



**PLANNING STATEMENT**  
**FULL PLANNING APPLICATION**

**SITE**

CHRISTOPHER'S  
(SHOOTING STAR  
CHILDREN'S HOSPICE)  
OLD PORTSMOUTH ROAD  
ARTINGTON  
GUILDFORD  
GU3 1LP

The Plan Hub

[www.theplanhub.co.uk](http://www.theplanhub.co.uk)

myprojects@theplanhub.co.uk

07714745395

# Contents Page

Introduction	3
Site Context	4-5
Proposed Works	6
Local Planning Policy	7
Conclusion	8

## Introduction

- The Plan Hub is the planning agent managing this planning application.
- They have been instructed by Christopher's (Shooting Star Children's Hospice) to submit a full planning application for an outbuilding.

## Site Context

- The proposed work will take place at Christopher’s (Shooting Star Children’s Hospice), Old Portsmouth Road, Artington, Guildford, GU3 1LP.
- The site is located within the greenbelt.
- Planning history for this site includes the following applications:
  - 20/N/00127 – non-material amendment to planning permission 19/P/00342 to allow changing the roof type from pitched to flat and a slight variation to the fenestration – approved
  - 20/P/00429 – proposed removal of low level landscaping within the hospice car park to create four additional car parking spaces – approved
  - 19/P/00342 – the erection of a music therapy cabin – approved
  - 11/P/00854 – extension of time limit for extant planning permission 08/P/00663 for the erection of a single storey kitchen extension with storage above following the demolition of existing timber storage shed – approved
  - 10/P/01095 – external escape staircase to serve first floor of new maintenance building and workshop together with minor elevation changes – approved
  - 09/A/0397 – discharge of conditions 1,2, 3 & 4 of 07/P/00545
  - 09/P/01850 – advertisement consent for 2 non-illuminated pole mounted signs – approved
  - 09/A/01387 – planning consent 07/P/00545- discharge of conditions
  - 08/P/01156 – temporary siting of a portacabin for a further two years for use as a meeting room – approved
  - 08/P/00663 – erection of a single storey kitchen extension with storage above following demolition of existing timber storage shed – approved
  - 07/P/00545 – erection of part three storey, part two storey extension to side to provide new therapy and training wing and two storey extension comprising maintenance office, workshop and on-call overnight accommodation – approved
  - 06/P01365 – siting of a portacabin for a temporary period of two years, for use as a meeting room – approved
  - 05/P/00589 – single storey extensions to form a new playroom and treatment room – approved

- 97/P/00806 – erection of hospice for the care of life-limited children together with provision of ancillary car parking – approved
- 98/P/01435 – display of non-illuminated signboard - approved

## **Proposed Works and reasons for the additional building - Exceptional circumstances in Greenbelt**

- The proposed outbuilding will be located to the right side of the site. Located behind the site of the outbuilding are the railway tracks.
- The outbuilding will measure 6250mm wide and 4650mm deep. It will have a flat roof. At the front it will measure 2250mm high. At the rear it will measure 2100mm high. There will be 2x garage doors to the front elevation.
- The proposal is for development in Greenbelt, which requires exceptional circumstances to enable approval of additional development. The proposal of an additional outbuilding as storage is to enable Shooting Star Children's Hospices to extend its bereavement support and counselling services across the area. In order to facilitate this requirement, the internal areas of the main building need to be extended, which means using current storage space as areas to facilitate this requirement. .
- Space within the hospice is already limited and with the need to accommodate these additional counselling spaces, the storage for bespoke surgical beds, mobility chairs and other essential equipment for severely disabled children will be very limited.
- It is proposed to install a prefabricated store outside the main building to house these essential items thus freeing up an internal storeroom that could be used as a clinical/ bereavement counselling room.

## Local Planning Policy

- Policy D1 of the Local Plan states that all new developments will be required to achieve high quality design that responds to the distinctive local character of the area in which it is set.
- Policy P2 of the Local Plan states that the construction of new buildings in the greenbelt will constitute inappropriate development, unless the buildings fall within the list of exceptions identified by the NPPF.

## Conclusion

- The proposal is for an outbuilding.
- The proposed outbuilding will be located to the right side of the site and will not impact the openness of the greenbelt.
- It is of a size and scale that will not dominate the site or appear overbearing.
- The outbuilding is required to facilitate for further internal development of the existing site and outweighs any impact the development may have on the openness of the Greenbelt.
- Whilst we have taken into account the Policy requirements in the area, we feel that the proposed development will have a positive impact on the local and wider community and will provide a positive improvement on the amazing services the charity is able to provide. We feel this significantly outweighs any negative impact that the outbuilding may have on the area designated to Greenbelt.

As such we request that the proposal is seen in a positive light for both the patients that it serves and also the community that can continue to benefit from the services this charity is able to provide.