

**St Martha Parish Council**

**Additional comments sent to Guildford Borough Council on planning applications considered in 2017/18**

Application Number	Address	Comments
16/W/00122	The Charcoal House Blacksmith Lane, Chilworth, GU4 8NQ	<p><b>Recommend REFUSE:</b></p> <ul style="list-style-type: none"> <li>• Loss of local employment;</li> <li>• Parking is inadequate – 2 for each dwelling is not sufficient, particularly in relation to the 5 bedroom family house, plus visitors and trades people.</li> <li>• Loss of privacy for neighbouring properties via the windows in the living area.</li> <li>• It would not result in the provision of much needed small dwellings – GBC Policy H9 which St Martha Parish Council has supported for many years.</li> </ul>
<p>16/P/02534 <b>AMENDED PLANS</b></p> <p><b>Details of the original are shown in 2016</b></p>	126 Dorking Road, Chilworth GU4 8NS	<p><b>Recommend REFUSE:</b> The existing dwelling has an area of less than 85 square meters, making it a ‘small dwelling’ by GBC’s definition. GBC has a policy (H9) to retain, much needed, small dwellings where possible, which this Parish Council has supported for many years. Additionally, the proposed flat roof and rectangular front elevation is out of character with neighbouring dwellings and the semi-rural environment, that surrounds this area designated as AGLV and AONB.</p>

17/P/00138	Basie Cottage 24 Roseacre Gardens Chilworth GU4 8RQ	<p><b>Recommend REFUSE:</b> There are many errors in the documentation submitted with this application. The cottage is not 100 meters from the main A248 road, it is very much closer. Currently, the dwelling is not 106 square meters but is under 85, making it a Small Dwelling. Our Council supports the Borough's policy to retain small dwellings. The cottage is on a small site, whereas the site plan includes part of the garden of the adjacent property; giving a false impression of the size of the plot. Additionally, there are a number of other errors noted in this application, which should clearly be corrected and re-submitted. In general, the very large proposed increase in living area would produce over development of this small site, relating to its bulk, mass and height. The cottage is in a very prominent location, clearly visible from the AONB and AGLV. The neighbouring dwelling would suffer a loss of privacy.. Hence the Parish Council considers that this application contravenes planning policies G1, G5, RE5, RE6, and H9 of the Borough Council. On the basis of these comments and reasons, the Parish Council objects to this application.</p>
17/T/00252	The Tile House, Blacksmith Lane, Chilworth, GU4 8NQ	<p><b>Recommend REFUSE:</b> Blacksmith Lane is in a semi-rural setting. This is enhanced, from a visual amenity point of view, by a number of magnificent, large, mature trees. A number of such trees in that Lane have been removed in recent years to the detriment of visual amenity.</p> <p>The oak tree in question is a large, healthy, mature tree which adds to the visual amenity of the area and this would be diminished by the current proposal.</p>
17/P/02205 02131	17/P/ Merrydown, White Lane, Guildford, GU4 8PS	<p><b>Recommend REFUSE:</b> on the grounds that the proposed detached outbuilding will mean the reduction of car parking spaces (from 5-3) in what is quite small area for parking outside a 5-bed staff house.</p>

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18/P/00031	<p>Basie Cottage, 24 Roseacre Gardens, Chilworth GU4 8RQ</p> <p>To formalise the build of application 15/P/00620 - single storey side extension and changes to fenestration approved on 29/05/2015 by planning application 15/P/00620, (retrospective planning permission).</p>	<p><b>Recommend REFUSE:</b> It appears that the retrospective application relates to the fact that the applicants have put an extra full height patio / bi fold door in place of a regular window resulting in 2 sets of patio / bi fold doors and a window on the Western elevation rather than 1 set and 2 regular windows as in the approved plans.</p> <p>The new raised patio deck facing the Dorking Road extends the whole width of Basie Cottage rather than only to the rear of the sitting room and family room as shown on the plan. If the applicant has plans to affix railings along the whole width of the patio it could have an effect on the visual appearance from Dorking Road.</p> <p>Councillors have noted that a neighbour has raised the issue of excess light pollution.</p>
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