

St Martha Parish Council

Additional comments sent to Guildford Borough Council on planning applications considered in 2015

Application Number	Address	Comments
15/P/00171	Blackheath Cottage, Blackheath, GU4 8RD	Recommend REFUSE: The Parish Council has considered this application and wishes to make the following comments and an objection. This application fails to address most of the objections raised by the planning inspector, Mr. N. P. Freeman on the appeal against the Enforcement Order, which was rejected. There is concern relating to the extensive glazing, flat roof and long single storey element. Overall this would produce a dwelling completely out of keeping with its neighbours and with its location on Blackheath. For these reasons the council objects to this application
15/P/00318	Moorland House, Lockner Holt, Chilworth GU4 8RD	Recommend REFUSE: This dwelling has already had permitted development of 36% in 2012. If this application is permitted this will rise to 42%, almost half the size of the original dwelling. The Parish Council consider that the property is being over developed
15/T/00090	3 Pine View Close, Chilworth GU4 8RS	Councillors request that an Officer of GBC makes a site visit. The tree in question is a fine mature oak tree with a TPO to protect it. Councillors object to thinning the crown by 10% and the crown lifting to 4m. If any cutting back is felt to be necessary (particularly near the house) the overall shape of the tree should be retained and it should look balanced.
15/P/00894	The Season, Blacksmith Lane, Chilworth, GU4 8NQ	Recommend REFUSE: At 2.5 metres in height this proposed carport will be above the neighbour's fence, with a glazed roof forward of the building line. This could be a real annoyance to both ground and first floor flats.
15/P/01626	The Charcoal House, Blacksmith Lane Chilworth GU4 8NQ	Recommend REFUSE: loss of local employment; parking is inadequate; there is no provision for families with 2 cars, visitors and trades people. Loss of privacy for neighbouring properties via the windows in the living area. It would not result in the provision of much needed small dwellings.
15/P/01801	43 Dorking Road, Chilworth, GU4 8NW	Recommend REFUSE: The proposed extensions are excessive and too dominant. They are close to a neighbouring fence and would be out-of-keeping with several nearby properties on either side.

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15/P/01920	Horseshoes, 20 Roseacre Gdns. Chilworth GU4 8RQ	Recommend REFUSE: The proposed development will be 1.8 meters higher than the existing garage – potentially reducing the light into the neighbouring property.
15/P/01948	Annexe Lockner Farm, Dorking Rd., Chilworth, GU4 8RH	Recommend REFUSE: This large proposed development is over 12 feet to the ridge tile. The neighbour has a ground floor window on the end elevation, which will create loss of natural light. Fenestration on the roof will create glinting in morning sunlight for neighbour. Fenestration is also out of character with this very old farmhouse. Point number 10 on the application form is incorrect; the site can be seen from the bridleway and public right of way.
15/P/02140	39 Halfpenny Close, Chilworth, GU4 8NH	Recommend REFUSE: The proposed eaves height of the extension would exceed the eaves height of the existing dwelling house. The application fails to comply with the relevant section of the Town & Country planning order 2015.
15/P/02405	43 Dorking Road, Chilworth, GU4 8NW	Recommend REFUSE: Whilst the Parish Council acknowledge that bedroom 2, the family/ dining space and parking spaces are a little smaller than on the previous application 15/P/01801, the proposed extension now under consideration does not represent a subordinate addition to the main dwelling, and our previous concerns with regard to the impact on neighbour amenity and out-of-keeping with the character of several nearby properties still stands.
15/P/02393	Woodpeckers, Sample Oak Lane, Chilworth	Recommend APPROVE: However, this house has a shared driveway up to the property so during the construction of the pool and outbuildings it will be necessary to see that no construction/delivery vehicles block this driveway. All vehicles should drive onto the property of 'Woodpeckers' to allow neighbours to access their properties and emergency vehicles get through.