

Planning Statement

8 February 2024

Site Address: 14 Pilgrims View, Ash, Aldershot, GU12 6HU

Applicant: Mr Jake Ball

Proposal: Demolition of existing detached double garage and erection of a 1 bedroom detached bungalow

Proposed Elevation



FRONT (South)

Site Description

The application site is located within a residential no through culdesac known as Pilgrims View in Ash near Aldershot.

The proposed 1 bedroom bungalow is to be located on the footprint of the existing detached double garage which is located to the rear of number 14 within the head pop the culdesac.



Existing Garage



Neighbouring Properties

The character of the street scene, is detached bungalows of a similar design style, being a gable end on elevation, with a submissive return, to create a visual L-shape, built in a tight formation with very little separation between houses.

The plan submitted with the application (GP/04/24 Rev) and an extract of the same inserted below, is a scaled block plan, which shows the dimensional separation



Proposed Bungalow

The existing footprint of the Garage is 43.09 m²

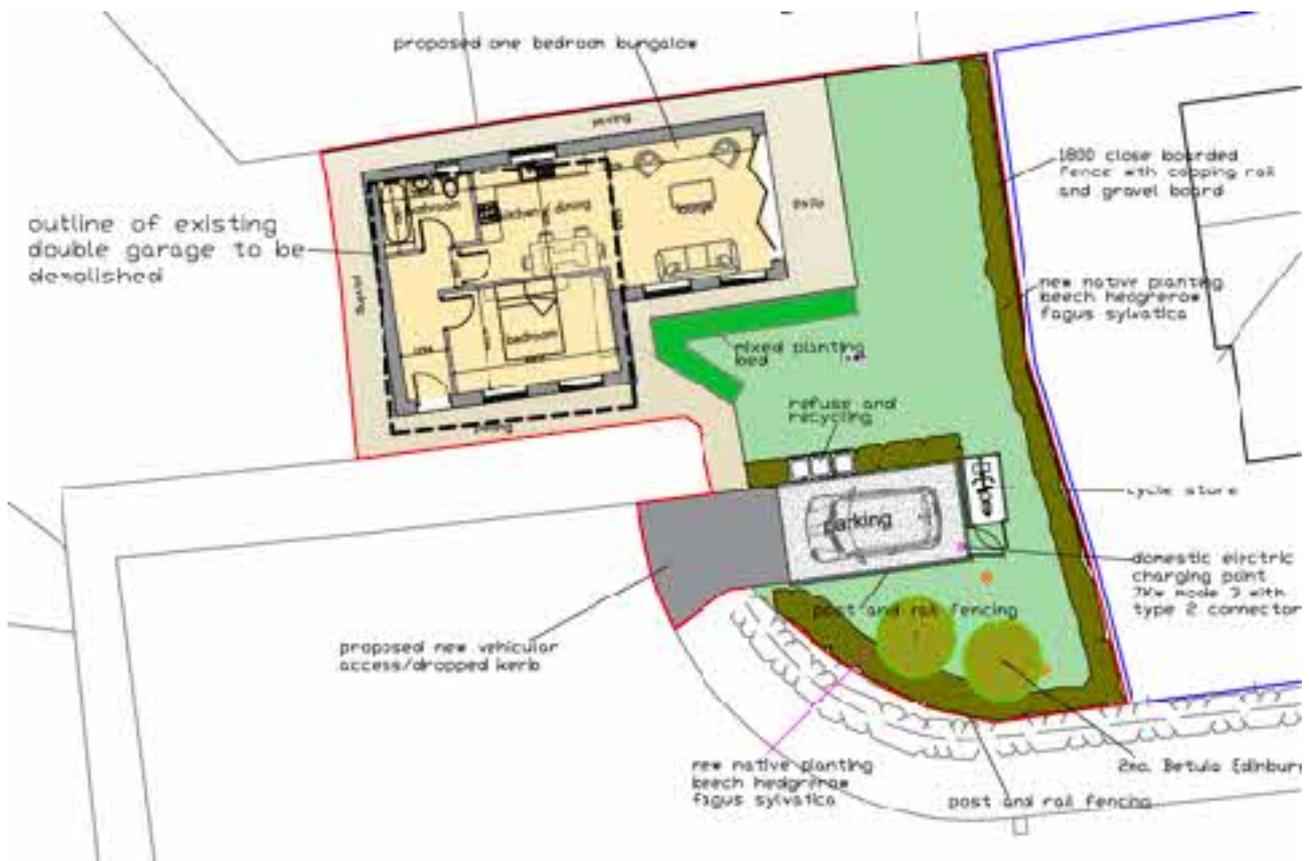
The replacement 1 bedroom bungalow is 61.70 m²

The principal elevation within the street scene will remain unaltered, in so far as it will retain the repeated gable end on pitched roof elevation with the addition of the repeated L-shape return.

The 1 bedroom bungalow will have adequate amenity space and off street parking as well as meeting the minimum space standards.



PROPOSED GROUND FLOOR

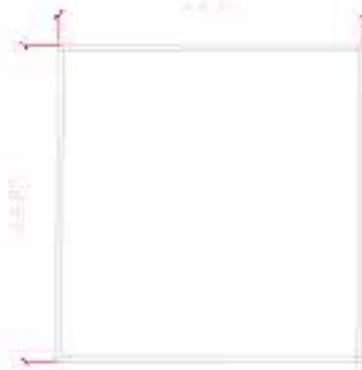


There is approaching 11 meters separation between the proposed bungalow and the host dwelling, number 14, with number 14 having a 13 meter separation from its adjacent neighbours.

The proposed bungalow enjoys a 13.5 meter separation from number 13 and it is considered that the proposed dwelling sits comfortably within the surroundings and accords with the street scene existing development pattern and does not harm the local amenity of any of the neighbouring properties.

The use of the previously developed site to provide a open market dwelling in an under supplied category of housing, in addition to being the equivalent of a starter home, being 1 bedroom, presents the opportunity to bring forward a much needed home.

Existing and Proposed Overlay



footprint of no. existing double garage
(to be demolished)
GEA 43.09m²)



footprint of proposed bungalow
GEA 61.70m²)



footprint of garage overlaid
on proposed bungalow

Planning History

There is no relevant planning history listed for the application site online under the house number, 14 Pilgrims View.

Highways

Pilgrims View is a Class D Road and as such, it falls within the County Highways Authorities jurisdiction.

An altered crossover is proposed to remove the parking from the garage, which enjoys an existing drop kerb crossover point, to provide off street driveway parking adjacent to the proposed bungalow.

The host bungalow enjoys a drop kerb cross over to the front of the property and has extensive off street parking within the driveway.

The removal of the garage will not result in any increase in on street parking or the significant loss of any off street parking, resulting in a negative impact to the neighbouring amenity.

Waste & Recycling

The applicants will apply to Guildford Borough Councils waste management team to supply the property with adequate bins for the waste and recycling needs of the occupant.

Cycle Storage

The block plan shows that there is cycle storage located to the rear of the proposed parking space.

Flood Risk & Drainage

The area is located in Flood Zone 1 and at a low risk of flooding, on this basis the applicant has not submitted a site and application specific flood risk assesment.

The area is listed as being at High Risk of surface water flooding on the Governments Flood Check website.

The applicant proposes that the drainage scheme for the proposal be dealt with by way of secured planning condition, the proposal drainage system being Sustainable Drainage System (SUDs).

NB. The existing built form is a material consideration when comparing the impacts of the proposed dwelling.

5.55 The National Design Guide¹¹³ sets out the ten characteristics of good design, which the National Model Design Code¹¹⁴ expands on. These documents provide a common overarching framework for design. This policy builds upon this to help inform infill development proposals and to highlight requirements for high-quality standards of design to inform development proposals.

5.56 Residential infill development can make efficient use of land and provide new housing stock and attractive places to live. However, it is important that new homes on infill sites relate well to the existing settlement, its surroundings and the character of an area. This policy will ensure that design issues and other detailed matters are taken into account to successfully integrate new residential development into the existing fabric and landscape setting of the local area.

Policy D8: Residential Infill Development Proposals

- 1) Residential infill development proposals are required to:
 - a) integrate well with surrounding development and the environment;
 - b) respond positively to the existing character and identity of the local area;
 - c) avoid unacceptable impacts on the amenity of neighbouring residents; and
 - d) incorporate landscaping measures and ensure that sufficient amenity space, parking, bin storage and cycle parking is available and that they relate well to the buildings within the site.
- 2) Piecemeal development proposals will be resisted. Where the Council considers that land has come forward which has been artificially subdivided, it will require appropriate infrastructure contributions commensurate with what would have been required on the larger site. Contributions will be based on a level of development across the comprehensive area which the Council considers appropriate.

Infilling: frontage development proposals

- 3) Proposals for frontage development are required to have regard to the existing:
 - a) urban grain, plot sizes, building patterns, rhythms and lines;
 - b) form and scale of buildings and spaces - height, bulk, massing, proportions and roofscapes;
 - c) appearance; and
 - d) landscape and boundary treatments.

Infilling: backland development proposals

- 4) Proposals for backland development are required to:
- a) create a positive 'street' entrance, provide safe pedestrian and cycling access and suitable access for emergency and refuse vehicles, and avoid long, narrow and isolated access points. Access routes must be designed to avoid having an unacceptable impact in terms of noise or light on the existing dwellings; and
 - b) demonstrate that relationships with both existing neighbouring development and buildings/gardens within the site are acceptable, taking into account back to back or back to front distances. The privacy of existing and proposed residential properties should be respected by any new layout.

Infill development proposals in villages

- 5) Additionally, proposals for infill development within villages are required to:
- a) reflect development forms which respect the character and context of the village and avoid layouts that are overly formalised where surrounding village patterns have grown organically;
 - b) ensure that the transitional character of edge of village/settlement areas is not lost and that hard urban forms are not introduced in semi-rural environments, and
 - c) maximise the provision of high quality, safe and direct walking and cycling routes and links to key village facilities.

Definitions

5.57 Infill development - this includes any new residential development of a vacant site or the redevelopment of a developed site. It includes residential development within a garden. For the avoidance of doubt this does not carry the same definition as 'limited infilling' for Green Belt purposes.

5.58 Frontage development - this normally comprises development of a gap in an otherwise continuous built-up frontage, or the redevelopment of existing properties within such a frontage.

5.59 Backland development - this normally comprises development on land behind the rear building line of existing housing or other development, usually on former garden land or partially enclosed by gardens.

5.60 Piecemeal development - in the context of this policy relates to uncoordinated development where individual applications are submitted for development across a larger developable area where this is done in order to deliberately avoid infrastructure provision, contributions or affordable housing that are triggered at certain thresholds.

Reasoned Justification

5.61 Residential infill development must be designed in a sensitive and responsive manner to the local context. Proposals will need to reflect how infill development integrates with the surrounding development and environment, including physically and visually. Existing built form, open space, and natural corridors and features provide cues for the design of development which is unobtrusive and functionally and visually harmonious with its surrounds.

5.62 Open space, including gardens, ponds and mature trees can make an important contribution to local character and biodiversity and development proposals will need to demonstrate that they avoid an unacceptable impact in this regard. LPSS 2019¹¹⁵ Policy D1: Place shaping (4) requires all new development to be designed to reflect the distinct local character of the area and reinforce locally distinct patterns of development, including landscape setting. Furthermore, Policy D4: High Quality Design and Respecting Local Distinctiveness provides the detailed requirements to ensure that development proposals are grounded in a clear understanding of place. Infill proposals will thus need to reflect upon local character and identity and how this has informed the design of the development. This will include taking account of local design guidance contained within conservation area appraisals¹¹⁶, DPDs¹¹⁷, Neighbourhood Plans¹¹⁸ and SPDs¹¹⁹ where relevant.

5.63 Policy D5: Protection of Amenity and Provision of Amenity Space ensures the protection of amenity for existing and new residential properties. Infill proposals will need to reflect how they will avoid an unacceptable impact on the amenity of neighbouring residents whilst also providing acceptable living conditions within the new development. Policy D6: External Servicing Features and Stores is also relevant.

5.64 Piecemeal development, where individual applications reflect artificial subdivision from a larger developable area can result in unintegrated development with poor layout, lack of infrastructure or affordable housing provision. Where reasons for bringing forward smaller portions of a developable area are sufficiently justified and it is not considered to be artificial subdivision, development proposals are expected to reflect how they may integrate with remaining undeveloped portions of the development site. Contributions will be calculated on a level of development across the comprehensive area and proportionately applied.

Infilling: frontage development proposals

5.65 Built frontages are particularly important as they contribute to defining the public realm and the street scene and more broadly the character of places. Built frontages can provide a sense of enclosure whilst breaks along built frontages can provide a sense of visual relief. It is important that proposals for infill along a frontage give consideration to the various design parameters that contribute to the qualities and particular identity of local streets and demonstrate how they might be harmonious with or enhance local character.

Infilling: backland development proposals

5.66 Securing appropriate access to backland development can be challenging due to existing patterns of development. Inappropriate access arrangements may result in development proposals being resisted, even in cases where new housing development on its own may be

potentially acceptable. Suitable access arrangements should thus be addressed early in the design process through engagement with relevant stakeholders at Surrey County Council and Guildford Borough Council to ensure acceptability.

5.67 The NPPF¹²⁰ at paragraph 71 states that plans should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area. Backland locations have the potential to be particularly sensitive as in many cases they may border existing residential back gardens, which are private space. Factors such as proximity, orientation and height of new development in these locations can result in unacceptable impacts on the amenity and privacy of neighbouring properties and will be refused.

Infilling in villages

5.68 LPSS 2019 Policy P2: Green Belt, alongside the NPPF, provides the basis for determining whether proposals for limited infilling in villages that are washed over by the Green Belt could be considered appropriate development under NPPF paragraph 149e or not. It is important to be clear that should a development proposal be considered to be appropriate development in terms of Green Belt policy, this does not translate directly into the proposal being acceptable in terms of this design policy. These are separate tests and such proposals would need to demonstrate that they are both appropriate development in Green Belt terms, as well as being acceptable in design terms.

5.69 Villages have their own varied and distinct character and have tended to grow organically often reflecting a sporadic development feel that is less 'planned'. Villages tend to become more loose knit particularly as one transitions beyond the core area and towards the edge of a village into open countryside. Development proposals should respect these design cues and not unduly erode the transitional character of the edge of village/settlement area. Careful attention to design elements such as layout, form, scale of buildings and spaces, and landscaping will be necessary to ensure acceptable forms of residential infill development in villages.

Summary

The application clearly sets out within this document that the proposed dwelling complies with Guildford Borough Councils relevant Planning Policy.

Conclusion

The application for a 1 bedroom single storey bungalow on the site of an existing double detached garage within the residential curtilage of 14 Pilgrims View, Ash, is a sensible and policy compliant scheme.

The proposed dwelling respects the character and existing built form of the street scene, and adds positively to the amenity and built form.

The deliverance of a small home in an area of open market housing that has a chronic shortage of available bungalows, especially 1 bedroom, that will be cost effective for persons with limited budgets, delivers a significant community benefit.

It is hoped that the LPA can support the planning application and any advice or feedback ahead of any negative determination, would be welcomed for discussion and amendment of the proposed scheme where possible.