in an incongruous form of development and would have a detrimental impact on the context and character of the area. The proposal is therefore contrary to Policy D1 of the Guildford Borough Local Plan: Strategy and Sites 2015 - 2034 (adopted 25 April 2019) and policy G5 of the Guildford Borough Local Plan 2003 (as saved by the CLG direction 24/09/07), the National Planning Policy Framework (NPPF), and guidance in the Planning Policy Guidance (PPG) and Residential Design Guide: Supplementary Planning Guidance 2004.

5.2 The above decision was challenged at appeal (APP/Y3615/W/22/3307469) whilst the appeal was dismissed, on 14 August 2023, the Inspector did not uphold reasons 1 and 3 of the Council's decision and found no harm with regard to these matters and that the proposed development did not conflict with planning policies on these points. The appeal was dismissed solely on reason 2 and the Inspector's conclusion that the amenity space was separate from flats 2, 3 and 4 and would not allow effective and practical use of this space. The Inspector concluded as follows on this point:

"For the above reasons, I conclude that the development would not provide for satisfactory living conditions for the future occupiers of the flats, with particular regard to access to amenity space for flats 2, 3 and 4. Accordingly, I find conflict with Policy D5 of the LPDMP which amongst others, requires developments to be served by amenity space which is located to allow effective and practical use of the space by residents. I also find that the proposal would fail to accord with Policy D4 of the LPDMP as the garden space would not be well-related to the proposed development. In addition, the proposed development would

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conflict with Policy D1 of the Guildford Borough Local Plan Strategy and Sites 2015-2045 (LPSS) which, amongst others, requires development to be designed to meet the needs of all users, including having regard to the location of the building on the plot. I also find conflict with the National Planning Policy Framework (the Framework), which requires that developments provide a high standard of amenity for existing and future users”

- 5.3 The Inspector’s decision is now a significant material consideration in consideration of any future application. As such, the current application has been developed to address the Inspector’s sole reason of refusal. It is noted that a new NPPF has been issued since the appeal decision, however, the fundamental policies related to the current development has not changed from the previous decision. We also note that the Council has issued their Development Management Policies since their previous decision, however, these were in place at the time of the appeal decision and taken into consideration by the Inspector in their decision. A summary of how the proposed scheme responds to these reason is detailed in the architect’s design and access statement.

Matters Not in Dispute

- 5.4 Based on the previous Council decision and the appeal decision the following matters are not considered to be matters in dispute, in relation to the current proposal. We shall expand upon these matters where relevant later in the statement.
- The Principle of Development
 - Change of use from Commercial, Business and Service (Use Class E) to Dwellinghouses (Use Class C3) comprising one flat. Approved 18/11/202.
 - Loss of existing property and retail unit
 - The proposed two storey building to the front of the site.
 - Design of the proposed development.
 - The effect of the proposed development upon the character and appearance of the area.
 - Impact upon the amenity of the occupiers of neighbouring properties.
 - Affordable Housing
 - Residential Mix 5 No. 1 bed units.
 - Residential amenity of proposed flats for future occupiers
 - Impact on Trees
 - Ecology matters.
 - Flooding matters.

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- Infrastructure matters.
- Sustainable Design and Construction.

5.5 As mentioned, the current application was submitted in response to address the reasons given by the Inspector when dismissing the appeal into the previous application, reference APP/Y3615/W/22/3307469.

5.6 The proposed changes in design are detailed within the applicant's design and access statement, however, we shall refer to these as part of this assessment.

Residential amenity of future occupiers

5.7 In light of the Inspector's previous decision and, as identified the only issue of concern relating to the siting of the amenity space and its relationship to the living environment of future occupiers. We shall deal with this issue first, however, for completeness we do address the other planning considerations in due course.

5.8 The refused scheme was dismissed at appeal due to the siting of the space away from flats 2,3 and 4. Therefore the current scheme has sought to address this matter by providing the communal amenity space (80 sq.m.) adjacent to the front block which comprises flats 1 – 4. There is also private amenity space of 8 sq.m. for flat 1. Flat 5 further benefits from amenity space (80 sq.m.) adjacent to flat 5. It is considered that the current proposal provides an appropriate amount of amenity space for all future occupiers, the amount of space was not considered an issue by the Inspector. At the same time this addresses the Planning Inspector's concern in relation to the location of the amenity space in relation to flats 2,3 and 4. The communal garden is not separated by parking spaces, associated with the development, and the proposed detached dwelling. It is not "physically detached from the properties it would serve, with intervening uses". The current proposal will provide direct access to the amenity space would allow for effective and practical use by residents and thus future occupiers of the flats would not be deterred from using it.

5.9 It is therefore considered that the proposed development meets an appropriate amount of attractive and useable amenity space standards in line with policy D1 of the Guildford Borough Local Plan: strategy and sites and Policy D5 of the Guildford Borough Local Plan: Development Management Policies (2023).

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- 5.10 Turning to the other residential standards. The proposed scheme has been designed to provide internal space standards compliant with standards in policy. The table below shows the proposed flat sizes as compared to Technical housing standards – nationally described space standard

UNIT No.	UNIT SIZE	SIZE (SQM)	NDSS (SQM)
1	1B 2P	50	50
2	1B 2P	50	50
3	1B 2P	50	50
4	1B 2P	50	50
5	1B 2P	50	50

- As can be seen all the units meet the flat size guidance. In addition, all individual rooms meet the standards in the Technical housing standards – nationally described space standard. The proposed floor to ceiling heights all meet the guidance of 2.3m floor to ceiling height.
- 5.11 The proposed flats would benefit from a satisfactory level of daylight/sunlight and outlook. All units are dual aspect.
- 5.12 Therefore, the proposed development would provide a satisfactory living environment for future occupiers of the flats and therefore complies with the relevant NPPF and local planning policy D1 Guildford Borough Local Plan: strategy and sites and policy D4 and D5 of the Guildford Borough Local Plan: Development Management Policies (2023).

Achieving a High Standard of Design

- 5.13 Policy D4 of the Development Management Policies seeks to ensure a high standard of aesthetic and functional design and security in all developments, and to ensure that they reflect the best aspects of the character of the existing area. Full details of the current design and its evolution are provided in the architect's design and access statement.
- 5.14 These aims are replicated in the NPPF paragraph 131. We do not disagree with such aims we consider the proposed scheme is of high quality and secure design and will utilise high quality materials development. Accordingly the proposed development fully complies with

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policies D4, D5 and D6 of the Guildford Borough Local Plan: Development Management Policies Document (2023), the Effingham Neighbourhood Plan policy ENP-G2 and the NPPF.

Residential amenity of adjoining occupiers

- 5.15 With regard to the amenity of adjoining occupiers, Policy D5 of the Guildford Borough Local Plan: Development Management Policies (2023) seeks to ensure the privacy of occupiers is safeguarded.
- 5.16 The proposed front building is of comparable scale and height to No.257 and is therefore not considered to be unduly dominant upon No.257., The windows in the proposed side elevation are obscure glazed and there will be no overlooking likewise given the nature of the windows in the rear elevation of No.257 there will be no loss of outlook. Indeed, this conclusion was accepted by the Planning Officer when considering the previous application.
- 5.17 The current proposal would be sited approximately 8.8m from the side boundary with No. 2 Norwood Road and 1.1m from the rear boundary with Englands House. This is comparable to the previous scheme and was not found to be unacceptable. Furthermore, due to the size and height of the building and its current proposed position it is not considered the current proposal will have an adverse impact upon the amenity of the adjoining properties due being overbearing or leading to a loss of outlook. Indeed Englands House will predominantly be adjacent to the open landscaped areas at the rear providing an open spacious feel to occupants. The plans clearly show that the general 25 degree rule of thumb is not breached.
- 5.18 The proposed development only has one ground floor window which will be obscure glazed and therefore not lead to a loss of privacy to adjoining occupiers.
- 5.19 Therefore, the proposed scheme complies with Policy D5 of the Guildford Borough Local Plan: Development Management Policies (2023) and provides a development which protects the amenities enjoyed by occupants of buildings from unneighbourly development in terms of privacy, access to sunlight, daylight, and noise.

Principle of Development

- 5.20 The proposed site is located with the defined built up area being located on the A246, Guildford Road and currently partly covered by existing buildings, which are partly in a residential use, it would therefore constitute previously developed land for the purposes new development. Government policy in the National Planning Policy Framework encourages new development to take place within defined settlements and to make best use of previously developed land states, para 123 and 124 states,
“123. Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously developed or ‘brownfield’ land
124. Planning policies and decisions should:
d) promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively (for example converting space above shops, and building on or above service yards, car parks, lock-ups and railway infrastructure)“.
- 5.21 These national policies are also echoed in the Guildford Local Plan Spatial Strategy. Indeed, this was accepted by the LPA the Planning Officer in relation to previous planning applications.
- 5.22 It is noted that the site currently provides a shop building, only at ground floor level, which has been vacant for some time and has also been subject to an extensive marketing strategy which did not identify any interest. However, a significant material consideration is the recent prior approval that has been granted for the change of use to a dwellinghouses (Use Class C3) comprising one flat, approved 18 November 2021. This permission establishes the loss of the shop use and provides a lawful fallback position. The case of ‘fallback’ has been tested in the High Court in the case of Zurich Assurance v North Lincolnshire Council ([2012] EWHC 3708 (Admin)), where the Court held that ‘...The prospect of the fallback position does not have to be probable or even have a high chance of occurring; it has to be only more than a merely theoretical prospect. Where the possibility of the fallback position happening is “very slight indeed”, or merely “an outside chance”, that is sufficient to make the position a material consideration...’. As such, it is

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considered that the prior approval for the permitted development change of use should be considered acceptable.

- 5.23 Based on the above policy framework, planning history and analysis, it is concluded that the principle of proposed development would be an acceptable form of development on the site. As such, it is considered that the key issues for consideration are the scale and form of the development, its impact upon the character and appearance of the area and the residential amenity of adjoining occupiers and future occupiers of the house.

Housing Need

- 5.24 The Annual Monitoring Report 1 April 2022 – 31 March 2023 states “3.17 As at 1 April 2023, the Council has a Five-Year Housing Land Supply position of 6.00 years, as confirmed in the Land Availability Assessment (2023)”.
- 5.25 Whilst it is accepted that the LPA are exceeding the target it is noted that such targets are the minimum required and not maximum to be provided. As such, the proposed development makes a positive contribution to the housing need of the Borough.
- 5.26 Furthermore, small sites are capable of a making quick and positive contribution to housing needs. They can diversify the sources, locations, type and mix of housing supply and also support small and medium-sized housebuilder. The proposed housing is deliverable with no constraints and meets policy in the NPPF which states “70. Small and medium sized sites can make an important contribution to meeting the housing requirement of an area and are often built out relatively quickly.....
d) support the development of windfall sites through their policies and decisions – giving great weight to the benefits of using suitable sites within existing settlements for homes.”
- 5.27 Therefore, it is accepted by the Council that there is a need to provide new housing in the Borough, the proposed scheme of five units will make a positive contribution to the housing need of the Borough. The proposal complies with NPPF and Local Plan policy H1 as far as it makes a positive contribution to the Council’s housing requirements and increases the housing supply in Guildford Borough and contribute to the aim of delivering a wide choice of homes”.

Affordable Housing

- 5.28 As the site proposes 5 units it is accepted that under Local Plan H2 that no contribution will be required for affordable housing.

Character and Appearance

- 5.29 National, regional and local planning policies make clear that new development needs to have regard to the character and appearance of the site and its surrounding areas. Whilst the proposed development is considered acceptable in principle it is important to ensure that the proposed scheme sits well within the existing established townscape.
- 5.30 The scale and form of the proposed building is described in detail within the architect's design and access statement.
- 5.31 The wider area is primarily residential in nature. However, there is variation in in the design and scale of properties close by. There is no uniform character to the area It is also noted that 257 Guildford Road has been redeveloped to provide a number of flats. Although the majority of properties are single dwellinghouses it is considered that the principle of flats would be acceptable as confirmed by permission at 257 Guildford Road. The LPA also accept this mixed character on the previous applications.
- 5.32 The proposed design, including scale and form, was also considered acceptable by the Inspector in the previous planning appeal, paragraphs 8 -12 of the appeal decision, and concludes "the proposed development would not result in harm to the character and appearance of the area. Accordingly, I find no conflict with Policy D1 of the LPSS, Policy D4 of the LPDMP, Policy ENP G2 of the Effingham Neighbourhood Plan and the Residential Design Guide: Supplementary Planning Guidance 2004. Collectively, these seek to achieve high quality design which respects local distinctiveness. I also find no conflict with the Framework, which seeks to achieve a high quality of design, while not preventing or discouraging appropriate innovation or change. The current proposal has followed a similar approach and therefore it is considered that this conclusion is equally applicable to the current scheme.

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- 5.33 The NPPF states in para. 135 that new development should
“Planning policies and decisions should ensure that developments:
a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
f) 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 and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.”
- 5.34 It is noted that a number of these criteria relate to design a point to which we shall return in due course. However, it is noted that these criteria seek to ensure a development would not be harmful to the character and appearance of the area. The 2023 Local Plan also reflects similar aims as does policy ENP-G2 of the Effingham Neighbourhood Plan.
- 5.35 The current proposal retains a similar frontage building to the previous scheme. As shown on the plans when viewed from the front this provides a building of comparable appearance, scale and height to the 257 Guildford Road. There are similar proportions and space to the side boundaries. Therefore, the proposed scheme sits harmoniously in the streetscene. The proposed scheme is deeper than the existing buildings but does remove the unattractive storage building which offers little to the character of the area. 6The proposed building is not significantly deeper than No. 257 and again reflects the scale a, height and proportions of this property. This point was accepted by Planning Officers previously.

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- 5.36 The proposed scheme and layout reflects the character of the established area in this regard. The design and size of the rear building allows a significant area of space between its side elevation and the rear boundary of the site, it is also set in from the side boundary with properties on Norwood Road. The space allows for more soft landscaping areas within the site which provides a more spacious and verdant appearance to the development. The parking needed for the five flats also contributes to this and reduces hardstanding areas. The current proposed layout provides a more balanced layout with better proportioned amenity & parking layout. The proposed materials complement the established pattern of development and also contribute to the positive contribution to the character of the area. The use of a sedum roof is considered another positive factor in relation to the visual impact of the development.
- 5.37 It is considered that the proposed development provides an appropriate form of development that would **not** lead to an overdevelopment of the site and make a positive contribution to the character and appearance of the wider. To summarise the requirements in ENP-G2 of the Neighbourhood Plan, the proposed scheme would “maintain the character of the built environment by ensuring that the scale and height of new buildings are proportionate to their surroundings”, and “utilise materials and finishes in new buildings, walls and hard landscaping, which are consistent with or otherwise respect the traditional built form and character of the locality”
- 5.38 As such, it is concluded that the proposal will **not** have a detrimental impact on the context and character of the surroundings, complying to policy D1 Guildford borough Local Plan: strategy and sites, policy G5 of the saved Local Plan, policy ENP-G2 of the Effingham Neighbourhood Plan and the NPPF.

Parking and Highway Issues

- 5.39 The current proposal provides 5 car parking spaces, 3 spaces accessed off Mount Pleasant to serve the residential units and 2 spaces to the front of the site accessed from Mount Pleasant and exited from the Guildford Road. Policy ENP-R1 of the Effingham Neighbourhood Plan requires the minimum parking requirement for one bedroom flats is one allocated space. Safe, covered and secured cycle storage is provided as part of the proposed scheme for 10 cycles. Appropriate refuse arrangements in line with the Council's requirements would also be provided

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- 5.40 The NPPF requires new development to provide safe and suitable access to the site can be achieved for all users. The proposed access road is serving Mount Pleasant. The visibility at the junction is considered acceptable. As such the proposal would not be harmful to the interests to highway safety.
- 5.41 The proposed development would therefore comply with the NPPF and Policy ENP-R1 of the Effingham Neighbourhood Plan.

Energy

- 5.42 Policy D2 of the Local Plan and the Council's Climate Change, Sustainable Design Construction and Energy SPD 2020, requires new development to achieve a 20 percent reduction in carbon emissions through the use of energy efficiency measures and low or zero carbon technologies and include water efficiency measures in line with building regulations. The application is accompanied by an energy report and we would respectfully refer to this document. The proposed development will, therefore, comply with Policy D2 of the Local Plan and the Council's Climate Change, Sustainable Design Construction and Energy SPD 2020.

6.0 Conclusion

- 6.1 In conclusion the proposed development would be an appropriate and beneficial use of the site, complying with the NPPF, Guildford Local Plan and the Effingham Neighbourhood Plan.
- 6.2 The scheme is not considered harmful to the character of the area, amenity of adjoining occupiers, highway safety and provides appropriate access for occupiers.
- 6.3 Therefore, it is contended that the proposed scheme is acceptable in planning policy terms, including meeting NPPF requirements and in meets the issue raised by the Planning Inspector in the previous planning appeal. Therefore, in the absence of other material considerations indicating otherwise the development is acceptable.
- 6.4 Accordingly, the Council is respectfully requested to support the proposal and grant planning permission for the development.