

Oaktrees

Design & Access Statement



Oaktrees, Clandon Road, Burnt Common GU23 7LA

Design & Access Statement



Site Location plan

Introduction

This statement accompanies a revised Planning Application for the demolition of Oaktrees, a detached dwelling house and the erection of 2No. pairs of semi-detached houses. This application proposes an amendment to the site boundary & is otherwise identical to the proposed development approved by Guildford Borough Council under application references: 23/P/01181 & 23/P/01866.

Site and Surroundings



Gate & Front Elevation

Oaktrees is a detached dwelling house situated on a large garden plot of 0.75 acres, with a number of outbuildings. The site is located within the inset boundary of Send Marsh and outside the Green Belt.



Rear Garden

The site is mostly flat with large trees to the North East and South West boundaries. The house is not listed or located in a Conservation Area. It is located in Flood Zone 1 (Low Risk).

The plot is well screened from Clandon Road with fences, mature hedging and trees with two sets of double gates providing access.



View from Clandon Road

Development of neighbouring properties is in a linear form along Clandon Road. Neighbouring properties on are detached houses in large plots. The house is located in a sustainable location with good transport links and local amenities.

Planning History

As above, the proposed houses are identical to those approved under previous applications 23/P/01181 & 23/P/01866

The existing house has been extended and various outbuildings have been added in the garden.

A detached nearby house, Branches, has recently been demolished and replaced with 2No. Pairs of semi-detached houses (GBC Ref.20/P/00221).



Planning applications have been submitted to replace two adjacent houses, Cothelstone and Fieldfares, to the South of Oaktrees, with a large residential care home (GBC ref. 22/P/01618, 23/P/00356). This application is currently under consideration and due for determination soon. The proposed accommodation has a gross internal floor area of 3909sqm.

An application for 9No. new dwellings at Field Way to the North of Oaktrees was approved at Appeal in 2021 (GBC Ref. 20/P/01216).

The land to the South West of the site and land to the North West are allocated sites within the Local Plan. There is a diverse range of dwelling sizes in the immediate area.

Proposals

As previously approved applications, the proposal comprises the replacement of the existing house with 4No. 3-Bedroom semi-detached houses with integral garages.

The houses have been designed to reflect local character with a traditional 'Surrey vernacular' style. This reflects the aesthetics of neighbouring properties and the style of nearby proposals that have been approved by Guildford Borough Council.

The pairs of houses have been designed to appear as single houses in the street scene with variation in design between the two pairs of houses. The houses have been located on the site largely on the footprint of the existing house and siting of the houses preserves generous spacing between the dwellings and with neighbouring dwellings.



Street scene elevation

The proposed dwellings will adhere to the requirements of the Nationally Described Space Standard and will have generous amenity space.

Neighbouring amenity

There will be no impact on the amenity of neighbouring properties due to large separation distances and extensive Space Standards

Occupier Amenity

The proposed amended site boundary allows for each house to have private outdoor amenity space exceeding 118sqm. This is adequate and appropriate for the size of the proposed houses.

Planning Policy

A Planning Statement prepared by Giles Maltby RTPI accompanies this Planning Application.

Transport & Highways

The existing access to the site will be maintained. A Transport Statement prepared by Bellamy Roberts accompanies this Planning Application. Secure cycle storage will be provided.

Arboriculture

The proposals have been developed in line with the advice of Mark Welby, Consulting Arborist, who has prepared the Arboricultural Impact Assessment and tree Protection Plan submitted with this application.

Ecology

Arbtech Consulting carried out a Preliminary Bat Roost Assessment in April 2023 have & ROAVR Group carried out Emergence Surveys on 10th May, 25th May & 15th June 2023. The existing house was found to be used as a day roost by common pipistrelle bats. All recommendations contained in the ROAVR Group report, that accompanies this planning application, will be followed by the applicant when the site is developed.

Energy & Sustainability

The proposals have been developed in line with Guildford Borough Council's Climate Change, Sustainable Design, Construction and Energy Supplementary Planning Document. An improvement of over 20% reduction against national carbon emissions rate will be achieved. Calculations to show this, prepared by Falcon Energy, accompany this application

Access

The site access will remain as existing. Access to the houses will comply with the requirements of Approved Document Part M.

Conclusion

The amended site boundary provides adequate levels of private amenity space for each of the proposed houses. The proposed houses are as those previously approved under applications 23/P/01181 & 23/P/01866.

The site is located within the Send Marsh. Burnt Common inset area where the principle of residential development is acceptable. The proposed dwellings are in scale and character of the surrounding area and the plot size. The proposed houses will be highly energy efficient and are located in a sustainable location. The proposal has been developed to have minimal impact on tree on or adjacent to the site and will have no unacceptable effect on the amenities enjoyed by the occupants of neighbouring buildings in terms of privacy and access to sunlight and daylight. The proposals will have no unacceptable effect on the existing context and character of the adjacent buildings and immediate surroundings.

The proposal is for a sustainable development that will make a positive contribution to the local area and is in line with all policies of the Guildford Borough Council Local Plan.