



Surrey Heath Borough Council
Surrey Heath House
Knoll Road
Camberley
Surrey GU15 3HD
Telephone: (01276) 707100
Facsimile: (01276) 707177
DX: 32722 Camberley
Web Site: www.surreyheath.gov.uk

Division: Legal & Democratic Services
Please ask for: Katharine Simpson
Direct Tel: 01276 707157
E-Mail: democratic.services@surreyheath.gov.uk

To: All Members of the **PLANNING APPLICATIONS COMMITTEE**

The following papers have been added to the agenda for the above meeting.

These planning updates were not available when the reports in the main agenda were originally prepared and supplement the information contained in those reports.

Yours sincerely

Damian Roberts

Chief Executive

PLANNING APPLICATIONS SUPPLEMENTARY INFORMATION

Planning Update

This page is intentionally left blank

29 June 2023

Planning Applications Committee

Update

Item No.	Site address	Report Recommendation
4	23/0074/FFU 29, 30 and 30a Brackendale Close, Camberley, Surrey, GU15 1HP	REFUSE

Additional Neighbour Representation:

A further letter of representation (Attached as Appendix 1 to this update sheet) was received from The Brackendale Close Residents Association. This letter was also sent directly to the members of the Planning Applications Committee. The letter highlights support for the officer's recommendations in relation to the refusal of the application and recommended reasons for refusal. However, this letter requests that the application is also refused on highways grounds in relation to the potential for overspill car parking from the proposed development.

Officer comment:

The current proposal was considered to be acceptable by Surrey County Council Highway Authority in relation to its impacts on the public highway network and the proposed car parking provision is in accordance with the County Highway Authority's guidance on car parking provision. The letter refers to the previous application ref: 21/1268 and that this was refused on highways grounds in relation to overspill car parking. The current scheme is materially different in terms of the number of dwellings and therefore the potential levels of occupancy as well as the provision of car parking. Whilst the ratio of car parking is similar due to the difference in the levels of occupancy this is a material change in terms of potential visitors. Given the support of the County Highway Authority, in terms of its impacts on the public highway network and that the car parking provision is in accordance with guidance, it is considered that a reason for refusal in terms of overspill car parking would not be sustainable.

In terms of the Brackendale Streetscene drawing, this is a cross sectional drawing which shows the change in land levels along Brackendale Close. The presence of the trees shown in the drawing is considered to be indicative. The site was visited by the case officer and the existing situation was taken into account in the consideration of the application.

Item No.	App no. and site address	Report Recommendation
-----------------	---------------------------------	------------------------------

5	23/0217 – 5 Cedar Gardens, Chobham, GU24 8PG	Grant, subject to conditions
<p>There is no update to the Committee Report, however, as background information a copy of the Inspector's Decision for the allowed appeal on the outline application (02/1307) and the Committee Report, Committee Minutes and the Decision Notice for the Reserved Matters application (04/0775) are appended to this update sheet as Appendices 2 and 3 respectively.</p>		



Residents Objections to Application No 23/0074/FFU for 25 flats

Brackendale Close Residents Association represents 90% of Owners/Occupiers in Brackendale Close. 31 individuals sent in objections in support of the Objections submitted by BCRA ("The BCRA Objection") This note confirms our position having seen the report by the Case Officer (CO).

We strongly support the recommendation of the Case Officer ("CO") to reject this application. This application is very similar to one (21/1268/FFU) which was refused by SHBC a year ago and which is awaiting the outcome of an Appeal. The principal ground for rejecting the previous application (as restated in 3.3.1 of the CO's report) were that:

- It would be out of scale and character for this area - the ground proposed in the CO's report
- It would "introduce a flatted development that far exceeds the general built form of other neighbouring and nearby properties"; and
- It has insufficient on site parking causing "parking overspill onto Brackendale Close".

The CO's report only lists the first of these points as the grounds for refusal. We believe that the full ground for refusing 21/1268 should be applied to this case as well. Ahead of a decision on the Appeal there is no reason to vary the grounds on which the Committee refused the first Application

The Applicants claim that 23/0074 is markedly different from 21/1268. It isn't. The footprint of the scheme was reduced just so the entrance could be moved to Portsmouth Road. It would actually be more intrusive on Brackendale Close because it would be taller. The sketches submitted with the Application are completely misleading. The pictures below show what it would really be like:

- The view from Brackendale Close overlaid on an actual picture. The artist's impression" circulated to the Committee shows the building as being screened – but by four mature trees which were cut down before it was submitted. That is deliberate mis-representation
- The plan of the two schemes is also shown overleaf with the small section which has been removed highlighted in pink – that is at the most distant point from Brackendale Close

The BCRA Objection also showed that the new scheme would result in more overflow parking in Brackendale Close. The Officers did not want to include parking in the grounds for refusing 21/1268, but the Committee (rightly in our view) insisted. This scheme would probably result in 15-20 cars being routinely parked on Brackendale Close where currently there is no on-street parking.

The Applicants argue that moving the entrance to Portsmouth Road means that it should be considered in relation to Portsmouth Road not Brackendale Close, and that it is more in keeping with other developments on Portsmouth Road. That is also not true. The reality (as shown in the BCRA Objection) is that this Application would be more than twice as big as any residential building along the Portsmouth Road from Frimley Park Hospital almost to the junction with the A30.

We are not opposed to the redevelopment of these sites in itself. There have been other developments in the Close in recent years: "Rayfields" off Brackendale Close created 5 family homes with gardens where Nos 14 and 15 had been before. We believe that is the type of development which should take place here reducing plot size and increasing housing density without fundamentally changing the character of the area. Merging two plots to make a big block of flats is the wrong solution in the wrong place.

We urge the Committee to refuse this application on the same grounds as were given for 21/1268.

Steve Godber (Chair)

Neeraj Shah (Secretary)

Akhil Vyas (Mgt Cttee Member)

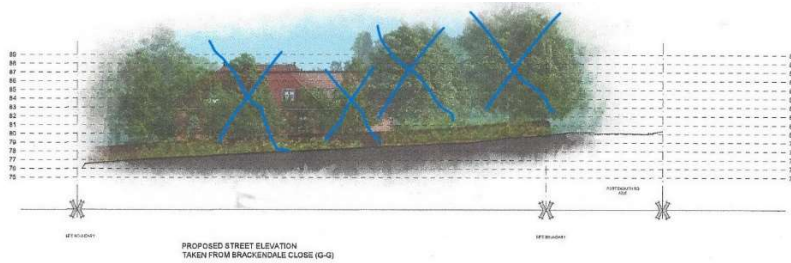




Actual view of the proposed development from directly across Brackendale Close and as it is today



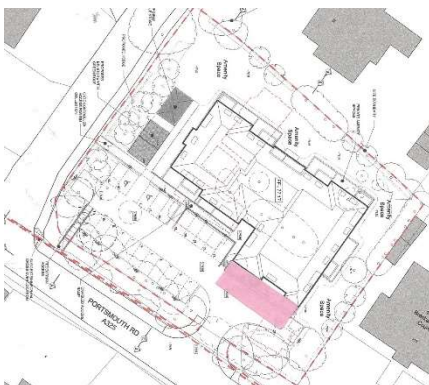
The "Streetscene" submitted by the Applicants (trees cut down before submission marked in blue)



View from 1st floor of neighbouring Flats at Number 28 after the development and as it is today



Reduction in footprint shown in pink



02/1307

REFUSAL OF:-
 OUTLINE APPLICATION FOR THE ERECTION OF 5 DWELLINGHOUSES
 FOLLOWING DEMOLITION OF EXISTING BUNGALOW (10 BETA ROAD)
 AND CONSTRUCTION OF A NEW ACCESS (MEANS OF ACCESS TO BE
 CONSIDERED ONLY, ALL OTHER MATTERS RESERVED).

APPELLANT:-
 8 & 10 BETA ROAD CHOBHAM
 MRS P BAILEY, MRS J GRIFFITHS, MR & MRS SMITH

APPEAL

02/1307

Approved lodged 14-7-03
 Appeal Allowed 3-12-03

ROTADEX PRODUCT

Footscap Plus with Pocket Colour Range
 Buff: 40201 Green: 40205
 Blue: 40203 Pink: 40217
 Orange: 40204





Appeal Decision

Site visit made on 13 October 2003

by Cliff Lane BSc (Hons) DipEd

an Inspector appointed by the First Secretary of State

SURREY HEATH PLANNING SERVICES	
ACKN	
Dir	
DC	Ad
MPR/TPI	
FILE REF.	

The Planning Inspectorate
400 Kite Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN
Tel: 0117 922 6372
e-mail: enquiries@planning-
inspectorate.gsi.gov.uk

- 3 DEC 2003

Date
NJS - N. Lew 31 DEC 2003

Appeal Ref: APP/D3640/A/03/1122051

8 & 10 Beta Road, Chobham, Surrey GU24 8PX

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant outline planning permission.
- The appeal is made by Mrs P Bailey, Mrs J Griffiths and Mr & Mrs R Smith against the decision of Surrey Heath Borough Council.
- The application (Ref.2002/1307), dated 16 November 2002, was refused by notice dated 26 June 2003.
- The development proposed is the removal of the existing bungalow at 10 Beta Road, construction of 5 new dwellings on land comprising the rear gardens of 8 & 10 Beta Road and construction of a new access road between 8 & 12 Beta Road to serve the 5 new dwellings.

Summary of Decision: The appeal is allowed and outline planning permission granted subject to conditions set out in the Formal Decision below.

Procedural Matters

1. The application that has led to this appeal seeks outline planning permission but includes the means of access to serve the proposed dwellings. The siting, design and external appearance of the dwellings and the landscaping of the site are reserved for subsequent approval. The submitted drawings include a site layout plan (Drawing No PDS.02.02.01D) and a plan showing works to No 12 Beta Road. The layout plan shows how the site might be developed. The appellants record however, that these plans are indicative only in respect of the layout of houses and the works to No 12 and these matters do not therefore constitute a formal part of the application. I have considered the appeal on this basis.

Main Issues

2. I consider the main issues in this case to be:
 - (i) whether the proposal would constitute inappropriate development harmful to the Green Belt, and if so whether other considerations are sufficient to clearly outweigh the harm;
 - (ii) the effect of the proposed development on the character and appearance of the area;
 - (iii) the implications for neighbours' living conditions, with particular reference to overlooking, daylighting and sunlighting; and
 - (iv) the impact of the scheme on highway safety and parking.

Planning Policy

3. The development plan for the area includes the Surrey Heath Local Plan 2000. Policy RE2 of the Local Plan states that within the Green Belt, there will be a general presumption against inappropriate development, except in very special circumstances. It goes on to define

inappropriate development and list exceptions. It also states that development proposals, which are otherwise appropriate in the Green Belt, should not be detrimental to the visual amenity and nature conservation interests of the Green Belt. Policy H9 defines what housing development can take place in Green Belt settlements. Policy H18 states that housing development should seek to achieve the highest density having regard to: (a) The character and quality of the street scene taking account of (i) the contribution of the existing site and (ii) that of the proposal; (b) The relationship of the existing and new built forms, taking into account (i) the effect on the privacy and (ii) the daylighting & sunlighting to neighbouring properties, and (iii) that respect should be paid to the form and pattern of existing development in the area; (c) Existing site and landscape features; (e) Species and habitats of nature conservation interest; and (g) Traffic and infrastructure aspects.

4. The Council has also produced Supplementary Planning Guidance (SPG) – Residential Development in Settlement Areas (2002). This gives further guidance in relation to policy H18 and other Local Plan policies concerned with detailed housing layout issues. As this guidance appears to have prepared consistent with national guidance and the Council has adopted it, I shall afford it substantial weight.
5. Planning Policy Guidance Note 2 – Green Belts (PPG2) and Planning Policy Guidance Note 3 – Housing (PPG3) are also directly relevant to this appeal.

Reasons

6. The appeal site comprises of the current outillage of No 10 Beta Road and part of the rear garden of No 8. It is surrounded by residential properties in Beta Road, Alpha Road, Chertsey Road and Delta Road. The proposal is to erect five dwellings on the site, served by an access off Beta Road, which would also involve demolishing No 10.
 - (i) *Whether the proposal would constitute inappropriate development harmful to the Green Belt, and if so whether other considerations are sufficient to clearly outweigh the harm.*
7. Policy RE2 of the Local Plan states that there is a presumption against the construction of buildings in the Green Belt unless it is for various purposes, one of which is (e) limited infilling in the settlement area of Chobham, in accordance with policy H9. Policy H9 states that within the rural settlement of Chobham, new housing development will only be allowed in the form of infilling or small-scale affordable housing. The supporting text to this policy defines infilling as the filling in of vacant plots in a frontage or area which is substantially developed. PPG2 also states that development is not inappropriate if it is limited infilling in existing villages.
8. I note from the Council report of March 2003 that the site is defined as being within the settlement of Chobham. Taking into account Local Plan and PPG2 references to infilling, as the site is in a settlement in an area that is substantially developed and the proposal is for only four additional dwellings (as one is to be demolished), I consider that the development can be regarded as limited infilling. For similar reasons, I do not consider the proposal would be detrimental to the visual amenity interests of the Green Belt, particularly openness. As such therefore, in my opinion, the proposal is not inappropriate development as defined in PPG2 and falls in line with the terms of criterion (e) of Local Plan policy RE2.
 - (ii) *The effect of the proposed development on the character and appearance of the area.*
9. The appeal site is enclosed by built development, characterised by, in the main, a mix of residential properties, comprising bungalows, detached and semi-detached houses. These dwellings front onto four roads Beta Road, Alpha Road, Chertsey Road and Delta Road. Many of these overlook the site and a large number of properties in the first three roads have gardens

that adjoin it. Apart from the existing dwelling at No 10, the appeal site is relatively open, comprising primarily of garden areas, with only the odd small structure sited on it. There are however, a significant number of good specimen trees on the site, the most worthy of which are covered by a provisional tree preservation order.

10. No 10 Beta Road is a modestly sized, hipped roof bungalow and is currently rather run down and in poor condition. Once demolished a relatively narrow shared surface road, which would form the new access, would replace it. Whilst the property adds variety to the street scene, I do not consider that its demolition would have a significantly harmful impact on it. Equally because the new access road would be narrow and has the potential to be landscaped on either side, I do not consider this would be harmful to the street scene either. Additionally, residents have objected to the loss of a small dwelling, however, the Council has not objected to the demolition of this property on these grounds. I have not been provided with a convincing argument that would lead me to a contrary view.
11. No 10 is attached to a smaller bungalow at No 12. This property is narrow but it projects substantially to the rear. It has a lower pitched roof than No 10. The demolition of No 10 would leave the narrow front of No 12 and its long westerly elevation more exposed to view. The appellants have submitted an illustrative drawing showing the making good of No 12, following the demolition of No 10. Beta Road is a road containing many different styles of houses and I consider that the appellants have demonstrated that a solution could be achieved that would satisfactorily assimilate the property into its surroundings.
12. PPG3 urges local planning authorities to make more efficient use of land. PPG2 and Local Plan policies RE2 and H9 are supportive of certain infilling. I have already concluded that the proposal is not inappropriate development in relation to the Green Belt. Policy H18 of the Local Plan and the Council's SPG seek to achieve the highest density in new developments, whilst ensuring they respect the quality of existing residential environments.
13. The appeal site undoubtedly presents a pleasant aspect to the majority of the large number of residents of dwellings that back onto it. However, I consider that it is land such as this that PPG3 refers to when it talks of the inefficient use of land and maximising the use of urban land. In developing a site such as this for five houses, I acknowledge consideration needs to be given in respect of whether such a level of development respects the character of the surrounding area.
14. In encouraging housing development to make more efficient use of land, PPG3 suggests net residential densities of between 30 and 50 dwellings per hectare. The appellants have shown an illustrative layout that has a net residential density of 28 dwellings per hectare. I note that local residents have put forward an alternative density figure based on a much reduced site area. I am satisfied with the appellants' figure however, as I consider that they have calculated the site area in accordance with guidance in Annex C of PPG 3.
15. PPG3, whilst encouraging housing layouts to make more efficient use of land, also advises that the quality of the environment should not be compromised. Taking into account the character of the surrounding area and the fact that there are important trees on site, which will have to have areas around them protected from development, whilst a density of 28 dwellings per hectare is below PPG3 guidance, I do not consider this to be unreasonable.
16. Overall on this issue, therefore, I conclude that the proposal would not harm the character and appearance of the area and would not be contrary to criteria (a) and (b)(iii) of policy H18 or policy H9 of the Local Plan. Nor, in my opinion, would it be contrary to the Council's SPG or the aims of PPG3.

(iii) The implications for neighbours' living conditions with particular reference to overlooking, daylighting and sunlighting.

17. The appellants' housing layout has been submitted for illustrative purposes only. Detailed consideration of the siting of houses would be necessary when further reserved matters are submitted for approval. The layout has, however, enabled me to conclude that the site is capable of taking five houses, not only with regard to the character of the area, but also taking into account the relationship of development to adjoining dwellings and their gardens. I am satisfied that five houses and an access road could be positioned on the site without causing significant harm to the living conditions of neighbours. As such, I do not consider that the proposal would be contrary to policy H18 (b) (i) and (ii).

(iv) The impact of the scheme on highway safety and parking.

18. I acknowledge that Beta Road is narrow and some nearby junctions do not have good visibility. However, the means of access to the site would be built to a standard agreed by the highway authority. There would only be the additional traffic created by five new dwellings, the residents of which would soon become accustomed to the inadequacies of the existing roads. Additionally, there would be no traffic in future to No 10 and a potential passing place would be created in the vicinity of the new access. I do not consider therefore, that there would be a degree of harm caused to highway safety, as a result of the development, sufficient to count against the proposal.

19. In respect of parking the appellants have satisfactorily demonstrated, with their illustrative plan, that a development of five houses could adequately meet the Council's parking standards. Whilst an area of Beta Road would be lost to on street parking with the creation of the new access, this is balanced by the loss of No 10 and its on-street parking demand. Overall, I do not consider the proposal would be contrary to policy H18 (g) of the Local Plan or SPG.

Other Matters

20. In addition to the main issues, I have considered above, local residents have also raised a number of other issues. Whilst some disruption would be inevitable during construction, any additional noise and light emanating from such a development, I consider, would be compatible with the residential nature of the area. In terms of the specific type and siting of houses, this would be considered on the submission of further reserved matters. I have not been made aware of any policy requirement for affordable homes on a site of this size. In respect of flooding concerns, I consider that a condition requiring further details of surface water disposal to be submitted and approved as recommended by the Council can satisfactorily deal with this matter. In respect of flora and fauna developers have responsibilities under the Wildlife and Countryside Act 1981 to protect identified species. I see no reason why such a development should encourage local youths to congregate in the vicinity. Finally, regarding the danger of setting a precedent, it is long held practice that each case is considered on the basis of its individual merits in relation to the development plan. There is no reason why schemes which are in conformity with the development plan, and in respect of which there are no other material considerations, should not be permitted.

Conditions

21. The Council has suggested eight conditions. Conditions related to the application for approval of further reserved matters are reasonable and necessary. So too is a condition requiring submission of details in respect of works to No12 Beta Road, to protect residential and visual amenity. A condition requiring the submission of surface water drainage to minimise flood

risk, I consider to be reasonable and necessary. In respect of drainage informatives suggested by the Council, some of this information is covered by other legislation and the rest the Council and developer should liaise direct. I do not regard these informatives to be necessary. A condition requiring details of temporary fencing to be erected along residential boundaries is reasonable and necessary to protect the living conditions of neighbours. I also consider that such a condition should be extended to include protection of trees to be retained, in view of the important trees on the site. In view of the fact that levels vary across the site and in relation to adjoining land, a condition requiring details of finished levels is also reasonable and necessary to protect the living conditions of neighbouring residents. Finally, as houses surround the site, conditions prohibiting burning on site and restricting construction times are also reasonable and necessary.

Conclusion

22. For the reasons given above and having regard to all other matters raised, I conclude that the appeal should be allowed.

Formal Decision

23. In exercise of the powers transferred to me, I allow the appeal and grant outline planning permission for the removal of the existing bungalow at 10 Beta Road, construction of 5 new dwellings on land comprising the rear gardens of 8 & 10 Beta Road and construction of a new access road between 8 & 12 Beta Road to serve the 5 new dwellings at 8 - 10 Beta Road, in accordance with the terms of the application Ref.2002/1307 dated 16 November 2002, and the plans submitted therewith, subject to the following conditions:

- 1) Approval of the details of the siting, design and external appearance of the buildings and the landscaping of the site (hereinafter called "the reserved matters") shall be obtained from the local planning authority in writing before any development is commenced.
- 2) Plans and particulars of the reserved matters referred to in condition 1 above, relating to the siting, design and external appearance of any buildings to be erected and the landscaping of the site, shall be submitted in writing to the local planning authority and shall be carried out as approved.
- 3) Application for approval of the reserved matters shall be made to the local planning authority before the expiration of three years from the date of this permission.
- 4) The development hereby permitted shall be begun either before the expiration of five years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.
- 5) The development hereby permitted shall not be commenced until a scheme showing the repairs and alterations necessary to No 12 Beta Road, together with an extension to its curtilage, including the erection of any means of enclosure, has been submitted to and approved in writing by the local planning authority. The scheme shall be carried out prior to the commencement of any other works within the site.
- 6) Development shall not begin until surface water drainage works have been carried out in accordance with details to be submitted to and approved in writing by the local planning authority.
- 7) The development hereby permitted shall not be commenced until temporary fencing has been erected along the boundaries of adjoining residential properties and around retained trees. The siting and details of such fencing shall have been agreed in writing with the

local planning authority. Such fencing shall be removed at the completion of the development or when permanent fencing is erected in its place as approved in writing by the local planning authority

- 8) No construction works shall be carried out on the site outside the following times 08:00 to 19:00 hours weekdays, 08:00 to 13:00 hours Saturdays, nor at any time on Sundays, Bank or Public Holidays.
- 9) Before works commence on site, details of the proposed ground floor levels of all buildings and the finished ground levels of the site, including roads and private drives, in relation to the existing ground levels of the site and adjoining land, shall be submitted to and approved in writing by the local planning authority.
- 10) No on site burning of any material shall take place during the implementation of the development hereby approved.

Information

24. A separate note is attached setting out the circumstances in which the validity of this decision may be challenged by making an application to the High Court.
25. This decision does not convey any approval or consent that may be required under any enactment, by-law, order or regulation other than section 57 of the Town and Country Planning Act 1990.
26. An applicant for any approval required by a condition attached to this permission has a statutory right of appeal to the Secretary of State if that approval is refused or granted conditionally or if the authority fails to give notice of its decision within the prescribed period.
27. Attention is drawn to the requirements of section 76 of the Town and Country Planning Act 1990 concerning provisions for the benefit of the disabled.

Cliff Lane

INSPECTOR

This page is intentionally left blank



Surrey Heath House
Knoll Road
Camberley
Surrey GU15 3HD
Switchboard: (01276) 707100
DX: 32722 Camberley
Web Site: www.surreyheath.gov.uk

Directorate: Development Control

APPENDIX 3

Our Ref: 2004/0775

Officers: Mrs D Trevett

Direct Tel: 01276 707292

Direct Fax: 01276 707218

Email: development-control@surreyheath.gov.uk

AAP Architecture Limited (A A Picariello)
Unit A
Monument Business Centre
Monument Way East
Woking Surrey

22 October 2004

TOWN & COUNTRY PLANNING ACT 1990
The Town & Country Planning (General Development Procedure) (England)
(Amendment) Order 2003

Application Type: Reserved Matters

Drawing No:/Date Stamped: A373/01A, 002A, 003A, 004, BLC040161/A, A373/Co/02

The Council as Local Planning Authority has **APPROVED** the following RESERVED MATTER(S), pursuant to outline planning permission no: SU/02/1307.

Proposal: Reserved Matters Application in respect of application SU/02/1307 for the erection of 5 detached dwellinghouses with garages following demolition of existing bungalow (10 Beta Road) together with alterations to No.12 Beta Road (siting design, external appearance) (Amended plan rec'd 26.8.04) (Amended plan and additional plan rec'd 21.9.2004) (Amended plan rec'd 15.10.2004).

Location: Land at 8, 10 & 12 Beta Road Chobham

SCHEDULE OF CONDITION(S) (If any)

1. The reiteration of conditions imposed on outline consent reference 2002/1307 dated 1/12/2003.

Reason: These are reserved matters following the grant of outline planning permission.

2. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) no further dormer windows shall be erected in the roof plane of the dwellings hereby approved without the prior approval in writing of the Local Planning Authority.

Reason: To enable the Local Planning Authority to retain control over the insertion of dormer windows in the roofs of the dwellings in the interests of visual amenity.

3. Before first occupation of the development hereby approved the first and second floor windows in the flank elevations of Plots 1, 3 and 5 shall be completed in obscure glazing and retained as such at all times.

Reason: In the interests of the amenities enjoyed by neighbouring residents.

4. No additional windows shall be created in the first and second floor flank elevations of Plots 1, 3 and 5 without the prior approval in writing of the Local Planning Authority.

Reason: In the interests of the amenities enjoyed by neighbouring residents.

5. Before the development hereby permitted is commenced details and samples of the external materials to be used shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of visual amenities of the area.

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) no further extensions, garages or other buildings shall be erected without the prior approval in writing of the Local Planning Authority.

Reason: To enable the Local Planning Authority to retain control over the enlargement, improvement or other alterations to the development in the interests of visual and residential amenity.

7. Before any work commences on site a landscape scheme shall be submitted to and approved by the Local Planning Authority for the planting of trees and shrubs and showing areas to be grass seeded or turfed together with areas of paving and other hardsurface treatment. All landscaping in accordance with the scheme, when approved, shall be carried out within a period of 12 months from the date on which the development of the site commences or shall be carried out in the first planting (and seeding) season following first occupation of the buildings or completion of the development whichever is the sooner or such other period as may be agreed in writing by the Local Planning Authority. Any trees and shrubs removed, dying, being severely damaged or becoming seriously diseased within five years of planting shall be replaced by trees and shrubs of similar size and species to those originally required to be planted.

Reason: In the interests of the visual amenities of the area and to accord with Policy G24 of the Surrey Heath Local Plan 2000.

8. No demolition, site clearance or building operations shall commence until cleft chestnut pale or 'Heras' protective fencing shall have been erected around each tree or group of trees which it is intended to retain on site. Such fencing to be erected and retained during the course of the development at a radius from the trunks to be agreed on site with the Local Planning Authority.

Reason: To ensure the retention of trees in the interests of the visual amenities of the area and to accord with Policy G24 of the Surrey Heath Local Plan 2000.

7. Prior to commencement of development, full details of foul drainage to serve the development to be submitted to and approved by the Local Planning Authority.

Reason: To ensure provision of suitable foul drainage to serve the site since there appears no direct connection for the proposed development to the mains drainage.

Summary of reasons for the grant of planning permission

1. The development hereby permitted respects the scale, pattern and character of surrounding development and respects the character of the rural settlement and quality of the street scene.
2. The development would not adversely affect any trees or natural features such as would justify refusal of planning permission.
3. The development hereby permitted would not give rise to an adverse impact on the amenities enjoyed by neighbouring properties.
4. The development hereby permitted would not give rise to conditions prejudicial to highway safety.

Summary of policies and proposals in the Development Plan relevant to the grant of planning permission

1. Surrey Heath Local Plan Policy G1: Making the Best Use of Urban Land, Policy G4: Design Principles, Policy H9: Rural Settlements H12 small dwellings. Policy H18: Residential Development in Settlement Areas, Policy H19: Integration of parking Policy H23: Amenity Space Policy RE2: Green Belt Policy M7: Off Street Parking and Policy M8: Highway Design Standards.

Informatives:

1. The applicant's attention is drawn to the provisions of Planning Policy Guidance Note 9 (PPG 9) - Nature Conservation - with particular reference to legislation which protects wildlife and their habitat, flora and fauna. This grant of planning permission should not be taken to represent any consent or licence that may be required under that or other legislation. Particular attention should be paid to aquatic features within existing water bodies, badgers and their habitat, bats and their roosts, breeding birds and the management of the woodland as a whole.
2. The applicant is advised that this permission is only pursuant to the Town and Country Planning Act 1990 and is advised to contact Building Control with regard to the necessary consents applicable under the Building Regulations and the affects of legislation under the Building Act 1984.
3. Details of surface water drainage proposals to form part of this development, shall demonstrate that the site will either not discharge surface water from the site, but dispose of to soakaway or SUDS within the site curtilage or that for any discharges to sewer, watercourse or other outfall off-site, such peak flows shall be limited to the notional peak discharge flow for the existing site.



4. The locality is low lying and characterised by raised groundwater levels during the winter months.
5. The applicant is referred to PPG25 and is advised to consider SUDS for the site. A direct outfall to land drainage would have to be attenuated on site.
6. The applicant is advised that Section 106 Water Industry Act 1991 applies to this development. Application for a permit to connect to the Public Sewer shall be directed to Thames Water Utilities Ltd. (Tel: 0845 920 0800) as should all enquiries regarding connections to existing public sewers. Infrastructure charges are payable by the developer on a per property basis.



Head of Built Environment
Duly authorised in this behalf
(ATTENTION IS DRAWN TO THE THIRD SCHEDULE ATTACHED)

MINUTE LIST OF COMMITTEE

18 October 2004

APP. NO	WARD	LOCATION & PROPOSAL	TYPE	DECISION
2004/0775 DT	CHO	Land at 8, 10 & 12 Beta Road Chobham Reserved Matters Application in respect of application SU/02/1307 for the erection of 5 detached dwellinghouses with garages following demolition of existing bungalow (10 Beta Road) together with alterations to No.12 Beta Road (siting design, external appearance) (Amended plan rec'd 26.8.04) (Amended plans and additional plan rec'd 21.9.2004) (Amended plan rec'd 15.10.2004).	RRM	AB

ACTION

Approved as per report plus extra conditions: one condition and 4 informatives from Drainage and four other planning conditions: CM1(materials), CR2 (removal of PD rights), CT2 (landscaping), CT6 (protection of fencing)

008

2004/0775

Reg Date

09/07/2004

Chobham

LOCATION: Land at 8, 10 & 12 Beta Road Chobham
PROPOSAL: Reserved Matters Application in respect of application SU/02/1307 for the erection of 5 detached dwellinghouses with garages following demolition of existing bungalow (10 Beta Road) together with alterations to No.12 Beta Road (siting design, external appearance) (Amended plan rec'd 26.8.04) (Amended plans and additional plan rec'd 21.9.2004).
TYPE: Reserved Matters
APPLICANT: Vincent James Homes Limited
OFFICER: Mrs D Trevett

SITE DESCRIPTION

This 0.18 ha site is located on the southern side of Beta Road. It comprises Nos. 10 and 12, a semi-detached bungalow, and land to the rear of Nos. 4, 6, 8, 10 and 12 Beta Road. The land falls away from the rear of No 8 Beta Road and is currently used as rear gardens for this property and Nos. 10 and 12 Beta Road. The site is bounded by residential properties fronting Alpha, Beta, Delta and Chertsey Roads. These properties comprise a mixture of detached and semi-detached houses, bungalows, and chalet style dwellings. The site is generally overgrown and interspersed with trees and hedges. Seven trees within the site are covered by Tree Preservation Order (TPO) 7/03.

RELEVANT PLANNING HISTORY

SU/02/1307 Outline application for the erection of 5 detached dwellings following demolition of existing bungalow No 10 Beta Road and construction of new access. Means of access to be considered only. Planning permission was REFUSED for the following reason:-

The proposed backland development is unacceptable in that it would result in overdevelopment of the site, which would be out of keeping with the pattern of surrounding development to the detriment of the character of the area. Furthermore the demolition of No 10 Beta Road, one half of a semi detached property, together with the creation of a new access to serve the site would be detrimental to the street scene causing harm to visual amenities. As such the proposal conflicts with Policies H9, RE2 (criteria e) and H18 (criteria a and biii) of the Surrey Heath Local Plan 2000.

An appeal was ALLOWED. (A copy of the Inspector's decision is attached at Annex 2)

PROPOSED DEVELOPMENT

This application is for reserved matters following the grant of outline approval. It comprises the demolition of No 10 Beta Road and the details of siting, design and external materials of five houses. The approved roadway would run in between Nos 8 and 10 Beta Road and would provide turning, parking and driveways to serve the houses proposed. Two houses would be turned side-on at the rear of No 8 Beta Road with a further three houses at the rear. All five houses would face into the turning area in the centre of the site. The application also provides details of how the side elevation to No.12 Beta Road would be reinstated.

Buildings: Five detached houses of traditional design.

Height/Accommodation: Plots 1 and 2 (behind No 8) - 8.8 metres to ridge, 4 bedrooms, one in roof.
Plot 3 - 9.8 metres to ridge, 4 bedrooms, one in roof.
Plots 4 and 5 - 8.8 metres to ridge, 4 bedrooms, one in roof.

Density: 28 dwellings per hectare

Parking: Some 2/3 spaces per house, comprising driveways and detached garages.

The applicant has submitted amended drawings lowering the roof heights of the dwellings on Plots 1, 2, 4 and 5.

CONSULTATIONS

The Chobham Parish Council objects to the proposal for the following reasons:-

RE2 - Inappropriate development in the Green Belt (not "limited infilling or small scale affordable housing").

RE5 - Contributes to reduction of stock of small dwellings (demolition of No.10 Beta Road)

H12 - Loss of small dwelling

H18 - Out of keeping with existing dwellings (three habitable floors) significant adverse effect on privacy of neighbours (second and third floor windows overlook all neighbouring gardens). Character and quality of street scene overbearing on neighbouring properties traffic movements - all vehicles entering the site are required to do a three point turn to exit and any vehicle parked on the road will block this manoeuvre. On road parking is, therefore, impossible. Any vehicle larger than an average family car will prevent contraflow traffic (length of access road and limited visibility increase risk of vehicle conflict).

The County Highway Authority raises no objections.

The Council's Drainage Engineer raises no objections.

REPRESENTATIONS

At the time of preparation of this report 12 letters of objection have been received, the main grounds being:-

- 1) Overdevelopment of site, density too high and out of character with the area;
- 2) description is incorrect should read three-storey dwellings. Design of dwellings is overbearing and out of keeping with houses the area;
- 3) three storey houses would overlook and result in loss of privacy to neighbouring properties;
- 4) loss of trees;
- 5) site layout gives potential for development to extend into adjoining land;
- 6) increase in flooding in a flood risk area;
- 7) irregularities in property boundaries;
- 8) increase in traffic and on street parking in a very narrow road;
- 9) proposal fails to replace 'small dwelling' within the site;
- 10) increase in noise and general disturbance; and
- 11) no details showing how No.12 Beta Road would be reinstated (plans have been received which show the front and side elevations).

PLANNING ISSUES

This site is located in the rural settlement of Chobham. Policies G1, G4, H9, H12, H18, H19, H23, RE2, M7 and M8 of the Surrey Heath Local Plan 2000 and Policies L05, SE4 and DN3 of the Surrey Structure Plan Deposit Draft 2002 as proposed to be modified are relevant, together with Supplementary Planning Guidance "Residential Development in Settlement Areas" and Government guidance set out in PPG3 "Housing".

Policy G1 seeks to make the best of use of urban land in settlement areas. Policy G4 seeks to ensure that the design of new development in terms of its scale, mass, density, quality and character are compatible with the surrounding area. Policy H9 deals with infilling in Rural Settlements, Policy H18 seeks to achieve the highest density of development in the settlement having regard to a number of criteria, including character and quality of the street scene, impact on residential amenities, form and pattern of development in the surrounding area and trees and landscape features. Policy H12 small dwellings within rural settlements. Policy H19 seeks to ensure that parking is integrated into development. H23 seeks the provision of amenity spaces. Policy RE2 deals with Green Belts. Policies M7 and M8 seek to ensure that new development provides parking in accordance with adopted standards and comply with current highway design standards. Policy L05 seeks to protect the character of rural settlements and Policy SE4 seeks to achieve high standards of design. Policy DN3 deals with parking provision.

The main planning issues to be addressed in assessing the merits of this proposal:-

- a) Whether the proposal would constitute inappropriate development harmful to this Green Belt settlement.
- b) the impact of the proposal on the character and appearance of the area with reference to the outline approval granted at appeal;
- c) the impact of the proposal on adjoining residential amenities with reference to the outline approval granted at appeal; and
- d) the impact of the new access, road layout and parking.

- a) Whether the proposal would constitute inappropriate development harmful this to this Green Belt settlement.

The Inspector considered the issue of appropriate development in the Green Belt and concluded at paragraphs 7 and 8 of his decision letter:-

"7. Policy RE2 of the Local Plan states that there is a presumption against the construction of buildings in the Green Belt unless it is for various purposes, one of which is (e) limited infilling in the settlement area of Chobham, in accordance with Policy H9. Policy H9 states that within the rural settlement of Chobham, new housing development will only be allowed in the form of infilling or small scale affordable housing. The supporting text to this policy defines infilling as the filling in of vacant plots in a frontage or area, which is substantially developed. PPG2 also states that development is not inappropriate if it is limited infilling in existing villages.

8. I note from the Council report of March 2003 that the site is defined as being within the settlement of Chobham. Taking into account Local Plan and PPG2 references to infilling, as the site is in a settlement in an area that is substantially developed and the proposal is for only four additional dwellings (as one is to be demolished), I consider that the development can be regarded as limited infilling. For similar reasons, I do not consider the proposal would be detrimental to the visual amenity interests of the Green Belt, particularly openness. As such, therefore, in my opinion, the proposal is not inappropriate development as defined in PPG2 and falls in line with the terms of

criterion (e) of Local Plan Policy RE2."

This proposal is considered to comprise appropriate development in the Green Belt within the terms of Policies H9 and H18 of the Surrey Heath Local Plan 2000.

b) The impact of the proposal on the character and appearance of the area with reference to the outline approval granted at appeal.

The site comprises an overgrown garden surrounded by the rear gardens of adjoining dwellings. The Inspector considered the impact that the new access road and five dwellings would have on the character and appearance at paragraphs 9, 10 11 and 16 of his decision:-

"9. The appeal site is enclosed by built development, characterised by, in the main, a mix of residential properties, comprising bungalows, detached and semi detached houses. These dwellings front onto four roads Beta Road, Alpha Road, Chertsey Road and Delta Road. Many of these overlook the site and a large number of properties in the first three roads have gardens that adjoin it. Apart from the existing dwelling at No.10, the appeal site is relatively open, comprising primarily of garden areas, with only the odd small structure sited on it. There are however, a significant number of good specimen trees on the site, the most worthy of which are covered by a provisional Tree Preservation Order.

10. No. 10 Beta Road is a modestly sized, hipped roof bungalow and is currently rather run down and in poor condition. Once demolished a relatively narrow shared surface road, which would form the new access, would replace it. Whilst the property adds variety to the street scene, I do not consider that its demolition would have a significantly harmful impact on it. Equally because the new access road would be narrow and has the potential to be landscaped on either side, I do not consider this would harmful to the street scene either. Additionally, residents have objected to the loss of a small dwelling, however, the Council has not objected to the demolition of this property on these grounds. I have not been provided with a convincing argument that would lead me to a contrary view.

11. No. 10 is attached to a smaller bungalow at No.12. This property is narrow but it projects substantially to the rear. It has a lower pitched roof than No.10. the demolition of No.10 would leave the narrow front of No.12 and its long westerly elevation more exposed to view. The appellants have submitted an illustrative drawing showing the making good of No.12, following the demolition of No.10. Beta Road is a road containing many different styles of houses and I consider that the appellants have demonstrated that a solution could be achieved that would satisfactorily assimilate the property into its surroundings.

16. Overall on this issue, therefore, I conclude that the proposal would not harm the character and appearance of the area and would not be contrary to criteria (a) and (b) (iii) of Policy H18 or Policy H9 of the Local Plan 2000. Nor, in my opinion, would it be contrary to the Council's SPG or the aims of PPG3."

The Inspector considered that five houses could be satisfactorily accommodated within this site. The layout now proposed follows the principle of the indicative layout considered as part of the outline approval which showed dwellings arranged around the widest part of the site. Two dwellings would be sited to the west with rear gardens adjoining gardens of houses in Alpha Road and three dwellings to the south with rear gardens adjoining gardens of dwellings in Chertsey Road. It is considered that the layout proposed is consistent with the

outline approval and is compatible with the area in general. The new street thus created would comprise a completely self-contained enclave and would not be directly visible from adjoining highways. This development is considered to meet the objectives of Policies H9 and H18 of the Surrey Heath Local Plan 2000.

Many residents have expressed concern that the design, size and height of the houses are not compatible with the area. The dwellings proposed are of quite simple traditional design in keeping with houses in the area and the roof heights proposed are typical of current house design. The visual impact of the dormers in the roof would be minimised by locating the dormer windows facing into the centre of the site. In any event a condition could be imposed on any approval granted to restrict the insertion of further dormers in the rear roof plane. In addition, the land falls away from Beta Road and the submitted street scene demonstrates that the height of the dwellings would be slightly lower than adjoining two-storey dwellings.

This landlocked site is surrounded by residential development of all types, from bungalows and chalets to large detached houses and there is no consistent pattern of house types to follow. The new dwellings would be some 25 metres away from houses to the east, 28 metres away from houses to the west, 40 metres away from houses to the south and 23 metres away from houses to the north. It is considered that this proposal is acceptable infilling and is compatible in the street within the terms of Policies H9 and H18 of the Surrey Heath Local Plan 2000.

This site is subject to Tree Preservation Order, No.7/03. This Order covers seven trees, four of which are located between Nos. 8 and 10 Beta Road along the line of the approved access road and three trees located within the body of the site. The Council's Arboricultural Officer has raised no objection to the proposal within the terms of the approval granted at appeal. He confirms that it would be necessary to remove three TPO trees to construct the approved access road with four trees retained within the body of the site, one at the rear of No 8 Beta Road and three adjoining the western, eastern and southerly boundaries. Elsewhere within the site it would be necessary to clear and remove the overgrown bushes and shrubs.

It is considered that this proposal accords with the principles established by the grant of outline planning permission and is acceptable in planning terms. As such the proposal meets the objectives of Policies G4, H9, H18, H19 and H23 of the Surrey Heath Local Plan 2000 and Policies L05, SE4 and DN3 of the Surrey Structure Plan Deposit Draft 2002 as proposed to be modified as well as Supplementary Planning Guidance "Residential Development in Settlement Areas".

The density of 28 dwellings per hectare falls generally within the guidance set out in PPG3 and the Inspector considered as follows:-

"12. PPG3 urges local planning authorities to make more efficient use of land. PPG2 and Local Plan Policies RE2 and H9 are supportive of certain infilling. I have already concluded that the proposal is not inappropriate development in relation to the Green Belt. Policy H18 of the Local Plan and the Council's SPG seek to achieve the highest density in the new developments, whilst ensuring they respect the quality of existing residential environments.

13. The appeal site undoubtedly presents a pleasant aspect to the majority of the large number of residents of dwellings that back onto it. However, I consider that it is land such as this that PPG3 refers to when it talks of the inefficient use of land and maximising the use of urban land. In developing a site such as this for five houses, I

acknowledge consideration needs to be given in respect of whether such a level of development respects the character of the surrounding area.

14. In encouraging housing development to make more efficient use of land, PPG3 suggests net residential densities of between 30 and 50 dwellings per hectare. The appellants have shown an illustrative layout that has a net residential density of 28 dwellings per hectare. I note that local residents have put forward an alternative density figure based on a much reduced site area. I am satisfied with the appellants figure however as I considered that they have calculated the site area in accordance with guidance in annex c of PPG3.

15. PPG3, whilst encouraging housing layouts to make more efficient use of land also advises that the quality of the environment should not be compromised. Taking into account the character of the surrounding area and the fact that there are important trees on the site, which will have to have areas around them protected from development, whilst the density of 28 dwellings per hectare is below PPG3 guidance, I do not consider this to be unreasonable."

It is considered that the development proposed is entirely consistent with the advice contained within the PPG and that it is acceptable in density terms. In view of this the proposal is acceptable within the terms of Policy H18 of the Surrey Heath Local Plan 2000 and the objectives of PPG3.

c) The impact of the proposal on adjoining residential amenities with reference to outline approval granted at appeal

The Inspector considered that five dwellings could be accommodated within the site without detriment to overlooking, daylighting and sunlighting, as follows:-

"17. The appellants housing layout has been submitted for illustrative purposes only. Detailed consideration of the siting of houses would be necessary when further reserved matters are submitted for approval. The layout has, however, enabled me to conclude that the site is capable of taking five houses, not only with regard to the character of the area, but also taking into account the relationship of development to adjoining dwellings and their gardens. I am satisfied that five houses and an access road could be positioned on the site without causing significant harm to the living conditions of neighbours. As such, I do not consider that the proposal would be contrary to Policy H18 (b) (i) and (ii)."

It is considered that this proposal would not be detrimental to the residential amenities of adjoining residents by way of overshadowing or direct overlooking. There would be two houses with rear gardens adjoining the rear of dwellings in Alpha Road, these would be some 25 metres away and three houses with rear gardens adjoining the rear of dwellings in Chertsey Road, these would be some 30 metres, or more, away. The velux windows proposed would be inserted into the angle of the roof and direct view from such windows would not be possible. Elsewhere, the dwellings are either side-on to boundaries or separated by adjoining curtilages. The proposal therefore conforms with the objectives of Policy H18 of the Surrey Heath Local Plan 2000 in this respect.

Article 8 and Article 1 of the First Protocol of the European Convention on Human Rights would apply. Article 1 provides for a right to the peaceful enjoyment of a person's possessions and Article 8 provides for a right to a person's private and family life, his home and his correspondence. There shall be no interference by a public authority with the exercise

of this right except such as in accordance with the law and is necessary is democratic society in the interests of national security, public safety or the economic well-being of the country, for the prevention of disorder or crime, for the protection of health or morals or for the protection of the rights and freedom of others. In this case any interference with neighbours rights must be balanced by the legitimate aims of the applicant. Both rights are considered within the planning application decision making framework which pays proper regard to neighbours amenities and the right for planning permission to be granted unless it results in unacceptable harm in planning terms.

d) The impact of new access, road layout and parking.

The Inspector granted outline approval for the access road, as follows:-

"18. I acknowledge that Beta Road is narrow and some nearby junctions do not have good visibility. However, the means of access to the site would be built to a standard agreed by the highway authority. There would only be the additional traffic created by five new dwellings, the residents of which would soon become accustomed to the inadequacies of the existing roads. Additionally, there would be no traffic in future to No.10 and a potential passing place would be created in the vicinity of the new access. I do not consider therefore, that there would be a degree of harm caused to highway safety, as a result of the development, sufficient to count against the proposal.

19. In respect of parking the appellants have satisfactorily demonstrated, with their illustrative plan, that a development of five houses would adequately meet the council's parking standards. Whilst an area of Beta Road would be lost to on street parking with the creation of a new access, this is balanced by the loss of No.10 and its on street parking demand. Overall, I do not consider the proposal would be contrary to Policy H18 (g) of the Local Plan or SPG.

No objection can be raised to this aspect of the development.

The road layout includes a spur road extending eastwards towards the boundary of the site. Adjoining residents have expressed concern that this could lead to development of adjoining land. It is a fundamental principle of planning in settlement areas that residential layouts should not preclude the development of adjoining land. This is reinforced and supported by Policy G1 of the Surrey Heath Local Plan and Planning Policy Guidance PPG3.

This traditional housing layout would provide appropriate parking and garaging for each dwelling.

It is considered that this proposal meets the objectives of Policies M7 and M8 of the Surrey Heath Local Plan 2000 and Policy DN3 of the Surrey Structure Plan Deposit Draft 2002 as proposed to be modified.

Other issues raised:

Residents have raised concerns about the following:-

A small dwelling will be demolished and should be replaced within the site.

Whilst No 10 Beta Road is a "small dwelling" in that it has a gross floor area of less than 74 sq.m.(approximately 65 sq.m.) the property is very small and in poor condition. The

applicant's agent in the original design statement confirmed that the property lacked some basic amenities. Policy H12 of the Surrey Heath Local Plan 2000 provides some flexibility to allow enlargement and replacement of small dwellings especially if that property has not been extended or lacks basic amenities, provided the rural character of the countryside would not be affected or residential amenities compromised. Having regard to the location of the site, within the settlement, no representations were made at the appeal by the Local Planning Authority to secure a replacement small dwelling. The Inspector addressed the issue of the small dwelling in his decision letter but did not include condition requiring one of the units to be a small dwelling. As such it would be totally unreasonable for the planning authority to require the inclusion of a small dwelling within this reserved matters application.

There are irregularities in the boundaries of the site.

The boundaries of the site have been checked in relation to the outline and reserved matters application and the layout drawings have been found to correspond. Some residents in Beta Road are concerned that land in their ownership is incorporated into the site. Land ownership is a private matter between the parties involved and this has been brought to the attention of both the applicant and the residents concerned.

The principle of this development has been established by the grant of outline planning permission at appeal. This reserved matters application is considered to accord with that outline approval. It comprises acceptable infilling in a rural settlement and is in keeping with the character of the area and residential amenities in general. This proposal is acceptable in planning terms and accords with the objectives of the policies and supplementary planning guidance set out above.

RECOMMENDATION

APPROVE the reserved matters subject to the following:-

1. The reiteration of conditions imposed on outline consent reference 2002/1307 dated 1/12/2003.

Reason: These are reserved matters following the grant of outline planning permission.

2. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) no further dormer windows shall be erected in the roof plane of the dwellings hereby approved without the prior approval in writing of the Local Planning Authority.

Reason: To enable the Local Planning Authority to retain control over the insertion of dormer windows in the roofs of the dwellings in the interests of visual amenity.

3. Before first occupation of the development hereby approved the first and second floor windows in the flank elevations of Plots 1, 3 and 5 shall be completed in obscure glazing and retained as such at all times.

Reason: In the interests of the amenities enjoyed by neighbouring residents.

4. No additional windows shall be created in the first and second floor flank elevations of Plot 1, 3 and 5 without the prior approval in writing of the Local

Planning Authority.

Reason: In the interests of the amenities enjoyed by neighbouring residents.

Summary of reasons for the grant of planning permission

1. The development hereby permitted respects the scale, pattern and character of surrounding development and respects the character of the rural settlement and quality of the street scene.
2. The development would not adversely affect any trees or natural features such as would justify refusal of planning permission.
3. The development hereby permitted would not give rise to an adverse impact on the amenities enjoyed by neighbouring properties.
4. The development hereby permitted would not give rise to conditions prejudicial to highway safety.

Summary of policies and proposals in the Development Plan relevant to the grant of planning permission

1. Surrey Heath Local Plan Policy G1: Making the Best Use of Urban Land, Policy G4: Design Principles, Policy H9: Rural Settlements H12 small dwellings. Policy H18: Residential Development in Settlement Areas, Policy H19: Integration of parking Policy H23: Amenity Space Policy RE2: Green Belt Policy M7: Off Street Parking and Policy M8: Highway Design Standards.

Informative(s)

1. The applicant's attention is drawn to the provisions of Planning Policy Guidance Note 9 (PPG 9) - Nature Conservation - with particular reference to legislation which protects wildlife and their habitat, flora and fauna. This grant of planning permission should not be taken to represent any consent or licence that may be required under that or other legislation. Particular attention should be paid to aquatic features within existing water bodies, badgers and their habitat, bats and their roosts, breeding birds and the management of the woodland as a whole.
2. Building Regs consent req'd DF5

BACKGROUND PAPERS

Previous planning decisions as referred to in Relevant Planning History
Consultation responses and representations.
