



15th August 2022

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

Please find enclosed a planning application for the proposed 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.

The required accommodation cannot be provided appropriately, within the host property, and an extension, because of its size and purpose would be incongruous, and unsatisfactory for the care that is necessary.

This application is a replacement for that withdrawn during 2021, under planning authority reference 21/P/00972. The application is made following a thorough review of the previous submission and is now justified in response to its location within the adopted Green Belt.

The proposed building is to be located as close as possible to the host dwelling, to allow a functioning relationship, yet provide independence , and to ensure the built footprint at the site is as contained as much as possible in response to Green Belt and Countryside considerations.

In this latter respect we have indicated that existing floorspace (barn and or stable) at the site could be removed if deemed appropriate to protect openness . You may consider it appropriate to visit the site to discuss the need for removal and to discuss the precise siting of the proposed annex. While the proposed siting is we believe the best operational solution, given the form of construction and 'temporary,' ancillary nature , of the proposal, there is potential for it to be moved within the site if officers deem it necessary for reasonable planning purposes. In response to this potential consideration, and to avoid the creation of a second residential curtilage, the location plan submitted with this application indicates the extent of the acknowledged residential curtilage (red line – from previous applications) which we have not sought to amend through this proposal, and adjoining land within the same ownership (blue line). Should officers consider it necessary to restrict the proposal to a smaller site, the applicant is willing to provide a precise application red line to include only the proposed building and its immediate environs .

The proposed siting of the annex is on an area of maintained lawn opposite the property's front façade and adjacent to the existing parking area. The lawn is regularly maintained and there is no indication that any ecological interest would be harmed by the submission. The proposal is to place the annex close to

a decorative tree planted within the lawn, such that the tree limbs extend close to, or over the structure, to provide shading and provide a rapid assimilation of the building into its setting. It is not intended that the tree be removed and the lightweight structure proposed means that foundations affecting the tree's root structure will not be required.

The proposal demonstrates the development, for reason of Very Special Circumstances, is not inappropriate. This has two factors; (i) that new development at the site can have a very limited or neutral effect on Green Belt and countryside in terms of built footprint (with regard openness and visual impact), and (ii) the special circumstances arising from medical conditions and their resultant accommodation needs, indicates that continued residence at site is appropriate.

The planning statement we submit describes at some length the need for the development, its form and location. There is also consideration of alternatives and comment that the development is bespoke and unlikely to remain in perpetuity.

We believe the submission contains all necessary information to explain the reasoning for the application, to justify the development proposed, describe the development form and how it is to be used on a daily basis. However, if there is any further clarification required we welcome an early engagement with officers and, as suggested above, would welcome the opportunity to meet at site to address any issues arising.

Yours sincerely,



Haydn Morris
For HMPC Ltd