



Ref. JR/0563
27 March 2024

Planning Services
Guildford Borough Council
Millmead House
Guildford
Surrey GU2 4BB

Submitted Via the Planning Portal

Dear Sir/Madam,

Town & Country Planning Act (as amended) 1990
9 Longmead, Guildford, GU1 2HN
Planning Portal Ref PP-12916329

We are instructed by Mr & Mrs Bawa to submit the enclosed planning application for a replacement dwelling at the above site. This submission comprises the following: -

- i) This covering letter
- ii) Application Form
- iii) Climate Change, Energy and Sustainability Questionnaire and Calculations
- iv) Drawings
 - Drg. No. 3286_100 – Site Location and Block Plan (Proposed and Existing)
 - Drg. No. 3286_101 – Floor Plans and Roof Plan (Existing)
 - Drg. No. 3286_102 – Existing Elevations
 - Drg. No. 3286_110 – Ground and First Floor Plans (Proposed and as Consented)
 - Drg. No. 3286_111 – Roof Plan (Proposed and as Consented)
 - Drg. No. 3286_112 – Front & Side Elevations (Proposed and as Consented)
 - Drg. No. 3286_113 – Rear & Side Elevations (Proposed and as Consented)
- v) Planning fee of £642 (including £64.00 Planning Portal Service Charge)

Background

In August 2023 planning permission was granted on appeal for a single storey front extension, garage conversion, first floor side extension, part single and part two storey rear extension & fenestration changes to the external appearance (22/P/0218). Building works commenced in October 2023. During construction it came to light that the walls were structurally weak and roof joists rotten. Hence on the builder's recommendation (at additional time and expense) the walls were reconstructed. Unfortunately, the applicant and their builder were unaware of the implications in respect of the planning permission. For this reason, this part retrospective application is sought for a replacement dwelling.

Proposals

Permission is sought for the re-construction of the dwelling as permitted to be extended by way of planning approval reference 22/P/0218. The primary difference between the proposals is the rebuilding of the existing property (as opposed to its extension and remodelling). The following minor variations are also included:

- reduction in the width of the bi-fold doors (included in the now withdrawn S.73 application - 24/P/00083)
- additional ground floor window on rear elevation (included in S.73 app)
- rear steps from family room
- lengthened window on south (side) elevation

Planning Assessment

Given that the proposal seeks permission for a replacement dwelling within the urban area of Guildford the principle of development is entirely acceptable subject to character and amenity considerations.

Regarding character, as set out above, the new dwelling is almost identical to the extended/remodelled dwelling granted at appeal. The Inspector when responding to the Council's concerns in respect of character/subservience commented at paragraphs 6 - 8:

"In this case it seems to me that this can reasonably be looked as a re-modelling and enlargement of the original property; almost a starting again. The current home is of very unremarkable appearance, elevationally and in ground coverage more diminutive than many in the road, has gable ends (with one close to a side boundary) when hip roofs predominate, and generally adds little to the aesthetic quality of the locality. It would thus be no great loss for a fresh look at what should stand on this plot.

In this context I find that the proposal would result in a well-designed dwelling, with a pleasing and appropriately modelled front elevation, not too large for its site, comfortably on a par with other dwellings found locally, and not leading to any reduction in the character or visual qualities of this street scene.

Policy D1 of the Guildford Local Plan: Strategy and Sites 2015-2034 and Policies H4 and D4 of the Local Plan Development Management Policies (2023) are relevant. Taken together, and amongst other matters, the policies seek to secure development which is of high design quality, well proportioned, responsive to distinctive local character, protective or enhancing of the streetscene and local context, and generally sympathetic to existing built environment. I conclude that this proposal would not conflict with these policies."

(our emphasis)

In effect, the Inspector considered the impact of the proposal as 'almost starting again' rather than as an extended dwelling and concluded it was entirely acceptable in character terms.

As for residential amenity, a matter solely raised by residents, the Inspector observed at paragraph 9: -

"I should add that I have also considered the matter of residential amenity for neighbours having regard to disposition, ground levels, orientation, planned built form and so forth. Whilst I appreciate that there will be some change in, for example, outlook from, particularly, No. 7 Long Mead I would

agree with the Council's analysis which concluded that there would be no unacceptable impact in terms of residential amenity. There would not be a breach of development plan policies in this regard."

Importantly, other than the minor changes referenced above the dwelling will, in all respects, be the same as that considered as acceptable in respect of both character and amenity by the appeal Inspector and is therefore in full compliance with Development Plan Policy.

Other Considerations

Policy D2 requires non-major developments to submit "adequate information" about how the development complies with the energy requirements and "information proportionate to the size of the development" regarding other matters of sustainability. As will be noted, the Climate Change, Energy and Sustainability Questionnaire has been completed and submitted with this application. This document is supported by calculations in respect of energy and carbon emissions which together demonstrate how the requirements of the Policy can and will be met. As to biodiversity given that this is a self-build there is no requirement to provide a net gain.

We trust you have sufficient information to determine this application favourably, however, should any matter require clarification please do not hesitate to contact us.

Yours faithfully

A handwritten signature in blue ink, appearing to read 'C. Kiely'.

COLIN KIELY, MRTPI
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cc. Mr & Mrs Bawa