



Mr Andrews
WvH Planning Ltd
Elmwood
High Park Avenue
East Horsley
Surrey
KT24 5DD

**Town and Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure)
(England) Order 2015**

Approval of planning permission: 22/P/00500

Date of Decision: 26/10/2022

Proposal: Erection of a detached incidental use garden outbuilding, pool plant and open pool.

Location: Stable Rise (formerly known as White House), Wix Hill, West Horsley, Leatherhead, KT24 6ED

For: Mr Scott

The application is hereby approved subject to the following condition(s):

1. The development hereby permitted shall be carried out in accordance with the following approved plans: Site Location Plan ref. PD-SLP rev P1, Proposed Block Plan ref. PD - Block Plan rev P3 and Proposed Plans and Elevations ref. PD-PH-100 rev P2 dated 17/03/2022.

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

2. Within 4 months of the date of this decision, a noise impact assessment on the nearby noise sensitive properties must be carried out and then submitted to and approved in writing by the local planning authority. It should also include details of any noise mitigation measure required to ensure that the proposed installation will meet the following noise criteria:

- Any air handling plant, fixed mechanical, electrical or hydraulic equipment

etc., installed and operated at any time in connection with the carrying out of this permission shall not produce broadband noise that is clearly audible at the boundary of any noise sensitive premises. The noise from the plant shall not impact more than -5dBA below the existing residual background noise level (LA90) or generate any transient, cyclical tonal or impact noise or vibration that would significantly increase the residual continuous equivalent noise level (> +1dBA LAeq) and be clearly heard at the nearest noise sensitive boundary. Correction factors must be included to account for any tonal characteristic and impulsivity of the noise (Ref BS4142:2019). A regular and routine maintenance programme will be employed to ensure operational plant does not increase noise output due to mechanical wear or defect that will result in any unit failing to meet the above noise criteria.

The development must then be carried out in accordance with the agreed noise impact assessment.

Reason: In the interests of protecting the local residents from unreasonable noise levels which would be detrimental to neighbouring amenity.

Informatives:

1. 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
 - 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.

Pre-application advice was not sought prior to submission however the application was acceptable as submitted.

Please read the Important Notes attached.



Daniel Ledger