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23rd January 2024

Head of Planning
Guildford Borough Council
Millmead
Guildford
Surrey

Dear Sirs

Holmbury , Lombard Street, Shackleford, Surrey, GU8 6BH

Proposed Bespoke ancillary annex for use by disabled person

Permission reference 22/P/01436 Proposed Non-material amendment

Please find enclosed a non-material amendment to planning permission 22/P/01436. The relates to the development of a self-contained annex ancillary to the use of the host property Holmbury. The annex is required to provide adapted living space for a severely disabled person who requires 24hour close support from care assistants, a level of independence as an adult, but with a continued close physical relationship with the family.

Justification for the development is set out in the accompanying letter dated 15th August 2022, which was accepted by the planning authority.

Prior to construction it has been found that the hoist system required cannot be accommodated within the approved ceiling heights. It is a ceiling track hoist based on an H system meaning that there is inadequate cross beam height within the approved scheme. The track system runs through all rooms continuously offering the occupant the option of a walking sling to access all rooms and parts of the building. To keep the height as approved, removes this option and would provide a separate track in each room and not one that is continuous.

In addition, the occupant is 6ft 2in and he must have enough head height to allow him to be raised in and out of his wheelchair, standing frame, Gait Trainer, bed and changing bed. The increase in head height will allow flexibility as to where the occupant can be hoisted into these movement aids.

The increase in height required is 45cms and it is proposed this is achieved by inserting that height of brickwork or blockwork at the base of the building and placing the approved scheme on top. The brickwork could remain exposed or, as preferred by the applicant, timber cladding will extend to ground level.

Ground levels suggest that a slight re-orientation of the approved building will reduce excavation and fill and speed up construction. It will also turn the annex slightly to reduce potential for over-looking from the host dwelling. There is no movement of the annex, as it will pivot on its proposed axis and will remain in the location between the two structures that are to be removed. There will consequently be no Green Belt impact.

Please let me know if you require any further clarification.

Yours sincerely,

