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Friday, 2 January 2015

To: The Members of the **Planning Applications Committee**  
(Councillors: Edward Hawkins (Chairman), Glyn Carpenter (Vice Chairman), David Allen, Richard Brooks, Mrs Vivienne Chapman, Colin Dougan, Surinder Gandhum, David Hamilton, David Mansfield, Ken Pedder, Audrey Roxburgh, Ian Sams, Pat Tedder, Judi Trow, Valerie White and John Winterton)

**In accordance with the Substitute Protocol at Part 4 of the Constitution, Members who are unable to attend this meeting should give their apologies and arrange for one of the appointed substitutes, as listed below, to attend. Members should also inform their group leader of the arrangements made.**

Substitutes: Councillors Rodney Bates, Ian Cullen, Paul Ilnicki, Lexie Kemp, Bruce Mansell and Alan Whittart

#### Site Visits

**Members of the Planning Applications Committee may make a request for a site visit. Requests in writing, explaining the reason for the request, must be made to the Development Manager and copied to the Executive Head - Regulatory and the Democratic Services Officer by 4pm on the Monday preceding the Planning Applications Committee meeting.**

Dear Councillor,

A meeting of the **Planning Applications Committee** will be held at Council Chamber, Surrey Heath House on **Monday, 12 January 2015 at 7.00 pm**. The agenda will be set out as below.

Please note that this meeting will be recorded.

Yours sincerely

Karen Whelan

Chief Executive

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#### AGENDA

	Pages
<b>1 Apologies for Absence</b>	
<b>2 Minutes</b>	<b>5 - 14</b>

To confirm and sign the non-exempt minutes of the meeting held on 15 December 2014.

### **3 Declarations of Interest**

Members are invited to declare any disclosable pecuniary interests and non pecuniary interests they may have with respect to matters which are to be considered at this meeting. Members who consider they may have an interest are invited to consult the Monitoring Officer or the Democratic Services Manager prior to the meeting.

### **4 Land at Hook Meadow, Philpot Lane, Chobham 15 - 16**

#### **Planning Applications**

### **5 Application Number: 14/0675 - The Brickmakers Arms, Chertsey Road, Windlesham GU20 6HT - Windlesham Ward 17 - 34**

### **6 Application Number: 14/0680- Cherrydale, Springfield Road, Camberley GU15 1AE - Parkside Ward 35 - 42**

### **7 Application Number: 14/0955 - Admiral house, 193-199 London Road, Camberley - St Michaels Ward 43 - 46**

### **8 Application Number: 14/0970 - Dental Surgery, 230 London Road, Bagshot, GU19 5EZ - Bagshot Ward 47 - 52**

### **9 Application Number: 14/0973 - 21-25 Tekels Park, Camberley GU15 2LE - Town Ward 53 - 60**

### **10 Application Number: 14/0978 - 57 High Street, Chobham GU24 8AF - Chobham Ward 61 - 64**

### **11 Application Number: 14/0995 - 57 High Street, Chobham GU24 8AF - Chobham Ward 65 - 68**

### **12 Application Number: 14/1061 - The Barn, Blackstroud Lane East, West End GU18 5XR - West End Ward 69 - 74**

### **13 Application Number 14/1062 - The Barn, Blackstroud Lane East, West End GU18 5XR - West End Ward 75 - 78**

### **14 Supporting Documents 79 - 102**

#### **Glossary**



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**Minutes of a Meeting of the Planning Applications Committee held at Council Chamber, Surrey Heath House on 15 December 2014**

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+ Cllr Edward Hawkins (Chairman)  
+ Cllr Glyn Carpenter (Vice Chairman) – (from min 86/P)

+ Cllr David Allen	- Cllr Ken Pedder
- Cllr Richard Brooks	+ Cllr Audrey Roxburgh
- Cllr Mrs Vivienne Chapman	+ Cllr Ian Sams
+ Cllr Colin Dougan	+ Cllr Pat Tedder
+ Cllr Surinder Gandhum	- Cllr Judi Trow
- Cllr David Hamilton	+ Cllr Valerie White
+ Cllr David Mansfield	+ Cllr John Winterton

+ Present

- Apologies for absence presented

Substitutes: Cllr Alan Whittart (for Cllr Judi Trow)

In Attendance: Lee Brewin, Ross Cahalane, Duncan Carty, Jessica Harris-Hooton, Gareth John, Aneta Mantio, Jonathan Partington, Cllr Tim Dodds and Cllr Charlotte Morley. (Cllr Morley from min 85/P – 86/P and Cllr Dodds from min 85/P – 95/P)

**85/P Minutes**

The minutes of the meeting held on 22 October were confirmed and signed by the Chairman subject to the following amendments:

- In minute 73/P the word 'approve' to be replaced with the word 'refuse' as follows:

'The recommendation to refuse was proposed by Councillor Colin Dougan and seconded by Councillor Vivienne Chapman.

Voting in favour of the recommendation to refuse:

Councillors David Allen, Vivienne Chapman, Colin Dougan, Edward Hawkins, David Mansfield, Ken Pedder, Audrey Roxburgh, Ian Sams, Pat Tedder, Valerie White and John Winterton

Voting against the recommendation to refuse:

Councillors Rodney Bates and Richard Brooks.

- In minute 74/P the word approve in note 2 should read refuse.

**86/P Application Number: 14/0562 - Kingsclear Nursing Home, Park Road, Camberley GU15 2LN - Watchetts Ward**

The application was for the erection of a detached three storey building to comprise of a 90 bedroom care home. (Amended info rec'd 23/07/2014),

(Additional info rec'd 21/08/14), (Additional plans rec'd 03/10/14), (Amended info rec'd 10/11/14).

A site visit was carried out at the site.

Some Members were concerned about the overlooking aspect of the proposal and felt landscaping needed to be included to help with screening. It was also felt that there should have been a public consultation between the applicant and residents.

Officers advised that the use of obscure glazing and landscaping could be included by condition, and where details of landscaping are submitted to comply with condition 5, a consultation process with neighbours most affected by the proposal can be undertaken. It was noted that the onus for any pre-application public consultation between residents and the applicant, would be with the applicant. It was also noted that the applicant was under no obligation to undertake a consultation.

Members were also reminded that there was an extant planning permission on the site.

**Resolved that application 14/0562 be approved as amended subject to:**

- i) Conditions as set out in the report of the Executive Head – Regulatory;and**
- ii) Conditions to require obscure glazing and landscaping on the side of the proposed building adjacent to number 11 Kingsclear Park.**

**Note 1**

As this application triggered the Council's public speaking scheme Mr Armitage and Mr Kaiser spoke in objection to the application and Ms Thornton representing the applicant spoke in support.

**Note 2**

The recommendation to approve, as amended was proposed by Councillor David Allen and seconded by Councillor Audrey Roxburgh.

**Note 3**

In accordance with Part 4 Section D paragraph 18 of the Constitution, the voting in relation to this application was as follows:

Voting in favour of the recommendation to approve as amended:

Councillors David Allen, Colin Dougan, Surinder Gandhum, Edward Hawkins, Audrey Roxburgh, Ian Sams, Pat Tedder, Alan Whittart and John Winterton.

Voting against the recommendation to approve as amended:

Councillors David Mansfield and Valerie White.

**87/P**

**Application Number: 14/0943 - Land rear of 4,6 and 8 MacDonald Road, Lightwater GU18 5TN - Lightwater Ward**

The application was for the erection of 2 linked-detached two storey dwellings with rooms in the roof space on land rear of 4, 6 and 8 Macdonald Road with new access off Catena Rise, car parking and associated works.

Members were advised of the following updates:

*'A further 32 letters of objection and 1 letter in support were received. The letter of support is from the occupier of the property in applicant's ownership and states that the rear gardens are rarely used. The objections, including an objection from Windlesham Parish Council, reiterate the previous concerns addressed in the officer's report and add the following matters:*

1. *Garden encroachment*

*[Officer's comments: The proposal would be implemented in the area that is currently fenced off the host dwellings. The material considerations are outlined in the report within the Agenda on pages 39-45.]*

2. *Scale, height & density out of keeping with the area*

*[Officer's comments: See section 7.3 of the Agenda on pages 41-42.]*

3. *Town houses not in keeping with the rest of buildings*

*[Officer's comments: The surrounding area of the application site contains dwellings of a variety of architectural styles and therefore the proposed design is not considered harmful in this locality in this context.]*

4. *Loss of Oak trees; and proposed planting of 4 silver birch trees close to existing sewer*

*[Officer's comments: Please see paragraphs 7.3.8 & 7.3.9 on page 42 of the Agenda.]*

5. *Proposal is not for 3-bedroom but 4-bedroom dwellings*

*[Officer's comments: Due to the size of the room in the roof space, the proposed dwellings are 4-bedroom houses.]*

6. *Inadequate landscaping*

*[Officer's comments: Adequate landscaping could be secured by condition.]*

7. *Loss of sunlight to garden of No. 2 Macdonald Road*

*[Officer's comments: The proposed dwellings would be orientated to the west of No. 2 rear garden and therefore it is not considered that any adverse overshadowing would occur.]*

8. *Loss of amenities*

*[Officer's comments: Please see section 7.4 of the Agenda.]*

9. *Inconvenience during construction*

*[Officer's comments: It is not the role of the planning system to obstruct the development on this basis. Inevitably any development construction would result in certain disruption in the locality. However, a Method of Construction Statement condition that would include hours of operation and parking of vehicles arrangements, to be agreed, could be imposed.]*

10. *Request to reinstate rear garden tree line in Catena Rise if permission is refused*

*[Officer's comments: In case the application is refused, the LPA has no powers to force the developer to reinstate the tree line.]*

**A consultation response from SCC Highways Authority** was received. No objections were raised; and SCC Highway Authority has no highway requirements.

A further **consultation response from Thames Water** was received. No objection is raised but informative(s) are required if permission is granted. The informative(s) relate to the surface water drainage; and The Water Industry (Scheme for the adoption of private sewers) Regulations 2011.

**A SAMM payment** has been received and therefore the 2<sup>nd</sup> reason for refusal no longer stands.

Comments to the objections and minor amendments have also been received from the agent. The amendments relate to the Ground Floor Plan (Block Plan) and the tree report reflecting the removal of the proposed birch trees to the north boundary'

Some Members were concerned about the proposal being overbearing and had an adverse impact on the properties at 4, 6 and 8 MacDonald Road. There was also concern regarding increased traffic congestion and parking issues in Catena Rise during the construction process.

Members expressed their disappointment that a representative from the County Highways Agency had not been available for comment.

**Resolved that application 14/0943 be refused for the reasons as amended as set out in the report of the Executive Head – Regulatory.**

**Note 1**

As the application triggered the Council's public speaking scheme, Mrs Franklin and Mr Harris spoke in objection to the application.

**Note 2**

The recommendation to refuse was proposed by Councillor Glyn Carpenter and seconded by Councillor Valerie White.

**Note 3**



In accordance with Part 4 Section D paragraph 18 of the Constitution, the voting in relation to this application was as follows:

Voting in favour of the recommendation to refuse as amended:

Councillors David Allen, Glyn Carpenter, Colin Dougan, Surinder Gandhum, Edward Hawkins, David Mansfield, Audrey Roxburgh, Ian Sams, Pat Tedder, Alan Whittart, Valerie White and John Winterton.

**88/P Application Number: 14/0865 - Former Cheswycks School, Guildford Road, Frimley Green, GU16 6PB - Mytchett and Deepcut Ward**

The application was for the outline application for the erection of a two storey building with accommodation in the roof space to provide a 62 bedroom care home including car parking, landscaping, access and associated works (access, appearance, layout and scale to be determined.). (Amended plan & additional info rec'd 24/11/2014).

Members were advised of the following:

*'Response from the applicant for application to proposed Refusal reason 1:*

- *The provided extended Phase 1 habitat assessment along with the bat roost and reptile surveys have been provided to support this application*
- *Poor habitat suitability and the limited ecological potential of the site and restricted extent of the proposed development should be sufficient to determine the application*
- *Hand search of potential reptile refugia and walked transects, as undertaken, through areas of potentially viable reptile foraging and cover habitat can provide a reliable estimate of reptile populations within an area. Following this assessment, a single slow worm was recorded.*
- *The derelict condition of the former caretaker's cottage might have potential for temporary bat roosting opportunities, such as masonry gaps, but the building has no concealed substantial voids such as attics, cavity walls or cellars, use of this building for significant roosting such as maternity roosting or hibernation would not be expected. The trees (requiring removal or tree works) provide a low level of bat roosting potential.*
- *Seasonal ecological assessments for bat activity at the site were not undertaken due to the low level of bat roosting potential on the site.*

*The **Surrey Wildlife Trust** maintains that sufficient on-site ecology surveys have not been provided to date. Further details for bats and reptiles are required. Details for badgers are also required.*

*Without sufficient survey information, the extent of any required mitigation/compensation works cannot be determined and therefore officers maintain that Circular 06/20005 cannot be adhered to (Para. 7.7.2 of the agenda refers). It is considered therefore by officers that a condition cannot be applied to allow surveys (and any required mitigation/compensation details) be provided post decision. Also, the required surveys are seasonal and the provision of the surveys could not be provided until mid-2015. As such, and with the need to determine*

*this application within its timeframe, the officer recommendation remains as per the agenda report.*

*The applicant had advised that there is an error of the name of the applicant and to correct this there is a willingness to agree to an extension of time to determine the application. Given that this is the applicant's error, officers do not consider this to be a valid reason to agree an extension of time.'*

Members were also advised that a legal undertaking had been received but had only been signed by one party and consequently was not considered acceptable.

Some Members felt that the proposal would be an improvement to the existing site. Officers advised that the scheme was acceptable but all the necessary information regarding animal surveys had not been submitted. The information would only be available in the spring when certain species come out of hibernation.

**Resolved that application 14/0865 be refused for the reasons as set out in the report of the Executive Head – Regulatory.**

**Note 1**

The recommendation to refuse was proposed by Councillor David Mansfield and seconded by Councillor Colin Dougan.

**Note 2**

In accordance with Part 4 Section D paragraph 18 of the Constitution, the voting in relation to this application was as follows:

Voting in favour of the recommendation to refuse:

Councillors David Allen, Glyn Carpenter, Colin Dougan, Surinder Gandhum, Edward Hawkins, David Mansfield, Audrey Roxburgh, Ian Sams, Alan Whittart and John Winterton.

Voting against the recommendation to refuse:

Councillors Pat Tedder and Valerie White.

**89/P Application Number: 14/0717 - 12 London Road, Bagshot, GU19 5HN - Bagshot Ward**

The application was for the erection of 4 two storey dwellings with access to London Road, following the demolition of the existing car sales buildings.

Members were advised of the following updates:

*'A comment from the agent was received in connection with the requirements of DM13, stating that this does not apply to the current application. The agent is of the opinion that DM13 applies only to B Class Uses.*

*[Officer's comments: The relevant part of Policy DM13 relates to any employment, not particularly B uses. Further comments are in para. 7.3.2 on page 49 of the Agenda.]*

*The agent also states that the requirement for affordable housing has been removed by the Government in Autumn Statement.*

*[Officer's comments: The Agenda was finalised before the Autumn Statement. The Council agrees that there is no longer a requirement to provide the affordable housing on sites up to 10 residential units. As such, the 2<sup>nd</sup> reason for refusal is no longer valid.]'*

**Resolved that application 14/0717 be refused for the reasons as set out in the report of the Executive Head – Regulatory.**

**Note 1**

The recommendation to refuse was proposed by Councillor Alan Whittart and seconded by Councillor Valerie White.

**Note 2**

In accordance with Part 4 Section D paragraph 18 of the Constitution, the voting in relation to this application was as follows:

Voting in favour of the recommendation to refuse:

Councillors David Allen, Glyn Carpenter, Colin Dougan, Surinder Gandhum, Edward Hawkins, David Mansfield, Audrey Roxburgh, Ian Sams, Pat Tedder, Alan Whittart Valerie White and John Winterton.

**90/P Application Number: 14/0969 - 193 - 199 Upper College Ride, Camberley GU15 4HE - Old Dean Ward**

The application was for the change of use from C3 to A1 (9.1msq) and new shop front with associated minor works to side elevation.

It was confirmed that the recommendation on the update document circulated at the meeting should have read 'approve'.

Some Members felt that the ATM required extra security measures owing to increased crime at ATMs. Members were advised that the ATM on the site would be centrally located but the installation of ATMs were a commercial risk. Officers advised that an informative could be added regarding the security and safety at the ATM on site.

**Resolved that application 14/0969 be approved as amended subject to conditions as set out in the report of the Executive Head – Regulatory.**

**Note 1**

The recommendation to approve as amended was proposed by Councillor David Allen and seconded by Councillor David Mansfield.

**Note 2**

In accordance with Part 4 Section D paragraph 18 of the Constitution, the voting in relation to this application was as follows:

Voting in favour of the recommendation to approve as amended:  
Councillors David Allen, Glyn Carpenter, Colin Dougan, Surinder Gandhum, Edward Hawkins, David Mansfield, Audrey Roxburgh, Ian Sams, Pat Tedder, Alan Whittart Valerie White and John Winterton.

**91/P Application Number: 14/0724 - Gordons School, Bagshot Road, West End, Woking, GU24 9PT - West End Ward**

The application as for the extension to 'Louvain house' to form Girl's day house with study rooms, common rooms, kitchen, changing rooms, showers, sanitary accommodation, locker facilities and house office. (Amended plans rec'd 17/11/14)

**Resolved that application 14/0724 be approved subject to the conditions as set out in the report of the Executive Head – Regulatory.**

**Note 1**

The recommendation to approve was proposed by Councillor Glyn Carpenter and seconded by Councillor Alan Whittart.

**Note 2**

In accordance with Part 4 Section D paragraph 18 of the Constitution, the voting in relation to this application was as follows:

Voting in favour of the recommendation to approve:

Councillors David Allen, Glyn Carpenter, Colin Dougan, Surinder Gandhum, Edward Hawkins, David Mansfield, Audrey Roxburgh, Ian Sams, Pat Tedder, Alan Whittart Valerie White and John Winterton.

**92/P Application Number: 14/0905 - Hayward House, 1 Portesbury Road, Camberley GU15 3TA - Town Ward**

The application was for the change of use from retail use (Class A1) to an estate agency (Class A2).

**Resolved that application 14/0905 be approved subject to the conditions as set out in the report of the Executive Head – Regulatory.**

**Note 1**

The recommendation to approve was proposed by Councillor Colin Dougan and seconded by Councillor Audrey Roxburgh.

**Note 2**

In accordance with Part 4 Section D paragraph 18 of the Constitution, the voting in relation to this application was as follows:

Voting in favour of the recommendation to approve:

Councillors David Allen, Glyn Carpenter, Colin Dougan, Surinder Gandhum, Edward Hawkins, David Mansfield, Audrey Roxburgh, Ian Sams, Pat Tedder, Alan Whittart Valerie White and John Winterton.

**93/P Application Number: 14/0984 - Paradise Farm, 77 Mincing Lane, Chobham GU24 8RT - Chobham Ward**

The application was for the erection of a first floor side extension to dwelling and associated alterations.

**Resolved that application 14/0984 be approved subject to conditions as set out in the report of the Executive Head – Regulatory.**

**Note 1**

The recommendation to approve was proposed by Councillor Pat Tedder and seconded by Councillor Alan Whittart.

**Note 2**

In accordance with Part 4 Section D paragraph 18 of the Constitution, the voting in relation to this application was as follows:

Voting in favour of the recommendation to approve:

Councillors David Allen, Glyn Carpenter, Colin Dougan, Surinder Gandhum, Edward Hawkins, David Mansfield, Audrey Roxburgh, Ian Sams, Pat Tedder, Alan Whittart Valerie White and John Winterton.

**94/P Application Number: 14/0985 - Paradise Farm, 77 Mincing Lane, Chobham GU24 8RT - Chobham Ward**

The application was for the Listed Building Consent for the erection of a first floor side extension to dwelling and associated alterations.

**Resolved that application 14/0985 be approved subject to conditions as set out in the report of the Executive Head – Regulatory.**

**Note 1**

The recommendation to approve was proposed by Councillor Glyn Carpenter and seconded by Councillor Valerie White.

**Note 2**

In accordance with Part 4 Section D paragraph 18 of the Constitution, the voting in relation to this application was as follows:

Voting in favour of the recommendation to approve:

Councillors David Allen, Glyn Carpenter, Colin Dougan, Surinder Gandhum, Edward Hawkins, David Mansfield, Audrey Roxburgh, Ian Sams, Pat Tedder, Alan Whittart Valerie White and John Winterton.

Chairman

**Land at Hook Meadow, Philpot Lane,  
Chobham**

Portfolio	Regulatory
Ward(s) Affected:	Chobham

**Purpose**

**To provide an update to the Planning Applications Committee regarding outstanding planning enforcement issues at Hook Meadow, Philpot Lane, Chobham.**

Background

- 1.1 On 16 December 2013 an exempt paper was presented to the Planning Applications Committee setting out the planning and enforcement history of land at Hook Meadow, Philpot Lane.
- 1.2 That paper explained that two enforcement notices had been served in October 2009 to regularise breaches of planning control arising from the erection of a concealed dwellinghouse and the change of use of land to form a garden area to the unauthorised dwelling. The paper also explained that an appeal against the issue of the Notices had been dismissed.
- 1.3 The purpose of that exempt paper was to seek the Committee's authority for officers to enter the land and undertake works to secure compliance with the Notices. This was sought because negotiations with the owner of the land had failed to secure compliance with the requirements of the Notices; which in summary are to demolish the dwellinghouse and cease the residential use of the land.
- 1.4 The Committee Resolved that the Head of Regulatory be authorised to take direct action to secure compliance with the Notices.

Current Position

- 2.1 Officers sought access to the site in order to assess the extent of the works required to secure compliance with the Notices. This access was secured and a site visit undertaken in May 2014.
- 2.2 This site visit revealed that not only had the Notices not been complied with, but that additional development, in the form of an unauthorised extension to the illegal dwellinghouse, had been erected plus an unauthorised carport.
- 2.3 Officers determined that an injunction was the most appropriate means of restraining any further breaches of planning control and, at the same

time secure compliance with the Notices. If successful the injunction would allow the recently completed extension to be tied to the extant Enforcement Notices.

- 2.4 An application for an injunction was lodged in the High Court and was heard, by his Honour Judge Seymour, on 30 October 2014. Miss Hook represented herself at Court.

#### Outcome of application for an Injunction

- 3.1 His Honour Judge Seymour granted the Council's application for an injunction.

- 3.2 In summary the requirements of the injunctive order are:

- The cessation of the residential use of the specified garden land by no later than 30 April 2015;
- The removal of all ornamental planting, decorative features and raised beds from the specified garden land by no later than 30 October 2015; and,
- The demolition of the unauthorised dwellinghouse (including the porch and recently completed extension) by no later than 30 April 2016.

- 3.3 In summing up, his Honour Judge Seymour had some sympathy for the defendant given the period of time it had taken the Council to seek compliance with the Notices. However, he considered that the protection of the Green Belt was in the public interest. He advised that failure of Miss Hook to comply with the terms of the Injunction would mean that she would be in contempt of court and this could mean a prison sentence. An application to recover the Council's Court costs was refused.

#### Recommendation

- 4.1 None – for information only.

Annexes: None

Background Papers: None

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2014/0675

Reg Date 26/08/2014

Windlesham

**LOCATION:** THE BRICKMAKERS ARMS, CHERTSEY ROAD,  
WINDLESHAM, GU20 6HT

**PROPOSAL:** Erection of a detached building and ancillary storage shed to provide additional accommodation to the existing public house and the extension of the car park with associated landscape alterations (retrospective). (Additional info rec'd 01/12/14).

**TYPE:** Full Planning Application

**APPLICANT:** Mr & Mrs Coveney

**OFFICER:** Michelle Fielder

**RECOMMENDATION: GRANT subject to conditions**

Update

This application was presented to the Planning Applications Committee on 17 November 2014 with a Recommendation to refuse planning permission. This recommendation was based on the assessment that as new development not falling within any of the exceptions outlined in paragraph 89 of the NPPF the erection of two buildings and the extension of the car park at the site was inappropriate development in the Green Belt. Such development is by definition harmful to Green Belt openness. Further harm to the rural and open character of the Green Belt was cited as arising from the spread of development across the site into a previously undeveloped area.

The Planning Applications Committee resolved to defer the application from that meeting to allow the applicant to submit details of 'very special circumstances'. Officers requested this additional information by email, to the agent, on 18<sup>th</sup> November 2014.

On the 1<sup>st</sup> December a statement entitled 'Very Special Circumstances' was submitted to the Council (Annex 1).

Re-consultations

Neighbours, interested persons, the Parish Council and the Environmental Health Officer were notified of the receipt of the information and invited to comment on 3<sup>rd</sup> December 2014. There has been no response to this additional consultation at this time of writing. However the Council has received various emails from two objectors to the proposal and officers have had sight of communication between one of these and the Rt.Hon Michael Gove MP.

By letter dated 23 November The Rt.Hon Michael Gove MP has asked that the LPA give full consideration to his constituents concerns that there is no case of very special circumstance to outweigh green belt considerations and that the proposal puts users of the public highway and footpath at risk.

Summary of the Very Special Circumstances presented

A copy of the full statement submitted is attached, however, in summary the headline statements contained within section 4 (which deals with the matter of VSC) are considered to be:

1. The Brickmakers is a significant local employer (employing 35 staff (the majority of which are from the local area)) (para 4.1)
2. The buildings and site improvements follow renovations to the public house and menu improvements, all of which are based on sound economical basis (para 4.2)
3. The community building has both an economic benefit to the Brickmakers and wider community benefits, serving a wider range of local needs (para 4.3)
4. The community building is hired out for a modest hourly rate (and in some instances for free) (para 4.4)
5. There are some linked trips with users of the building sometimes making use of the pub / restaurant and this supports the Brickmakers (para 4.5)
6. Letters of support have been submitted by local groups who have used the building (para 4.6)
7. The space can be hired at affordable rates, and the building is of strong benefit to the local community. The primary purposes behind the facility is the fostering of community spirit (para 4.7)
8. Tidying the rear section of land has improved the appearance of the site and makes it more appealing to customers and therefore helps retain, and attract, new customers (para 4.8)
9. The provision of 10 additional parking spaces helps address overspill parking (from the site onto Chertsey Road) (para 4.9)

Section 5 of the VSC statement seeks to address officer and member comments concerning the use of the building and whether, in the event that planning permission is granted, it should be conditioned in any way.

At section 5.1 of the statement the applicant states that while serving a community function it is important that the building retains the ability to adapt to changing circumstances and, as a consequence, it needs to be able to function as an ancillary building to the public house.

At para's 5.2 and 5.3 of the statement the applicant sets out the public house opening times and those proposed for the outbuilding (9am-11pm Monday to Saturday (the public house is open until midnight) and 9am to 10pm on Sunday (the public house is open until 10.30pm).

#### Assessment of the information submitted

The case submitted by the applicant is lacking in any substantive detail, and it is not known for instance, if the unauthorised development in itself generates any employment and what the effect removing the building from the site would have upon that employment generation. The submitted details also fail to demonstrate that development is vital to the long term viability of the site.

Of the matters listed as being very special circumstances by the applicant, in the officer's opinion the provision of a building to meet a local need for community facilities (as evidenced by the letters of support submitted by such groups) weighs in favour of the

proposal. In addition, whilst officers have raised concern regarding the spread of development across the site, it is noted that the unauthorised development has not extended beyond the confines of the site and does not result in countryside encroachment. Moreover, the scale of the development is relatively modest. These factors mean that any additional harm (that is harm beyond the 'by definition' harm which arises from the fact the development is inappropriate in the Green Belt) is relatively limited.

It is also noted that the NPPF seeks to promote the three threads of sustainable development and in doing so any social and economic benefits arising from a development proposal must be given weight. In this case, given the limited scale of the proposal and its limited impact on the Green Belt, it is considered that the community benefits associated with the development outweigh the harm. It is therefore recommended that planning permission be granted.

### **Recommendation**

GRANT subject to the conditions below:

1. The storage building hereby approved shall only be used for storage purposes ancillary to the function of the wider site as a public house.

With the exception of the use of the multi-purpose function building for private meetings, private conferences or by use by community clubs or groups it shall only be used for purposes ancillary to the function and use of the wider the site as a public house.

Reason: To ensure the use of the buildings is appropriate to its location and in the interests of residential amenity, and to comply with the aims and objectives of Policy DM9 of the Core Strategy and Development Management Policies 2012 and the NPPF.

2. The multi-purpose function building shall only be used during the hours of 0900 to 2300hrs Monday to Saturday and 0900 to 2200 hrs on Sundays. In addition there shall be no recorded or live music played from the building.

Reason: In the interests of residential amenity, and to comply with the aims and objectives of Policy DM9 of the Core Strategy and Development Management Policies 2012 and the NPPF.

**Officer note:** Condition 1 as proposed prohibits exercise classes being held in the multi-function building, however this is because these often involve the use of background music which as contained within para 7.5.1 of the original committee report, may, as a result of the method of construction and materials used, not be appropriate. This concern is also reflected in condition 2 as proposed.

**PREVIOUS COMMITTEE REPORT PRESENTED THE PLANNING APPLICATIONS COMMITTEE ON 17 NOVEMBER 2014.**

**This application would normally be determined under the Council's Scheme of Delegation, however, at the request of a local ward councillor it has been called in for determination by the Planning Applications Committee.**

**RECOMMENDATION: REFUSE**

**1.0 SUMMARY**

1.0 The application site lies in the Green Belt wherein there is a policy of restraint on development except in certain circumstances. The development does not fall within any of exceptions set out in the NPPF and is therefore, by definition, inappropriate development in the Green Belt. No case of very special circumstances has been presented to justify a grant of planning permission. The application is therefore recommended for refusal.

**2.0 SITE DESCRIPTION**

2.1 The application site is located on the north side of Chertsey Road and comprises a public house with associated parking, garden and seating areas. The site is within a rural area although there are a number of dwellings located to the north and the west of the site. Access to the site is from Chertsey Road.

2.2 The public house building is Locally Listed.

**3.0 RELEVANT HISTORY**

3.1 There is no planning history relevant to the current application.

**4.0 THE PROPOSAL**

4.1 This retrospective application concerns a single storey detached function room building and a shed used for storage. The function room has a floor area of approximately 30m<sup>2</sup> and is timber with a flat roof to a height of 2.5m. The shed has a floor area of approximately 10m<sup>2</sup> and is also approximately 2.5m high with a pitched roof. The application also includes the extension of the car park and the landscaping of the area around the new buildings.

4.2 The use of the function room is described as being 'multi use community' and the information submitted with the application states the building is primarily let out to various community groups. The agent acting for the applicant is of the view that this falls within the lawful A4 drinking establishment's use.

**5.0 CONSULTATION RESPONSES**

5.1 County Highway Authority            No comments to make in respect of the proposed development.

5.2 Windlesham Parish Council        No objection to the development proposed.

5.3 Environmental Health Officer No objection subject to conditions.

## 6.0 REPRESENTATION

6.1 At the time of preparation of this report 4 letters of objection had been received which raise the following issues:

- Increased noise and disturbance [see para.7.5]
- Lack of parking / impact on highway safety [see para.7.6]
- Impact on Green Belt [see para 7.3]
- Increased risk of crime [Officer's comment: Given the nature of the lawful use of the site this is not material to this application]
- Impact on privacy [see para. 7.5]

6.2 There have also been 4 letters of general support received.

## 7.0 PLANNING CONSIDERATION

7.1 The application site is located within Green Belt as identified by the Proposals Map and is within the curtilage of a Listed Building. Accordingly policies DM9 and DM17 of the Core Strategy and Development Management Policies 2012 are relevant to the consideration of this application. The National Planning Policy Framework and the National Planning Practice Guidance are also material considerations.

7.2 Having regard to the above it is considered that the main issues to be addressed are:

- Whether the development is appropriate in the Green Belt;
- The impact of the development on the Locally Listed Building and wider character; and,
- The impact of the development on residential amenities.

### 7.3 Whether the development is appropriate in the Green Belt

7.3.1 Para 89 of the National Planning Policy Framework advises that the erection of new buildings in the Green Belt is inappropriate except in a limited range of circumstances. This includes the provision of agriculture and forestry facilities for outdoor sport and recreation, the replacement of buildings in the same use, limited infilling and limited affordable housing, and the partial or complete redevelopment of previously developed sites.

7.3.2 The applicant advises that the buildings are replacements for storage buildings which previously occupied this part of site and therefore contends that they are an appropriate form of development in the Green Belt. There is, however, no record of these buildings in the planning history of the site and the applicant has not provided any detailed information supporting the claim that the buildings are 'replacements'. In the absence of further information to show that these buildings existed and were lawful the development should not be considered as a replacement building and should be considered as the erection of a new building.

7.3.3 The buildings do not fall within any of the categories of new build cited in the NPPF as being appropriate and it is therefore inappropriate by definition. It is also considered that the buildings harm the openness of the Green Belt, by virtue of their siting and total size, and in combination with the car parking has encroached into a part of the site which was previously open and undeveloped.

7.3.4 Ordinarily an application of this nature would be supported by a case of very special circumstances in which the applicant would seek to demonstrate that the accommodation to be provided were vital to the vitality or viability of their business; or perhaps that additional accommodation were needed to meet some regulatory requirement, (or any other matters that the applicant considered gave rise to a case of very special circumstances in support of the application). The application is, however, silent on a case of very special circumstances. This information was requested by the case officer who indicated that the application was considered to be inappropriate development in the Green Belt and that a case of very special circumstances needed to be presented if the application were to be supported by officers. The submission of this information would also have enabled officers to assess the application's compliance with Policy DM1 of the Core Strategy. In the absence of this information, officers can only conclude that the proposal (that is the buildings and the extension of the carpark) is inappropriate development in the Green Belt and that the benefits arising to the rural economy are limited.

#### **7.4 The impact the character of the area and the Locally Listed Building and wider character**

7.4.1 The development is located to the rear of the site and while the additional parking area is partially visible, the function room is entirely screened by the existing public house. The development would therefore not materially impact on the character or the appearance of the wider area. Moreover, the development would not materially impact on the setting of the Locally Listed building or its historical and architectural significance. Accordingly the development is considered to meet the relevant objectives policies DM9 and DM17 of the Core Strategy and Development Management Policies 2012.

#### **7.5 The impact of the development on residential amenities**

7.5.1 Given the wider use of the site as a public house, it is not considered the erection of the buildings and their use for ancillary purposes to the lawful use are unduly harmful to the residential amenities of the area. However, given the wooden construction of the buildings it may be appropriate to condition the hours it can be used along with the nature of activities which could be undertaken (perhaps to ensure no live or recorded music is played from it). Subject to a suitably worded condition (as proposed in the EHO's consultation response) no objection is raised on this ground.

7.5.2 The EHO has also considered noise from the extended car parking area and concludes that an objection could not be sustained on this reason. Officers concur with this assessment and also note that there is high level screening present to this boundary. In light of these observations it is considered the proposal would not be significantly harmful to the amenities of adjoining properties as to warrant refusal of the application.

#### **7.6 The level of parking and the impact on highway safety**

7.6.1 County Highways have no comments on the proposal and given the established use of the premises and access arrangements it is considered that a highways objection could not be sustained.

## **8.0 ARTICLE 2(3) DEVELOPMENT MANAGEMENT PROCEDURE (AMENDMENT)**

**ORDER 20**

- 8.1 In assessing this application, officers have worked with the applicant in a positive and proactive manner consistent with the requirements of paragraphs 186-187 of the NPPF. This included:
- a) Provided or made available pre application advice to seek to resolve problems before the application was submitted and to foster the delivery of sustainable development.
  - b) Provided feedback through the validation process including information on the website, to correct identified problems to ensure that the application was correct and could be registered.

## **9.0 CONCLUSION**

- 9.1 The application is inappropriate and harmful development in the Green Belt. No case of very special circumstances to justify a grant of planning permission has been presented. In the absence of this the NPPF is very clear that planning permission should not be granted, accordingly the application is recommended for refusal.

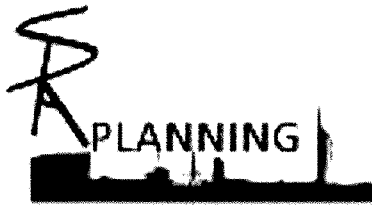
## **10.0 RECOMMENDATION**

Refuse for the following reason(s)

1. The storage and function buildings erected are new buildings in the Green Belt and therefore represent inappropriate development which is, by definition, harmful to the Green Belt. The development causes further harm to the openness of the Green Belt; by virtue of the combined size and siting of the buildings and, in conjunction with the extended car park, by spreading development in an area of previously undeveloped land. In the absence of a case of very special circumstances being demonstrated the application is therefore contrary to the aims and objectives of the National Planning Policy Framework 2012.

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## **VERY SPECIAL CIRCUMSTANCES**

Retrospective planning application for the erection of a community building and storage shed, with additional parking in association with the Brickmakers public house.

**SITE: THE BRICKMAKERS,**  
**CHERTSEY ROAD, WINDLESHAM, SURREY, GU20 6HT**



**PREPARED BY:**  
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## 1.0 INTRODUCTION

- 1.1 This document is submitted on behalf of Mr Coveney in support of his planning application 14/0675. The report provides the very special circumstances in support of the planning application that outweigh harm by reason of inappropriateness or any other harm.
- 1.2 *“As with previous Green Belt policy, inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances”* (paragraph 87, NPPF).
- 1.3 *“When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. ‘Very special circumstances’ will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations”* (paragraph 88, NPPF).
- 1.4 Paragraph 89 of the NPPF makes it clear that *“A local planning authority should regard the construction of new buildings as inappropriate in Green Belt.”* However it goes on to list a series of exceptions to this. It is considered that bullet 4 on the list of exceptions is relevant to this application and states:
- *“the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces.”*
- 1.5 Unfortunately the buildings that have been removed from the site have no records and the applicant is unable to provide accurate scaling for these previous structures. This document follows two letters submitted to the local planning authority from Messrs Clarke and Mundy confirming that there were structures on-site that have now been replaced by the new buildings.
- 1.6 Notwithstanding the above the Council has ignored the claims of the previous buildings and has instead asked for the applicant to demonstrate any very special circumstances that exist for consideration against an otherwise inappropriate development. In the interests of co-operation the applicant has provided this information within this statement.

## **2.0 SITE DESCRIPTION**

- 2.1 The Brickmakers is located on the B386 Chertsey Road and is to the north east of the village of Windlesham which lies to the north of the M3 motorway.
- 2.2 The site is located within the Green Belt with a large detached residence to the western boundary, Chertsey Road to the southern boundary, dense woodland to the eastern boundary and a large residence to the rear. The site comprises a parking area to the front which faces onto the road, and sitting towards the front of the site adjacent to the parking area is the public house which is a two storey brick building with slate roof, together with single storey extensions to both sides and to the rear elevation. To the rear of the public house is additional parking which is accessed by a driveway running down the western side of the building, together with external seating area.
- 2.3 The rear most part of the site (the subject of this application) was previously an overgrown area with two storage buildings. This land has now been cleared and the buildings replaced by a modern multi-purpose building (ancillary to the Brickmakers) and storage shed. An extended parking area for an additional 10 cars has been created and the remainder of the site laid to lawn and landscaped.
- 2.4 The site remains well screened from the public domain, with the development and associated landscaping making a positive contribution to the site and setting of the Brickmakers.

## **3.0 PROPOSAL**

- 3.1 Retrospective planning permission is sought for the erection of a community building and storage shed with associated parking in association with the Brickmakers public house.
- 3.2 The multi-purpose community building and storage shed has replaced two existing timber storage buildings at the rear which had reached the need for repair and significant maintenance. The new multi-purpose room and storage shed was a more cost effective option, aesthetically appealing and a more functional use and can therefore cater for a wider variety of uses.

- 3.3 The development also includes improved landscaping that provides an improvement to the appearance of the site and setting of the Brickmakers.
- 3.4 The building has a multi-functional purpose and is marketed as a flexible room for hire. The room however, is largely targeted at small local businesses seeking to hold meetings or conferences, exercise classes, clubs and community groups. The nominal (and in some instances zero) rental charge allows these small local businesses and groups to access and use a space that meets their requirements on a regular basis without having the financial overheads and costs associated with running their own premises. In addition to the rental fee the Brickmakers offers a drinks facility which further supports the existing business. On some occasions users of the building will stop to have lunch or dinner before or after which offers a more viable option to the long established public house.
- 3.5 An extended access has been created from the existing car park area at the rear with additional parking for ten vehicles provided to accommodate users of the building.

#### **4.0 VERY SPECIAL CIRCUMSTANCES**

- 4.1 The Brickmakers is a significant employer in Windlesham, with 35 staff working on site, the vast majority from the Windlesham area. For a small village this is an important contribution to the local economy.
- 4.2 In order to maintain this contribution Mr and Mrs Coveney have invested a lot of time and money into their local business, this has included renovations to the public house and an improved menu selection. The community building and site improvements to the rear followed this initial investment with a sound economical basis.
- 4.3 Whilst the new community building has an economic benefit to the Brickmakers in terms of attracting a wider range of client the building and use has clear community benefits. The building is let out at a modest hourly rate and has been designed to cater for a variety of needs, these include:
- Power points and broadband provision suitable for small businesses to have meetings or conferences;
  - Private meeting room;
  - Open plan layout suitable for exercise classes;

- Tables and chairs are provided if required for meetings, clubs and community groups/gatherings;
  - Small scale functions.
- 4.4 Through this generic use the building attracts an array of users, including community groups and organisations, small local business users and those looking for a private function room. The space is let out for a modest hourly rate and in some instances free of charge (for community groups and charitable organisations).
- 4.5 Whilst the nominal rate will provide some income generation for The Brickmakers, the main purpose is to draw clientele into the pub restaurant. It is anticipated that the many users will seek to eat and/or drink at The Brickmakers either before or after their use of the building thus ensuring that the viability of the public house remains. It is pertinent to note that The Brickmakers, at the present time, does not offer a catering service for the building but can provide drinks as required. The building therefore attracts additional business that may not have otherwise visited the pub/restaurant.
- 4.6 Whilst there is a clear business support function to the new building, in support of The Brickmakers, the facility does offer the opportunity for the owners to contribute to their local community. As demonstrated through the letters of support and the following list of users:
- Heath Park Drive Action Group
  - Four Yoga/Pilates classes
  - Local Photographer teaching photography classes
  - Two Bridge Clubs
  - Make-up demonstrator
  - Photographer – using facility for photography session
- 4.7 The multi-purpose building has been used by the various community groups, charitable organisations and small businesses. The latter because the facility is a multi-purpose space that can be obtained at an affordable rate. This allows the facility to support small scale local businesses and groups that may from time to time require additional space but without the commitment of rental fees and ongoing maintenance. The new building therefore has a strong local benefit to the community of Windlesham. It is this community spirit and support that is the primary purpose behind the facility.

- 4.8 In addition to the need for the new building the development has involved the tidying up of the rear section of land, improving the general setting and appearance of The Brickmakers site. This offers a more appealing location for customers which in turn help to attract new business and retain existing clientele.
- 4.9 The site clearance works has also enabled ten additional on-site parking spaces. This is particularly beneficial, because following the investment into the business by the applicant the site has become more popular. On occasions this has resulted in an overspill of parking onto the Chertsey Road. The additional parking provision helps to remove some of the overspill parking on the Chertsey Road and contain visitor parking on-site.
- 4.10 The supporting text provided in paragraph 6.10 and 6.13 of policy DM1 states *“There are a number of businesses located within the rural areas of Surrey Heath which make a positive contribution toward the rural economy including small rural based enterprises and a number of larger employers.”* (paragraph 6.10 of the Core Strategy). *“As such the Borough Council will support the rural economy, through positive support for...the re-use or adaptation of existing buildings or where appropriate, replacement buildings for economic purposes. Diversification or economic development could include allowing re-use or replacement buildings for small scale employment opportunities...as well as for community and public uses.”* (Paragraph 6.13 of the Core Strategy).
- 4.11 In the consideration of rural development Chapter 3 of the NPPF goes on to state:  
*“Planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development. To promote a strong rural economy, local and neighbourhood plans should:*
- *support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well-designed new buildings;*
  - *promote the retention and development of local services and community facilities in villages, such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship.”*
- 4.12 The development encompasses the key requirements of local plan policy DM1 and Chapter 3 of the NPPF, providing a sustainable expansion of the existing business to the benefit of the local community and the viability of the Brickmakers. Further the

replacement buildings and associated works offer a significant improvement in terms of design and appearance to the benefit of the visual appearance of the site and the setting of the Brickmakers. The development is therefore fully justified and would therefore accord with the objectives of Policy DM1 and Chapter 3 of the NPPF.

4.13 The multi-functional use of the building with low hourly hire charge ensures that the building can be used by small businesses and low or non-profit community groups. This ethos runs alongside the strong community spirit the Brickmakers already has through its various sponsorships and support for local projects, which include:

- Valley End Cricket Club
- Chobham Rugby Club
- Windlesham Football Club
- Windlesham Field of Remembrance Pavilion

4.14 This proven community support gives further strength and appeal to the community building and has a clear relationship and economic benefit to the ongoing operation of the Brickmakers pub/restaurant.

4.15 In a market where public houses are failing on a regular basis the need to offer a wider service to appeal to the local community has never been more important. It is maintained that the multi-purpose use will offer an attractive facility and draw an additional customer base and spending to the Brickmakers ensuring its future survival. As well as retaining its long standing place within the traditional village of Windlesham. It is considered that this is fully recognised and supported through the relevant sections of the NPPF quoted above.

4.16 It is considered that the retrospective development accords with the requirements detailed within the relevant sections of the National Planning Policy Framework, 2012 and accords with policy DM1 of the Surrey Heath Core Strategy & Development Management Policies 2012 and its supporting text.

## **5.0 PROPOSED RESTRICTIONS**

5.1 Whilst the building is largely focussed on community groups and small local business use; approximately 80% it is important that it maintains its multi-function purpose so that the building can adapt to changing need and demand. Whilst not a main proportion of the use private hire function does offer further income to the business, when the facility is not being used by community or business users. It is therefore hoped that this will be recognised and the use of the building to continue in its ancillary manner. It is considered that restriction of hours to coincide with the public house would be more appropriate and would enable better control in respect of its operational use.

5.2 The public house operates as follows:

9am to 12pm Monday to Saturday

9am to 10:30pm Sunday

5.3 It is proposed that any hours of restriction for the new building follows a similar pattern, allowing for this facility to be cleared and closed prior to the public house. The following time restrictions are therefore proposed:

9am to 11pm Monday to Saturday

9am to 10pm Sunday

5.4 It is anticipated that this is seen as a proactive approach from the applicant in a bid to work with the local authority and neighbouring residents.

## **6.0 CONCLUSION**

6.1 In summary the multi-purpose building offers an affordable facility to local community groups and small businesses. In turn the users help to support the viability of The Brickmakers as it brings in additional customers to the site. Alongside the community aspect is the ability to offer private hire function space which provides economic support for The Brickmakers.

6.2 The development has also resulted in the improved layout and appearance of the site to the benefit of the setting of the site and its general appearance. In addition the additional parking provided, meets a local need and will reduce overspill onto the Chertsey Road. This offers improvements to visual amenity of the area and highway safety.



6.3 It is therefore contended that the above demonstrates very special circumstances in support of the development that outweighs harm by reason of inappropriateness or any other harm. The support of the development will ensure that the Brickmakers remains viable and can continue to be a part of and support its local community. It is therefore hoped that the above information will now enable officers to support the development as submitted.



2014/0680

Reg Date 15/09/2014

Parkside

**LOCATION:** CHERRYDALE, SPRINGFIELD ROAD, CAMBERLEY, GU15  
1AE

**PROPOSAL:** Erection of 2 two storey extensions and one single storey  
extension with associated alterations.

**TYPE:** Full Planning Application

**APPLICANT:** Cherrydale Care Home

**OFFICER:** Mr N Praise

**RECOMMENDATION: REFUSE****1.0 SUMMARY**

- 1.1 The current proposal relates to an existing nursing home (Cherrydale) falling within Class C2 of the Town and Country Planning (Use Classes) Order 1987 (as amended). The application site is on the southern side of Springfield Road and is adjoined by residential properties to the flank sides (east and west) and also to the rear (south).
- 1.2 The current proposal is for the erection of 2 two storey extensions to the side of the nursing home and one single storey extension to the rear / side section. The extensions would increase the number of bedrooms from 20 to 30. The current proposal would also reconfigure the existing parking arrangements for the nursing home increasing the parking from 11 spaces to 14. The current proposal is not CIL liable as it relates to Class C2 development.
- 1.3 While considered acceptable on residential amenity, highway safety and Thames Basin Heaths Special Protection Area (SPA) grounds, the proposal by reason of its size, scale, width and detailed design is not considered to respect the character of the host building or the character of the surrounding area. Additionally the loss of the mature Lime tree and future pressure to remove future trees and vegetation is also considered to further harm the wooded character of the area.

**2.0 SITE DESCRIPTION**

- 2.1 The application site known as Cherrydale is a 21 bedroom residential care home within the settlement area of Camberley. The care home offers care for dementia sufferers and is located on the southern side of Springfield Road. The application site is within a residential area, falling within the 'Wooded Hills' character area as defined within the Western Urban Area Character Supplementary Planning Document 2012. Cherrydale is a large two storey care home building with further accommodation in the roof which currently provides accommodation for 20 residents. To the front of the application site the driveway and parking area is laid to gravel with informal parking for up to 11 vehicles. The site enjoys mature vegetation and trees both within the site and to the boundaries.
- 2.2 The application site broadly fronts onto Springfield Road and is bounded by the residential properties Ferndale, Pound Ridge, Lime Tree Cottage and Bulford Lodge Cottage in Springfield Road and number 11 Chesters Road to the rear boundary. The application site is generally level however it is noted that the wider area raises from west to east. The application property is a large early 20<sup>th</sup> century style building of some historical and architectural interest which sits in a generous plot and relates well to its boundaries.

### **3.0 RELEVANT HISTORY**

- 3.1 SU/87/1463 - Erection of three storey side extension to form seven bedrooms, kitchen, dining room and ancillary accommodation together with internal alterations in connection with existing residential home – Refused 09/12/88 on neighbour amenity grounds
- 3.2 SU/92/0666 - Erection of a three storey side extension – Refused 04/11/92 on neighbour amenity grounds
- 3.3 SU/92/0658 - Erection of a single storey rear extension (sun lounge) – approved 06/11/92
- 3.4 SU/01/0614 - Erection of a single storey extension for existing ancillary operation comprising laundry, storage, staff and consulting areas following demolition of prefabricated store/garage – approved 26/07/01

### **4.0 THE PROPOSAL**

- 4.1 The current proposal is for the erection of 2 two storey extensions to the side of the nursing home and one single storey extension to the rear section. The extensions would increase the number of bedrooms from 20 to 30. The proposal would also reconfigure the existing parking arrangements for the nursing home increasing the parking from 11 spaces to 14
- 4.2 The proposed two storey east side extension would have a maximum width of approximately 7.9 metres with a maximum depth of approximately 16.6 metres. This element of the proposal would have a maximum height of approximately 6.7 metres and the roof would be of a mansard style design reducing to approximately 5.5 metres at the eaves.
- 4.3 The proposed two storey west side extension would have a maximum width of approximately 7.0 metres with a maximum depth of approximately 9.8 metres. This element of the proposal would have a maximum height of approximately 6.7 metres and the roof would be of a mansard style design reducing to approximately 5.5 metres at the eaves. The applicants also propose to install a fire escape staircase to the western side of the proposed two storey extension and this would measure approximately 2.1 metres in width and approximately 4.2m in length. This staircase would have a maximum height of approximately 4.1m (to the handrail of the fire escape).
- 4.4 The proposed single storey rear extension would be of 'L' shape design and would have a maximum width of approximately 8.7 metres reducing to approximately 4.0 metres. This element of the proposal would extend to a maximum depth of 12.4 metres and would have a maximum height of approximately 3.6 metres and the roof would be of a mansard style design reducing to approximately 2.8 metres at the eaves.
- 4.5 Four trees are proposed to be felled to facilitate the development. These include a Portuguese laurel to the rear of the site and a Lime tree, a Lawson cypress an ornamental tree to the front of the site to allow for the additional car parking spaces to be created.
- 4.6 The existing access would be retained and the existing parking area would be reconfigured to provide 3 additional parking space (total therefore of 14 parking spaces) to serve this development.

## 5.0 CONSULTATION RESPONSES

- |     |                                 |   |
|-----|---------------------------------|---|
| 5.1 | Surrey County Highway Authority | No objections.  |
| 5.2 | Tree Officer                    | Objection raised <i>[see paragraph 7.3.5 below]</i> .                 |
| 5.3 | Thames Water                    | No objections subject to informatives regarding drainage informatives |

## 6.0 REPRESENTATION

At the time of preparation of this report seven representations of objection and no letters of support have been received regarding this application. The objections raise the following concerns.

- 6.1 The proposal would lead to overflow parking problems *[See Paragraph 7.5 below]*
- 6.2 The proposal would be out of character with the immediate area *[See Paragraph 7.3 below]*
- 6.3 The proposal would lead to a loss of privacy *[See Paragraph 7.4 below]*
- 6.4 The proposal would lead to overshadowing *[See Paragraph 7.4 below]*
- 6.5 The proposal would be overbearing to neighbouring properties *[See Paragraph 7.4 below]*
- 6.6 The proposal will lead to a negative loss of trees *[See Paragraph 7.3 below]*
- 6.7 Levels of activity and noise are out of keeping with the surrounding residential area *[See Paragraph 7.4 below]*
- 6.8 Construction traffic and increased vehicular movements from the extension will damage the private road (Springfield Road). *[Officer comment, this is a civil matter between private landowners].*
- 6.9 Sewage system not adequate to deal with increased number of bedrooms. *[Officer comment, appropriate provision of private sewage systems is controlled under other (Building Control Acts) legislation].*
- 6.10 Lack of appropriate fire escape routes. *[Officer comment, this is controlled under other (Building Control Acts) legislation].*

## 7.0 PLANNING CONSIDERATION

- 7.1 The application site relates to a residential care home falling within the settlement area of Camberley. As such, Policies CP1, CP3, CP11, CP14, DM9 and DM11 of the Surrey Heath Core Strategy and Development Management Policies 2012 apply. This report also draws on the advice within the National Planning Policy Framework (NPPF) and the Planning Practice Guidance (PPG). Policy NRM6 of the South East Plan 2009 (as saved) and the Western Urban Area Character Supplementary Planning Document 2012 are also relevant to the consideration of this application. The current proposal is not CIL liable, as it is for a Class C2 development.

7.2 The main issues in the consideration of this application are:

- Impact on local character and trees;
- Impact on residential amenity;
- Impact on highway safety; and
- Impact on Thames Basin Heaths Special Protection Area;

### **7.3 Impact on local character and trees**

7.3.1 The Western Urban Area Character Supplementary Planning Document 2012 (SPD) identifies the application site as falling within the Wooded Hills' character area. The area is identified in the SPD as an extensive area with its character derived from the large wooded plots of the Chobham Ridges. Further, the application property is one of few remaining older buildings which sit in generous settings. The wider area is characterised by a mix of irregular plots, an unmade lane and heavy vegetation this area has a semi - rural residential character, despite its proximity to Camberley Town Centre.

7.3.2 The SPD identifies the open spaciousness around buildings as generous in size with well vegetated gardens featuring mature hedges and trees. The SPD also identifies the character of historic properties making a positive contribution to the character of the area. The SPD also recognises the progressive loss of the spacious character and urbanisation of the semi-rural character by the closure of gaps around buildings and loss of vegetation as damaging to the character area.

7.3.3 The application site sits within a large plot which enjoys generous spacing between the flank boundaries and the built form. Properties within the wider character of the area also relate contribute toward a sense of spaciousness. Guiding Principles WH1 and WH2 of the SPD state that new development should pay particular regard to character of buildings set in spacious plots which provide for extensive space between, and around buildings and which allow for the maintenance/ development of a verdant character. The side wings of the proposal are large with the east side extension having a maximum width of approximately 7.9 metres and a maximum height of approximately 6.7 metres. The west side extension would have a maximum width of approximately 7.0 metres and a maximum height of approximately 6.7 metres. Both these flank extensions would seriously reduce the spacing around the property reducing the gaps to the west flank boundary from the current 11 metres (approx.) to 4 metres (approx.) This in combination with the east flank side extension which would leave a gap of 7.0 metres reducing to 3.5m (approx.) at its closest points. Such loss of spacing around the building in the context of this spacious character area would result in a building which would appear cramped with minimal provision of side gardens.

7.3.4 Guiding Principle WH6 of the SPD seeks high quality design that reflects the wooded, hilly character of the area in terms of materials and building form will be expected. Opportunities should also be taken to enhance the architectural quality of buildings in the area. Therefore it is pertinent that any proposal protects the existing character of these buildings. This earlier 20<sup>th</sup> century building is of interest which benefits from architectural features and linkages reminiscent of its time which include small paned windows, a period chimneystack and uniform materials of the early 20<sup>th</sup> century. The proposed two storey extensions by reason of their width, with the east side extension having a maximum width of approximately 7.9 metres and the west side extension having a maximum width of approximately 7.0 metres; in relation to the existing host building, are not considered to be subservient or respond appropriately to the size of the host building. Additionally the mansard style roof as proposed on top of the extensions, with the large expanses of crown

style flat roof, do not, it is considered, relate well to the character of the host building. On this basis it is concluded that the proposed two storey extensions are not of a design that reflects the character of the host dwelling. This in combination with the lack of spaciousness around the proposed side extensions to the building (as set at paragraph 7.3.3, above) would, it is considered, result in a development which would not harmonise satisfactorily with the design of the host building; appearing cramped and at odds with the spacious character of the Wooded Hills Character Area.

- 7.3.5 As noted above trees make a significant contribution to the character of the area and the Wooded Hills Guiding Principles seeks to retain mature trees and vegetation. Four trees are proposed to be felled to facilitate the development. These include a Portuguese laurel (T4) to the rear of the site, a Lime tree (T11), a Lawson cypress (T12) and ornamental tree T14) to the front of the site. The Applicant's Arboriculturist has classed these four trees as category C (Low Quality). The Council's Tree Officer has considered the submitted report and raises the following objection:

*A review of the supplied plan [OS 883-14.1] confirms that RPA [root protection area] intrusion in relation to Lime T11 would be 64.9% and far exceeding the 20% permissible under the BS. This is clearly not acceptable irrespective of the adoption of no dig and cellular confinement systems and porous wearing surfaces and the likely reason why this tree would be lost should the development proceed. I do not accept that this is a Category C tree and would place it firmly as a B1 (Moderate quality). I also consider its loss to car parking to be unacceptable...Retained vegetation on the southern boundary comprises large and dense areas of trees and understorey. The close proximity of the proposed extensions will lead to increased pressure for reduction or removal of the vegetation due to light restriction and perception of threat.*

Given the proposed loss of the Lime tree, and increased pressure to remove the vegetation to the southern boundary, the proposal is therefore also considered to conflict with the Wooded Hills Guiding Principles by harming the verdant character of the application site and wider area.

- 7.3.6 In conclusion the current proposal is not considered to be acceptable in design terms and would harm the visual amenity of the local area. While it is accepted that the principle of development is acceptable any need for expansion should not be at the expense of design. The proposal is therefore not considered to be acceptable on character grounds, conflicting with the Wooded Hills Guiding Principles of the Western Urban Area Character Supplementary Planning Document 2012 and Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012.

#### **7.4 Impact on residential amenity**

- 7.4.1 The closest elements of the proposal are sited approximately 6.5m from Pound Ridge. This neighbouring property and the application property share a flank to flank relationship and the proposal extends approximately 5m beyond the rear wall of this neighbour. Given the separation distance, built relationships and boundary screening no objections are raised in regard to overbearing impact or overshadowing. Additionally the proposed flank windows facing this neighbour at first floor are high level therefore no objections are raised in regard to loss of privacy.
- 7.4.2 The two storey elements of the proposal are sited at least 15 metres from 11 Chesters Road (and the single storey element 14 metres). These separation distances in combination with the mature vegetative screen to the rear boundary, is considered sufficient to protect the residential amenity enjoyed at 11 Chesters Road.

- 7.4.3 All other residential properties are sited in excess of 20 metres from the proposal as such no further objections are raised on residential amenity grounds.
- 7.4.4 Given the mature boundary screening and separation distances to the surrounding neighbours, it is considered that the extension to the care home would not lead to levels of activity or noise that would materially harm the current level of amenity that neighbours enjoy.
- 7.4.5 The current proposal is considered to be acceptable on residential amenity grounds, conforming with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012.

## **7.5 Impact on highway safety**

- 7.5.1 The application includes the provision of 14 car parking spaces; given that the occupants of the development are unlikely to own cars these spaces would be for staff and visitors. While the application indicates that there would be 22 staff members, these would operate in shift patterns and would not all be on site at the same time. It is also noted that the application site is located in a sustainable location served by bus stops within walking distance. The County Highway Authority has undertaken an assessment in terms of the likely net additional traffic generation, access arrangements and parking provision and are satisfied that the application would not have a material impact on the safety and operation of the public highway. The County Highway Authority therefore have no highway requirements. It is therefore considered that the level of parking is appropriate to meet the demand of the development. The access to the site is to remain as currently exists although there would be a marginal increase in the intensity of the use of the access due to the increase in staff and potentially, visitors.
- 7.5.2 Having regard to the above it is concluded that the development would deliver an appropriate level of car parking and would not give rise to conditions prejudicial to highway safety. Accordingly it is considered that the application meets the objectives of Policy DM11 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the objectives of the National Planning Policy Framework.

## **7.6 Impact on the Thames Basin Heaths Special Protection Area**

- 7.6.1 The application site is located within 5km of the Thames Basin Heaths Special Protection Area and Natural England are currently advising that new residential development has the potential to adversely impact on the protected sites due to increase recreational pressure. In this instance the development proposes an extension to a care home for the elderly which would fall within Use Class C2 of the Use Classes Order. The future residents of the extensions would require a level of care and it is considered that the proposal is acceptable subject to the provision of an information pack relating to the value and fragility of the SPA to be provided for each new member of staff and resident, confirmation that staff and/or residents will not be taken on designated trips and/or outings to the SPA and the preclusion of the keeping of dogs within the development. These provisions are considered to limit the impact of the current proposal on the integrity of the Thames Basin Heaths Special Protection Area. So long as a legal agreement is provided by 9 January 2015, no objection is raised to the proposal on these grounds. Accordingly it is considered that the application meets the objectives of Policy CP14 of the Surrey Heath Core Strategy and Development Management Policies 2012, Policy NRM6 of the South East Plan 2009 (as saved) and the National Planning Policy Framework.



## **8.0 ARTICLE 2(3) DEVELOPMENT MANAGEMENT PROCEDURE (AMENDMENT) ORDER 2012 WORKING IN A POSITIVE/PROACTIVE MANNER**

8.1 In assessing this application, officers have worked with the applicant in a positive and proactive manner consistent with the requirements of paragraphs 186-187 of the NPPF. This included 1 or more of the following:-

- a) Provided or made available pre application advice to seek to resolve problems before the application was submitted and to foster the delivery of sustainable development.
- b) Provided feedback through the validation process including information on the website, to correct identified problems to ensure that the application was correct and could be registered.
- c) Have proactively communicated with the applicant through the process to advise progress, timescale or recommendation.

## **9.0 CONCLUSION**

9.1 The proposal by reason of its size, scale, width and detailed design is not considered to respect the character of the host building or the character of the surrounding area. Additionally the loss of the mature Lime tree is also considered to further harm the wooded character of the area. The application is therefore recommended for refusal.

## **10.0 RECOMMENDATION**

Refuse for the following reason(s):

1. The proposal by reason of the combined size of the west and east side extensions and their proximity to the flank boundaries would result in a cramped form of development at odds with the spacious character of the Wooded Hills Character Area; and, the overall expanse of flat roofs would appear incongruous and not harmonise satisfactorily with the design of the host building. Furthermore, the development would result in the loss of a mature Lime tree (T11) of amenity value and put future pressure for the removal of further vegetation on the southern boundary, all of which makes a significant contribution to the verdant character of the area. The proposal would therefore fail to deliver high quality design and would not respect and enhance the character of the area, contrary to Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012; Guiding Principles WH1, WH2, WH3 and WH6 of the Western Urban Area Character SPD 2012; and, the National Planning Policy Framework.

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2014/0955

Reg Date 18/11/2014

St. Michaels

**LOCATION:** ADMIRAL HOUSE, 193-199 LONDON ROAD, CAMBERLEY  
**PROPOSAL:** Conversion of a third floor 2 bedroom flat to two 1 bedroom flats.  
**TYPE:** Full Planning Application  
**APPLICANT:** Admiral JV  
**OFFICER:** Aneta Mantio

**RECOMMENDATION: GRANT subject to conditions**

## 1.0 SUMMARY

- 1.1 The full application proposes a conversion of a third floor 2-bedroom flat to two 1 bedroom flats.
- 1.2 The report below concludes that the proposal would not result in any adverse impact on the character of the surrounding area, the amenities of the neighbouring buildings or in any detrimental highway or parking implications. As such, the proposal is considered in line with the local plan and the NPPF and is recommended for approval.

## 2.0 SITE DESCRIPTION

- 2.1 The 0.2ha application site is situated in a peripheral location within Camberley Town Centre to the south side of London Road, opposite the Staff College Gate entrance to the Royal Military Academy. The application site is occupied by a three to five storey detached building with associated parking to the rear. Due to its location within the town centre of Camberley, there is a variety of commercial and residential uses in close proximity. The rear of the site faces the residential element of the 'Atrium' development, with the ground floor element providing access to a multi-storey car park and a service area.

## 3.0 RELEVANT HISTORY

- 3.1 The recent relevant planning history includes the following applications:
  - SU/13/0084 - Change of Use from Offices (B1) to form 11 one bedroom flats and 24 two bedroom flats with modification to the roof of the western part of the building and associated alterations that was approved in November 2013.
  - SU/14/0188 - Material Minor Amendment to Planning Permission SU/13/0084 (for the conversion of the building to 11 one bedroom flats and 24 two bedroom flats) to allow for elevational changes and the addition of 2 conservatories to ground floor units that was approved in June 2014.

There is no further relevant planning history.

## **4.0 THE PROPOSAL**

- 4.1 Permission is sought for a conversion of a third floor 2 bedroom flat to two 1 bedroom flats. The proposed change includes only internal changes to the existing building. The previously approved schemes (13/0084 & 14/0188) are currently under construction. No changes to the approved parking layout are proposed.

## **5.0 CONSULTATION RESPONSES**

- 5.1 Surrey County Council Highway Authority                      No comments.

## **6.0 REPRESENTATION**

- 6.1 At the time of preparation of this report no letters of representation have been received.

## **7.0 PLANNING CONSIDERATION**

- 7.1 The National Planning Policy Framework; Policies CP1, CP2, CP3, DM9 and DM11 of the Surrey Heath Core Strategy and Development Management Policies 2012; and, form material considerations in this case.

- 7.2 It is considered that the main issues to be addressed in determining of this application are:

- Principle of the development;
- Impact on the character of the surrounding area & amenities;
- Impact on highway safety and parking capacity; and
- Impact on local infrastructure.

### **7.3 Principle of the development**

- 7.3.1 Policy CP1 (Spatial Strategy) indicates that Camberley has scope for residential development across the area. Policy CP2 (Sustainable Development and Design) requires development to ensure that all land is used efficiently within the context of its surroundings. Policy CP3 (Scale and Distribution of New Housing) states that new housing would be promoted via the use of previously developed land in settlement areas ensuring the most effective use of that land.

- 7.3.2 Policies CP1 and CP2 encourage the redevelopment of existing sites within the settlement areas. The proposed conversion of one flat to two units is considered in line with the aims of Policies CP1 and CP2, as it makes efficient use of the previously developed land. In addition it delivers the additional residential unit, in compliance with Policy CP3. As such, the principle of conversion of the unit is considered acceptable.

### **7.4 Impact on the character of the surrounding area & amenities**

- 7.4.1 The National Planning Policy Framework seeks a presumption in favour of sustainable development and to secure high quality design, as well as taking account of the character of different areas.

Policy CP2 (Sustainable Development and Design) requires new development to respect and enhance the quality of urban environments. Policy DM9 (Design Principles) continues to promote high quality design that respects and enhances the local environment, paying particular regard to scale, materials, massing, bulk and density.

7.4.2 The proposed development includes only the internal alterations associated with the conversion of a flat into two units. No external changes are proposed as part of the scheme and therefore the proposed changes would not be apparent within the surrounding area. On this basis, it is not considered that the proposal would result in any adverse visual impact within the street scene or the wider surrounding area.

7.4.3 The National Planning Policy Framework seeks a good standard of amenity for all existing and future occupants of land and buildings. Policy DM9 (Design Principles) ensures that the amenities of the occupiers of the neighbouring properties and uses are respected.

7.4.4 As no previously approved fenestration details would change as a result of the proposal, no overlooking or privacy issues would arise. It is considered that the proposal would respect the amenities of the neighbouring properties.

#### **7.5 Impact on highway safety and parking capacity**

7.5.1 Policy DM11 (Traffic Management and Highway Safety) seeks all development ensures that no adverse impact on the safe and efficient flow of traffic movement on the highway network results.

7.5.2 The application property is situated within a highly sustainable town centre location. The County Highway Authority has undertaken an assessment in terms of the likely net additional traffic generation, access arrangements and parking provision and is satisfied that the application would not have a material impact on the safety and operation of the adjoining public highway. As such, the County Highway Authority has no highway requirements.

#### **7.6 Impact on local infrastructure**

7.6.1 Surrey Heath's Community Infrastructure Levy (CIL) Charging Schedule was adopted by Full Council on the 16th July 2014. As the CIL Charging Schedule will come into effect on the 1st December 2014 an assessment of CIL liability has been undertaken. Surrey Heath charges CIL on residential and retail developments where there is a net increase in floor area. As the proposal does not relate to a net increase in floor area, the development is not liable for a CIL payment.

### **8.0 ARTICLE 2(3) DEVELOPMENT MANAGEMENT PROCEDURE (AMENDMENT)**

8.1 In assessing this application, officers have worked with the applicant in a positive and proactive manner consistent with the requirements of paragraphs 186-187 of the NPPF. This included:

- a) Provided or made available pre application advice to seek to resolve problems before the application was submitted and to foster the delivery of sustainable development.

b) Provided feedback through the validation process including information on the website, to correct identified problems to ensure that the application was correct and could be registered.

## **9.0 CONCLUSION**

9.1 The proposal is not considered to result in any adverse visual impact within the surrounding area, impact on amenities or in any detrimental highway and parking implications. The proposed development has been considered against policies CP1, CP2, CP3, DM9 and DM11 of the Surrey Heath Core Strategy and Development Management Policies 2012; and, the National Planning Policy Framework 2012.

## **10.0 RECOMMENDATION**

GRANT subject to the following conditions:-

1. The development hereby permitted shall be begun within three years of the date of this permission.

Reason: To prevent an accumulation of unimplemented planning permissions and in accordance with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51(1) of the Planning and Compulsory Purchase Act 2004.

2. The proposed development shall be built in accordance with the following approved plans: T002 Rev P0, L950 Rev P1 and L103 Rev P4, all received on 18/11/2014 unless the prior written approval has been obtained from the Local Planning Authority.

Reason: For the avoidance of doubt and in the interest of proper planning and as advised in ID.17a of the Planning Practice Guidance.

2014/0970

Reg Date 05/11/2014

Bagshot

**LOCATION:** DENTAL SURGERY, 230 LONDON ROAD, BAGSHOT, GU19 5EZ  
**PROPOSAL:** Erection of a single storey side extension to existing dental surgery following demolition of existing garage.  
**TYPE:** Full Planning Application  
**APPLICANT:** Dr Amaninder Gill  
**OFFICER:** Chenge Taruvinga

**RECOMMENDATION: GRANT subject to conditions**

### 1.0 SUMMARY

- 1.1 The application site is located to the south of London Road within the Countryside Beyond the Green Belt area of Bagshot. The site presently serves two dental surgeries on the ground floor and a 5 bedroom dwelling at first floor level. The applicant seeks planning permission for the erection of a single storey side and rear extension to the existing dental surgeries following demolition of existing garage. This would provide an additional surgery to the property.
- 1.2 The report concludes that the benefits of improving a community facility in the Borough would outweigh any potential harm to the Countryside Beyond the Green Belt. The development would not have an adverse impact on character or residential amenity or give rise to conditions that would be harmful to highway safety. On this basis the application is recommended for approval.

### 2.0 SITE DESCRIPTION

- 2.1 The application site is located within the Countryside Beyond the Green Belt area of Bagshot within an area typified by detached dwellings on spacious plots. The front of the site serves as a car park with the rear laid to lawn. The existing buildings on the site have a dated appearance.
- 2.2 The site is of a linear shape with a two storey building characterised by a simple gable roof design. To the east of the site is a detached garage building of a flat roof character. The site measures 73 metres in depth and 21 metres in width.

### 3.0 RELEVANT HISTORY

- 3.1 SU/09/0271 Change of Use of ground floor dining room (C3) to provide additional dental treatment room (D1).  
 Approved 03/06/2009
- 3.2 SU/08/0514 Application for the relaxation of Condition 5 of Planning Permission SU/05/0786 to provide increased visibility and access through landscaping.  
 Approved 04/09/2008

- 3.3 SU/08/0421 Erection of an internally illuminated free standing sign. (Retrospective).  
Approved 08/08/2008
- 3.4 SU/05/0786 Change of Use of ground floor from residential (C3) to chiropractic surgery (D1).  
Approved 06/03/2006

#### **4.0 THE PROPOSAL**

- 4.1 The current application proposes the expansion of the dental surgeries on the site from two to three surgeries through the provision of a single storey side and rear extension
- 4.2 The proposed extension would measure 17.1 metres in depth and 9.8 metres in width and would be characterised by a flat roof height of 2.7 metres.
- 4.3 The proposal would result in the provision of a reception area, stock room, decontamination room, two toilets, and an office area on the ground floor. The extension would accommodate all three surgeries as well as a hygienist room and consultation room. The 5 bedroom residential property would be retained at first floor level with its kitchen area on the ground floor (as it is at present).
- 4.4 Although the proposed extensions would give rise to additional parking requirements on the site, no changes are proposed in respect of parking on the site. Para.7.5 (below) addresses the impact of the development on parking.

#### **5.0 CONSULTATION RESPONSES**

- 5.1 Surrey County Council No objection.  
Highways
- 5.2 Bagshot and No objections.  
Windlesham Parish  
Council

#### **6.0 REPRESENTATION**

- 6.1 At the time of writing of this report no representations had been received

#### **7.0 PLANNING CONSIDERATION**

- 7.1 The site is located within the Countryside beyond the Green Belt as identified on the Proposals Map of the Surrey Heath Core Strategy and Development Management Policies Document 2012. As such policies DM1, DM4, DM9, and DM14 of the Core Strategy and Development Management Policies 2012 are relevant to the consideration of this application. The national policy set out in the National Planning Policy Framework is also a material consideration.



7.2 In light of the framework above the main considerations in the determination of this application are:

- The principle of development;
- The proposal's impact on residential amenity and character of the area;
- The proposal's impact on parking and highway safety; and,
- The impact of the development on infrastructure

### **7.3 The principle of development**

7.3.1 The existing property is in mixed residential and commercial use and because of its location in the countryside in the Green Belt, a Policy of development restraint is applicable. Neither Policy DM1 (the Rural Economy) or DM4 (the extension or replacement of dwellinghouse) strictly apply to the determination of the application. On this basis the application should be considered against the principles of delivering sustainable development as prescribed by the NPPF. Specific support for the proposal is found at para. 28 of the NPPF which advises that LPA's should support the growth and expansion of all types of business and enterprise in rural areas.

7.3.2 Policy DM14 advises that the Borough Council will seek to identify opportunities to enhance and improve community and cultural facilities through the provision of co-located or new facilities. According to the planning statement submitted in support of the application, the property is very dated and the dental surgery is in need of improvements to provide an up to date service to the community. The existing practice is a busy NHS dental surgery serving the wider borough given its strategic location. Due to the high number of existing patients and influx of new patients through new housing developments in Bagshot and Camberley expansion is necessary to ensure that more patients are accommodated and specialist treatments are provided.

7.3.3 The proposal would result in the provision of a third dental surgery to the site as well as the improvement of the existing facilities. The co-location of an additional dental surgery on the site would contribute to the overall provision of dental surgeries within this part of the borough and as such is supported by Policy DM14. In addition, it is also considered that the proposal would contribute towards the thriving of the rural community in accordance with the countryside principles contained within the core planning principles of the NPPF and on this basis the principle of the proposal is acceptable.

### **7.4 The impact on neighbouring residential amenities and character of the area**

7.4.1 Policy DM9 of the Core Strategy advises that development should have regard to the amenities that neighbouring properties enjoy as well as integrate well with the existing character of the area.

7.4.2 The proposed single storey side extension would be sited to the eastern edge of the property and would infill the area between the existing garage and dental surgery. Given that the proposed built form would occupy a similar building line and separation distance as the existing garage, it is not considered that there would be an adverse impact on the amenities that the occupants of 226 London Road enjoy. It is also considered that the proposed extension would be a significant distance away from the neighbouring property to the west at 232 London Road. Given the relatively modest scale and height of the proposed extension, it is not considered that there would be an adverse impact on the amenities that the neighbouring properties in this setting enjoy.

- 7.4.3 Although the domestic porch to the front of the property would be removed as part of the proposal, the proposed development would not significantly alter the appearance of the property from the street frontage. In combination with its single storey nature, there would be no adverse impact on the character and appearance of the property or wider street scene.
- 7.4.4 On the basis of the above considerations it is considered that the proposed development would accord with the amenity and character principles contained within Policy DM9 of the Surrey Heath Core Strategy.

## **7.5 The impact on parking and highway safety**

- 7.5.1 Policy DM11 of the Core Strategy advises that development which would adversely impact the safe and efficient flow of traffic movement on the highway network will not be permitted unless it can be demonstrated that measures to reduce and mitigate such impacts to acceptable levels can be implemented.
- 7.5.2 Surrey County Council's Vehicular and Parking Guidance advises that dental practices should provide 1 car parking space per consulting room. Given that 3 surgeries and an additional consulting room would be provided on the site a total of 4 parking spaces are required to serve the practice. In addition, 2 car parking spaces are required to serve the residential accommodation at first floor level. The application site provides a total 13 car parking spaces which is more than double the overall parking requirement for the mixed use. As such, the County Highway Authority have undertaken an assessment in terms of the likely net additional traffic generation, access arrangements and parking provision and are satisfied that the application would not have a material impact on the safety and operation of the adjoining public highway. The County Highway Authority therefore have no highway requirements.

## **7.6 The impact on local infrastructure**

- 7.6.1 Surrey Heath's Community Infrastructure Levy (CIL) Charging Schedule was adopted by Full Council on the 16th July 2014. As the CIL Charging Schedule will come into effect on the 1st December 2014 an assessment of CIL liability has been undertaken. Surrey Heath charges CIL on residential and retail developments where there is a net increase in floor area. However, as the proposals do not relate to development in Use Class C3, or A1 - A5, the development is not CIL liable.

## **8.0 ARTICLE 2(3) DEVELOPMENT MANAGEMENT PROCEDURE (AMENDMENT) ORDER 2012 WORKING IN A POSITIVE/PROACTIVE MANNER**

In assessing this application, officers have worked with the applicant in a positive and proactive manner consistent with the requirements of paragraphs 186-187 of the NPPF. This included the following:

- a) Provided or made available pre application advice to seek to resolve problems before the application was submitted and to foster the delivery of sustainable development.
- b) Provided feedback through the validation process including information on the website, to correct identified problems to ensure that the application was correct and could be registered.

## 9.0 CONCLUSION

- 9.1 It is considered that the proposed development would improve an existing community facility in the Borough in accordance with Policy DM14. The development would not have an adverse impact on character or residential amenity and is not considered to give rise to conditions that would be harmful to highway safety. On this basis the proposal accords with Policy DM9, DM11 and DM14 of the Surrey Heath Core Strategy as well as the NPPF.

## 10.0 RECOMMENDATION

GRANT subject to the following conditions:-

1. The development hereby permitted shall be begun within three years of the date of this permission.

Reason: To prevent an accumulation of unimplemented planning permissions and in accordance with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51(1) of the Planning and Compulsory Purchase Act 2004.

2. The building works, hereby approved, shall be constructed in external fascia materials; brick, tile, bonding and pointing, to match those of the existing building.

Reason: In the interests of the visual amenities of the area and to accord with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012.

3. The proposed development shall be built in accordance with the following approved plans: ADEP/2014/AG SHEET 2, unless the prior written approval has been obtained from the Local Planning Authority.

Reason: For the avoidance of doubt and in the interest of proper planning and as advised in ID.17a of the Planning Practice Guidance.

4. The existing dwelling and the development hereby approved shall at all times be occupied as a single and integral dwelling unit and three dental surgeries within the existing curtilage.

Reason: To maintain planning control of this property and to ensure that the additional accommodation is not in any way severed from the main dwelling to provide a self contained dwelling and to accord with Policies DM4 and DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework.

5. The construction of the development hereby approved, including the operation of any plant and machinery, shall not be carried out on the site except between the hours of 8am and 6pm on weekdays and 8am and 1pm on Saturdays and none shall take place on Sundays and Public Holidays without the prior agreement in writing of the Local Planning Authority. For the avoidance of doubt 'Public Holidays' include New Years Day, Good Friday, Easter Monday, May Day, all Bank Holidays, Christmas Day and Boxing Day.

Reason: In the interests of the amenities of adjoining residential occupants and to accord with the National Planning Policy Framework.

6. The dental practice should only be operational between the hours of 08.00 – 19.30 Monday - Friday inclusive and 08.30 – 14.00 on Saturdays. No work shall be carried out on Sundays and Public Holidays.

Reason – To protect the residential amenities of neighbouring properties in the area in accordance with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies.

Informative(s)

1. Decision Notice to be kept DS1
2. Building Regs consent req'd DF5
3. The applicant is advised that Condition 6 has been added for the avoidance of doubt and to accord with Condition 4 of approval SU/05/0786.

2014/0973

Reg Date 18/11/2014

Town

**LOCATION:** 21-25 TEKELS PARK, CAMBERLEY, GU15 2LE  
**PROPOSAL:** Erection of 4 two storey detached dwellings with accommodation in the roof space, two with double detached carport, with associated car parking and landscaping works. (Additional plans rec'd 12/12/14)  
**TYPE:** Full Planning Application  
**APPLICANT:** Peta Homes Ltd  
**OFFICER:** Aneta Mantio

**RECOMMENDATION: REFUSE**

**1.0 SUMMARY**

- 1.1 The full application proposes the erection of 4 two storey detached dwellings with accommodation in the roof space, two with a double detached carport, with associated car parking and landscaping works.
- 1.2 The report concludes that the proposed development would be out of character with the surrounding area and would be detrimental to the character and appearance of this part of Tekels Park. In addition, the applicant has failed to make a financial contribution or provide a legal agreement in terms of SAMM.

**2.0 SITE DESCRIPTION**

- 2.1 The application site of approximately 0.5ha is located within the southern section of Tekels Park close to the M3 motorway. The site comprises of three currently unoccupied and dilapidated detached dwellings and a single detached garage. The site includes a significant number of mature trees mostly located on the front boundary and in a woodland belt to the rear of the dwellings.
- 2.2 The site shares the east/side boundary with No. 26 Tekels Park. There are no dwellings directly adjoining the north/rear or the west/side boundaries. The site is accessed from the south/front boundary. The ground levels change significantly with the differences of up to 4m within the site and raise from the front and side boundaries to the centre and the rear of the site. The site is subject to statutory controls in the form of an area Tree Preservation Order (TPO) ref. TPO 05/00.
- 2.3 The character of the locality reflects that of the 'Wooded Hills' character area, as identified in the Western Urban Area Character Supplementary Planning Document (SPD).

**3.0 RELEVANT HISTORY**

- 3.1 The most recent relevant planning history includes the application 14/0621 for the erection of 3 detached dwellings and a detached building to provide 4 duplexes that was refused in September for the following reasons:

1. The development proposed, by virtue of the scale and massing of the buildings, the level changes within the site, the removal of boundary screening and the formal layout of the development including the introduction of large areas of hardstanding, would result in an incongruous, dominant and overly urbanised pocket of development which would fail to respect and enhance the character and appearance of the surrounding area, including the semi-rural and verdant character of the Wooded Hills Character Area. Furthermore, the proximity of the proposed dwellings to the retained mature trees would likely lead to post development pressure for further tree removal which would accentuate the harm identified.
2. The proposal fails to provide an adequate mix unit sizes and fails to contribute to the provision of affordable housing and as such would not deliver a development which would meet the housing requirement of all sectors of the community.
3. The development proposed would result in a severe loss of privacy to the occupants of No.26 Tekels Park and would create an overbearing and unneighbourly building relationship when viewed from this property. Accordingly the development would seriously adversely impact on the residential amenities the occupants of this property currently enjoy.
4. Impact on the Thames Basin Heath SPA; and
5. Impact on local infrastructure.

#### **4.0 THE PROPOSAL**

- 4.1 The full application proposes the erection of 4 two storey detached dwellings with accommodation in the roof space, two with a double detached carport; and the associated car parking and landscaping works.
- 4.2 The current proposal is the amendment to the previously refused scheme. The amendments include the following:
  - Plot 1 - is a handed version on the previously considered Plot 1, with a minor reduction in the depth (by 1m) of the single storey rear element and increase in eaves height by 0.15m. The front gable design, front dormer window, as well as its height and width remain unchanged.
  - Plot 2 - would be slightly lower (by 0.2m), 0.25m wider and its depth and eaves height would be reduced by 0.9m and 0.5m respectively. The roof design includes two front dormer windows and a front projecting gable element with hipped roof over.
  - Plot 3 - omits the lower ground floor level and the large access ramp. It is of the same design as the previously considered dwelling on Plot 2 with minor reductions in width (by 0.25m) and in depth (by 0.65m), however increasing its ridge and eaves heights by 0.4m. Its roof contains two front dormers, a front gable element and a porch design.
  - Plot 4 - a significant change to the previous Plot 4 has been made in terms of a number of units, reducing the four flats to a single residential unit. As such, dimensions of the building have been also reduced, particularly its depth by almost 6m, albeit its eaves height has been increased by 0.3m.
  - The areas of hardstanding have been reduced.

- The majority of the front boundary landscaping would remain intact; however removal of 13 trees is proposed.

4.3 A comparison in terms of measurements between the refused and the current schemes is outlined in the following table:

		Maximum height (m)	Eaves height (m)	Maximum width (m)	Maximum depth (m)
Plot 1	Refused	9.3	6.45	11.8	15
	Current	9.3	6.6	11.8	14
	<b>Difference</b>	<b>0</b>	<b>+ 0.15</b>	<b>0</b>	<b>-1</b>
Plot 2	Refused	9.3	6.5	13.4	13.4
	Current	9.1	6	13.65	12.5
	<b>Difference</b>	<b>-0.2</b>	<b>-0.5</b>	<b>0.25</b>	<b>-0.9</b>
Plot 3	Refused	8.9	6.1	13.4	13.4
	Current	9.3	6.5	13.15	12.75
	<b>Difference</b>	<b>+ 0.4</b>	<b>+0.4</b>	<b>-0.25</b>	<b>-0.65</b>
Plot 4	Refused	9.35	5.8	15.1	18.4
	Current	8.95	6.1	13.1	12.45
	<b>Difference</b>	<b>-0.4</b>	<b>+0.3</b>	<b>-2</b>	<b>-5.95</b>

## 5.0 CONSULTATION RESPONSES

- 5.1 County Highway Authority No comment on the proposed development.
- 5.2 Surrey Wildlife Trust No comments received at the time of the preparation of this report.
- 5.3 Tree Officer Raise objection.

## 6.0 REPRESENTATION

- 6.1 At the time of preparation of this report no letters of representation have been received.

## 7.0 PLANNING CONSIDERATION

- 7.1 The National Planning Policy Framework (NPPF); Policies CP1, CP2, CP14, DM9 and DM11 of the Surrey Heath Core Strategy and Development Management Policies 2012 (CSDMP); the Western Urban Area Character Supplementary Planning Document (WUACSPD); and, Policy NRM6 of the South East Plan are material considerations in this application.
- 7.2 Having regard to the above it is considered that the main issues to be addressed are:

- Impact on the character of the area;
- Impact on residential amenities;

- Whether the development is acceptable in terms of parking and highway safety;
- Impact on local infrastructure; and
- Impact on Thames Basin Heaths SPA and on protected species.

### 7.3 The impact on the character of the area

- 7.3.1 The NPPF has a presumption in favour of sustainable development and to secure high quality design, as well as taking account of the character of different areas. However, the NPPF rejects poor design that fails to take the opportunity to improve the character and quality of an area. Paragraph 59 of the NPPF requires design policies to concentrate on guiding the overall scale, density, massing, height, landscape, layout, materials and access of new development in relation to neighbouring buildings and the local area more generally.
- 7.3.2 Policy CP2 (Sustainable Development and Design) of CSDMP 2012 is reflective of the NPPF as it requires development to ensure that all land is used effectively within the context of its surroundings and to respect and enhance the quality of the urban, rural, natural and historic environments. Policy DM9 (Design Principles) of CSDMP 2012 also promotes high quality design that respects and enhances the local environment, paying particular regard to scale, materials, massing, bulk and density. The Western Urban Area Character SPD reiterates achieving good design that respects and enhances the character of the area as a key objective.
- 7.3.3 Tekels Park is part of the 'Wooded Hills' character area as defined by WUACSPD. The Wooded Hills is characterised by hilly areas, large irregular plots, winding roads/lanes, heavy vegetation and a scattering of Victorian/Edwardian buildings, this area has a semi-rural residential character, despite its proximity to Camberley Town Centre. Dense vegetation is one of the key characteristics. Large trees, hedges and dense mature vegetation give the area a dominant soft, green character.
- 7.3.4 The application site is located at the southern end of Tekels Park and currently comprises three modest detached dwellings on a large wooded site. The area is characterised by detached dwellings set on well landscaped plots; and the built form is subservient to the landscaping gives the area a semi-rural character.
- 7.3.5 All the proposed dwellings include crown roofs with rooms within. The first reason for refusal of the previous scheme relates to the proposed scale and massing of buildings. The comparison between the schemes in connection with their ridge and eaves heights, the width and the depth is indicated in table in para 4.3. Plot 4, which represents the greatest reduction in the overall scale and mass is due to the reduction in number of residential units within. The remaining Plots 1, 2 and 3 would maintain very similar dimensions to the refused scheme, with only limited variations to their overall scale and massing. In terms of the proposed design with front gable elements in combination with the increased eaves height, the proposed development would result in greater vertical emphasis, which is considered as harmful as the previously refused scheme.
- 7.3.6 The Planning Statement states that *'the ridge level of the houses are as formed for standard large 2 storey detached housing.'* This might be appropriate in some other locations, based on the topography and the existing built form, however, in this instance it is considered that due consideration has not been given to the topography of the application site.



- 7.3.7 Spacing between the proposed dwellings has increased with the separation distances between the dwellings being maintained between 6.6m and 12m. Minor changes to the massing and scale of the proposed buildings have been made, which are most obvious on Plot 4. Spacing between the dwellings is considered appropriate within this location. Overall, the proposed changes to the scale and massing of the development when compared with the refused scheme are not considered sufficient to overcome the first reason for refusal. The proposed development fails to take into account the significantly higher land of the application site when compared with its surroundings and therefore its scale and massing is considered to result in the adverse overbearing visual impact within the street scene.
- 7.3.8 In the wider context, the area has verdant character. The site is covered by an area TPO (ref 05/00) designated in 2000. The surrounded areas of the site are also covered by TPOs. As such, the application was accompanied by an arboricultural report that includes an Impact Assessment, Method Statement and a Tree Protection Plan. The report advises that a total of 13 trees would be removed to facilitate the development, including T367 and T369, both category C trees, located to the frontage of the application site. The existing frontage screening is characteristic to the 'Wooded Hills' location, as identified in the WUACSPD. The loss of screening would increase the prominence of the dwellings and combined with the formal parking areas in the form of driveways; this would contribute to the creation of a development that would be overly urban and out of character with the surrounding development.
- 7.3.9 A previous application (ref. 13/00303) for works to protected trees to clear the original domestic garden areas of unsuitable vegetation on the application site was granted on 31 October 2013. These works also included a removal of a number of the adjacent trees of poor form/condition. This consent conditioned a replacement planting schedule to restock the woodland area adjacent to the garden areas. This has to date not been carried out and a request to extend the completion date was agreed and amended to 31 March 2015. Although a note on the submitted landscaping scheme drawing suggests 120 transplants within the wooded part of the application site to the rear, these are not indicated on the plan. As such, the provided landscaping plan presents an erroneous impression of the current and future tree cover. It should be noted that these new transplants would be protected under the woodland order and cannot be removed without the prior approval of the local authority. The applicant could be advised of this via informative.
- 7.3.10 In conclusion, having regard to the above, it is considered that the scale and massing of the buildings coupled with the level changes within the site, the removal of trees and boundary screening, would result in an overly urbanised pocket of development which would be out of character with the surrounding area and would harm the special character of the Wooded Hills Character Area.

#### **7.4 Impact on residential amenities**

- 7.4.1 The NPPF seeks a good standard of amenity for all existing and future occupants of land and buildings. Policy DM9 (Design Principles) ensures that the amenities of the occupiers of the neighbouring properties and uses are respected.
- 7.4.2 The only residential property that directly adjoins the application site is No. 26 Tekels Park to the east. The side wall of Plot 4, the closest of the proposed development to the east boundary, would be located in a minimum distance of 12m from the flank wall of the above neighbouring dwelling. The proposed east/side openings of Plot 4 include ground floor utility and plant room windows and a door; first floor bathroom and en-suite windows; and a rooflight serving office/playroom. Although Plot 4 would be on a higher ground level than the neighbouring dwelling, giving that there would be a boundary hedge planted to the east boundary, due to the separation distance and due to the non-habitable nature of the

proposed fenestration details, the ground floor openings are not considered to result in any adverse overlooking and loss of privacy to the above neighbour. However, the first floor windows would have direct views of the amenity areas of No. 26 and therefore should be obscurely glazed. This could be secured by condition. The lower edge of the rooflight within the east roofslope would be located at the approximate height of 1.7m above the floor level and therefore it is not considered to give rise to any adverse loss of privacy to the above neighbour.

7.4.3 It is considered that due to the separation distance between Plot 4 and No. 26; and a substantial reduction in depth of Plot 4 when compared with the previous scheme, the proposed development would not result in any adverse overbearing impact on this immediate neighbour.

7.4.4 The proposed dwellings are not considered to result in any adverse impact on residential amenities of each other due to their layout, and as the side openings above the ground level would serve non-habitable spaces which could be conditionally obscurely glazed.

## **7.5 Whether the development is acceptable in terms of parking and highway safety**

7.5.1 Policy DM11 (Traffic Management and Highway Safety) seeks all development ensures that no adverse impact on the safe and efficient flow of traffic movement on the highway network results.

7.5.2 Each of the proposed dwellings would be provided with car parking spaces in the form of a private driveway. In addition, Plots 3 & 4 would have a double carport each. This level of parking provision is considered in line with the 'Vehicular and Cycle Parking Guidance' published by the Surrey County Council in January 2012. The County Highway Authority has no comments to make on the application given that it is served by a private road.

## **7.6 Impact on local infrastructure**

7.6.1 Surrey Heath's Community Infrastructure Levy (CIL) Charging Schedule was adopted by Full Council on the 16th July 2014. As the CIL Charging Schedule will come into effect on the 1st December 2014 an assessment of CIL liability has been undertaken. Surrey Heath charges CIL on residential and retail developments where there is a net increase in floor area. As the proposal relates to a net increase in residential floor area, the development is CIL liable. CIL is a land charge that is payable at commencement of works. An informative advising of this would be added.

## **7.7 Impact on the Thames Basin Heaths SPA and on protected species**

7.7.1 Policy NRM6 of the South East Plan (Thames Basin Heaths Special Protection Area) seeks to protect the ecological integrity of the TBH SPA, Policy CP14B of the Core Strategy builds on this as does adopted the Thames Basin Heaths Special Protection Area Avoidance Strategy SPD (2012). This SPD identifies Suitable Alternative Natural Green Space (SANGS) within the Borough and advises that the impact of residential developments on the SPA can be mitigated by providing a financial contribution towards SANGS.

7.7.2 The application site is located approximately 1900m from the Thames Basin Heaths Special Protection Area (SPA). Natural England are currently advising that new residential development within 5km of the protected site has the potential to significantly adversely impact on the integrity of the site through increased dog walking and an increase in general recreational use.

The application proposes a net increase in occupancy and as such has the potential, in combination with other development, to have a significant adverse impact on the protected site. From 1<sup>st</sup> December 2014, a financial contribution towards the provision of SANG is included within the CIL payment.

7.7.3 In addition to the financial contribution towards the mitigation on likely effects of the proposed development on the TBH SPA in terms of SANG, Policy CP14B requires that all new residential development contributes toward SAMM (Strategic Access Management and Monitoring) measures. As this is not included within the CIL, a separate financial contribution towards SAMM is required. In this instance the payment has to be secured by way of a legal agreement, if not paid in full prior to the determination of the application. At the time of writing of this report, no such payment was or a satisfactory legal agreement was received by the Council and therefore council raises objection on this basis.

7.7.4 The application site includes large areas of woodland and has the potential to support protected species. The applicant has commissioned a Habitat Survey that concludes the site has the potential to support bats and a further bat survey has established the presence of bats within No. 21. This survey has also recommended mitigation measures for the loss of this roost and a methodology for undertaking the development. It is considered that subject to compliance with this mitigation the development would not have an adverse impact on protected species and this should be controlled by condition in the event that planning permission is granted. This will also be subject to the controls of the European Protected Species Licensing system and will be subject to agreement from Natural England.

## **7.8 Other matters**

7.8.1 The second reason for the previously refused scheme relates to affordable housing. As the current scheme proposes only a net increase in a number of dwellings by one, in line with Policy CP5 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the Government advice published on 1<sup>st</sup> December 2014, an affordable housing contribution is not required.

7.8.2 Reasons 4 & 5 for the previous refusal relate to the financial mitigation towards the impact of the development on the Thames Basin Heath SPA and the local infrastructure. These contributions have been since 1<sup>st</sup> December 2014 collected in Surrey Heath via CIL, as outlined in paragraphs 7.6.2 and 7.7.2 above.

## **8.0 ARTICLE 2(3) DEVELOPMENT MANAGEMENT PROCEDURE (AMENDMENT) ORDER 2012 WORKING IN A POSITIVE/PROACTIVE MANNER**

8.1 In assessing this application, officers have worked with the applicant in a positive and proactive manner consistent with the requirements of paragraphs 186-187 of the NPPF. This included:

- a) Provided or made available pre application advice to seek to resolve problems before the application was submitted and to foster the delivery of sustainable development.
- b) Provided feedback through the validation process including information on the website, to correct identified problems to ensure that the application was correct and could be registered.

## 9.0 CONCLUSION

- 9.1 The proposed development would be out of character with the surrounding area and would be detrimental to the character and appearance of this part of Tekels Park. In addition, the applicant has failed to make financial contribution or to secure a legal agreement in terms of SAMM contribution.

## 10.0 RECOMMENDATION

REFUSE for the following reason(s):-

1. The proposal by reason of the scale and massing of the buildings coupled with the substantial level changes within the site would result in an incongruous, dominant and overly urbanised pocket of development form of development that would fail to respect and enhance the character and appearance of the surrounding area including the semi-rural and verdant character of the Wooded Hills Character Area. Furthermore, the layout of the proposed development would likely lead to the post development pressure for further tree/planting removal that would accentuate the identified harm to the character of the locality. As such the proposal fails to integrate, respect and improve the character and quality of the area, contrary to Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012; the Western Urban Area Character Supplementary Planning Document 2012; and, the National Planning Policy Framework.
2. In the absence of a completed legal agreement under section 106 of the Town and Country Planning Act 1990, the applicant has failed to comply with Policy CP14B (vi) (European Sites) of the Surrey Heath Core Strategy and Development Management Policies Document 2012; and, Policy NRM6 (Thames Basin Heath Special Protection Area) of the South East Plan in relation to the provision of contribution towards strategic access management and monitoring (SAMM) measures, in accordance with the requirements of the Surrey Heath Borough Council's Thames Basin Heaths Special Protection Area Avoidance Strategy Supplementary Planning Document (Adopted January 2012).

### Informative(s)

1. The applicant is advised that if this application had been acceptable in all other respects, the scheme would be Liable to the Community Infrastructure Levy (CIL) Schedule which came into effect on 1st December 2014. Therefore, if this decision is appealed and subsequently granted planning permission at appeal, this scheme will be liable to pay the Council's CIL upon commencement of development. In respect of 2nd reason for refusal, in addition to SAMM contribution, CIL is the only mechanism for collecting Suitable Natural Green Space (SANG) monies. Therefore if there is SANG capacity at the time of appeal then capacity will be assigned.

2014/0978

Reg Date 18/11/2014

Chobham

**LOCATION:** 57 HIGH STREET, CHOBHAM, WOKING, GU24 8AF  
**PROPOSAL:** Application for a change of use of first floor from Office (B1) to Retail (A1).  
**TYPE:** Full Planning Application  
**APPLICANT:** Mrs M Tomkins  
**OFFICER:** Aneta Mantio

**RECOMMENDATION: GRANT subject to conditions****1.0 SUMMARY**

- 1.1 The full application proposes a change of use of the first floor from B1 (offices) to A1 (retail).
- 1.2 The report below concludes that the proposal would not result in any adverse impact on the character of the surrounding conservation area, loss of amenities; or in any detrimental highway, parking or local infrastructure implications. It is considered that the proposed change of use would enhance the retail function of Chobham village centre. As such, the proposal is considered in line with the development plan and the NPPF and is recommended for approval.

**2.0 SITE DESCRIPTION**

- 2.1 The application site is located to the west side of High Street in Chobham, a local shopping parade and a commercial centre of the village. It comprises of one of three terraced two-storey Grade II Listed, 16<sup>th</sup> century buildings. The property is in a commercial use with the ground floor being in retail (A1) use and the first floor in an office (B1a) use. The whole site lies within the designation of Chobham Conservation Area and within the settlement of Chobham village that is washed over by the Metropolitan Green Belt.

**3.0 RELEVANT HISTORY**

- 3.1 The use of the application property has changed in the past, however none of the applications directly relate to the current proposal. A Listed Building Consent application for internal alterations including the addition of a staircase and removal of a kitchen and a toilet is currently under consideration and appears elsewhere on the Agenda (14/0995 refers).

**4.0 THE PROPOSAL**

- 4.1 The full application proposes a change of use of the first floor from B1 (offices) to A1 (retail).

## **5.0 CONSULTATION RESPONSES**

- 5.1 Heritage & Conservation Officer      Raise no objection.
- 5.2 Chobham Parish Council                  No response at the time of preparation of this report.

## **6.0 REPRESENTATION**

- 6.1 At the time of the preparation of this report no representations have been received.

## **7.0 PLANNING CONSIDERATION**

- 7.1 The National Planning Policy Framework; and, Policies CP2, DM2, DM9, DM11 and DM17 of the Surrey Heath Core Strategy and Development Management Policies 2012 form material considerations in this case.
- 7.2 It is considered that the main issues to be addressed in determining of this application are:
- Principle of the development in terms of change of use;
  - Impact on the character of the surrounding area and on amenities;
  - Impact on highway safety and parking capacity; and
  - Impact on local infrastructure.

### **7.3 Principle of the development in terms of change of use**

7.3.1 Policy CP2 (Sustainable Development and Design) requires development to ensure that all land is used efficiently within the context of its surroundings and respect and enhance the quality of the urban, rural, natural and historic environments. Policy DM2 (Development within Chobham) states that the development within the settlement of Chobham as identified on the Proposals Map will be limited to appropriate Green Belt uses and small scale development for:

- i. Extensions, alterations or adaptations of existing employment or community uses and new opportunities for employment or community uses giving priority to re-use of existing non-residential buildings; and
- ii. Replacement of non-residential buildings for economic purposes where re-use or conversion is not feasible, appropriate or when replacement would improve and enhance environmental performance; and
- iii. Change of use or redevelopment of units within the village centre as defined on the proposals map which maintain or enhance its retail function.

7.3.2 Policy CP2 encourages redevelopment of existing sites within the settlement areas. The application site is located within the mixed use locality and a retail use is common within the shopping parade; in fact the ground floor of the premises is currently in A1 use. As such, the proposed retail use at the first floor level of these premises is considered acceptable in principle subject to the other material considerations below.

7.3.3 Policy DM2 supports the re-use of the existing non-residential buildings for new opportunities for employment; their conversion; and a change of use with the view of a maintenance or enhancement of the retail function of the village centre. The proposed change of use would enhance the existing retail function of the centre and re-use the existing non-residential first floor of the application premises. As such, it is considered that the proposal is supported by the aims of Policy DM2.

7.3.4 In conclusion, the proposed change of use is considered in line with the development plan.

#### **7.4 Impact on the character of the surrounding area and on amenities**

7.4.1 The NPPF seeks to conserve and enhance the historic environment. It encourages the local planning authorities to identify and assess the particular significance of any heritage asset that may be affected by a proposal. When considering the impact of the proposal on a heritage asset, the LPA should avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal. Great weight should be given to the asset's conservation. Policy DM17 (Heritage) seeks to establish and take into account the individual significance of any heritage asset and to promote its conservation and enhancement; and of its setting. Policy CP2 (Sustainable Development and Design) requires new development to respect and enhance the quality of the historic environment. Policy DM9 (Design Principles) continues to promote high quality design that respects and enhances the local environment.

7.4.2 The proposed change of use does not involve any external alterations to the listed building. The internal changes are considered separately under the Listed Building Consent application ref. 14/0995. As no changes to the exterior of the heritage asset are proposed, the existing appearance would be retained and no adverse visual impact would result. In addition, it is not considered that the proposal would result in any impact on amenities of the neighbouring premises.

#### **7.5 Impact on highway safety and parking capacity**

7.5.1 Policy DM11 (Traffic Management and Highway Safety) seeks all development ensures that no adverse impact on the safe and efficient flow of traffic movement on the highway network results.

7.5.2 The County Highway Authority has undertaken an assessment in terms of the likely net additional traffic generation, access arrangements and parking provision and is satisfied that the application would not have a material impact on the safety and operation of the adjoining public highway. As such, the County Highway Authority has no requirements.

#### **7.6 Impact on local infrastructure**

7.6.1 Surrey Heath's Community Infrastructure Levy (CIL) Charging Schedule was adopted by Full Council on the 16th July 2014. As the CIL Charging Schedule came into effect on the 1st December 2014 an assessment of CIL liability has been undertaken. Surrey Heath charges CIL on residential and retail developments where there is a net increase in floor area. Although the proposed use is retail, as it does not relate to a net increase in floor area, the development is not liable for a CIL payment.

### **8.0 ARTICLE 2(3) DEVELOPMENT MANAGEMENT PROCEDURE (AMENDMENT) ORDER 2012 WORKING IN A POSITIVE/PROACTIVE MANNER**

8.1 In assessing this application, officers have worked with the applicant in a positive and proactive manner consistent with the requirements of paragraphs 186-187 of the NPPF.

This included:

- a) Provided or made available pre application advice to seek to resolve problems before the application was submitted and to foster the delivery of sustainable development.
- b) Provided feedback through the validation process including information on the website, to correct identified problems to ensure that the application was correct and could be registered.

## **9.0 CONCLUSION**

- 9.1 The proposal is not considered to result in any adverse impact on the appearance of this Grade II Listed building or in any detrimental visual impact within the surrounding conservation area. In addition, it is not considered to impact on the amenities of neighbouring premises; highway, parking or infrastructure. The proposed development has been considered against policies CP2, DM2, DM9, DM11 and DM17 of the Surrey Heath Core Strategy and Development Management Policies 2012; and, the National Planning Policy Framework 2012.

## **10.0 RECOMMENDATION**

GRANT subject to the following conditions:-

1. The development hereby permitted shall be begun within three years of the date of this permission.

Reason: To prevent an accumulation of unimplemented planning permissions and in accordance with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51(1) of the Planning and Compulsory Purchase Act 2004.

2. The proposed development shall be undertaken in accordance with the following approved plans: Location Plan, P1, P2, P3, P4 and P5, all received on 18/11/2014, unless the prior written approval has been obtained from the Local Planning Authority.

Reason: For the avoidance of doubt and in the interest of preservation the significance of the Listed Building and to accord with Policy DM17 of the Core Strategy and Development Management Policies 2012 and the NPPF 2012.



2014/0995

Reg Date 18/11/2014

Chobham

**LOCATION:** 57 HIGH STREET, CHOBHAM, WOKING, GU24 8AF  
**PROPOSAL:** Listed Building Consent application for internal alterations including addition of a staircase and removal of kitchen and toilet to facilitate a change of use from Office (B1) to Retail (A1) considered under full application 14/0978.  
**TYPE:** Listed Building Consent (Alter/Extend)  
**APPLICANT:** Mrs Melita Tomkins  
Melita of Chobham  
**OFFICER:** Aneta Mantio

**RECOMMENDATION: GRANT subject to conditions**

## 1.0 SUMMARY

- 1.1 The application seeks Listed Building Consent for internal alterations to a Grade II Listed commercial property associated with the proposed change of use of the first floor from office to retail, considered separately under full application ref. SU/14/0978. As this application is for Listed Building Consent, the only material consideration in assessing it is the impact of the development on the significance of this designated heritage asset.
- 1.2 The report concludes that the proposed internal works would respect the special character of the Grade II listed building and therefore Listed Building Consent should be granted subject to the conditions set out below.

## 2.0 SITE DESCRIPTION

- 2.1 The application site is located to the west side of High Street in Chobham and comprises of one of three terraced two-storey Grade II Listed, 16<sup>th</sup> century buildings. The property is in a commercial use with the ground floor being in retail (A1) use and the first floor in an office (B1a) use. The whole site lies within the designation of Chobham Conservation Area, within the settlement of Chobham village that is washed over by the Metropolitan Green Belt.

## 3.0 RELEVANT HISTORY

- 3.1 The property has been altered on numerous occasions since built, however none of the applications directly relate to the current proposal. Full application ref. SU/14/0978 for a change of use from Office (B1) to Retail (A1) is currently under consideration and appears elsewhere on the agenda.

## 4.0 THE PROPOSAL

- 4.1 The application seeks Listed Building Consent for internal alterations including addition of a staircase and removal of a kitchen and a toilet to facilitate a change of use.

## **5.0 CONSULTATION RESPONSES**

- 5.1 Heritage & Conservation Officer Raise no objection.
- 5.2 Chobham Parish Council No response at the time of preparation of this report.

## **6.0 REPRESENTATION**

- 6.1 At the time of the preparation of this report no representations have been received.

## **7.0 PLANNING CONSIDERATION**

- 7.1 The application seeks Listed Building Consent for internal alterations to a Grade II Listed Building. The only material consideration in the assessment of this application is the impact of the development on the significance of the designated heritage asset. The National Planning Policy Framework 2012 (NPPF) and Policy DM17 of the Surrey Heath Core Strategy and Development Management Policies 2012 are relevant to the determination of this application.
- 7.2 The NPPF seeks to conserve and enhance the historic environment. It encourages the local planning authorities to identify and assess the particular significance of any heritage asset that may be affected by a proposal. When considering the impact of the proposal on a heritage asset, the LPA should avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal. Great weight should be given to the asset's conservation. Policy DM17 (Heritage) seeks to establish and take into account the individual significance of any heritage asset and to promote its conservation and enhancement; and of its setting.
- 7.3 The proposal is to re-establish the original rear wall of the building with a small area of the office to be turned into retail area, both at the first floor level. This original first floor area had become office space when the building was redeveloped in the 1980s. The existing first floor kitchen and toilet would also be utilised and the existing ground floor kitchen, toilet and store would be turned into a sales area. Stairs would be incorporated to provide access to the first floor.
- 7.4 The proposed works would be undertaken to or contained within the more modern parts of the building, with the demolition of the modern partition and the staircase cutting through a later floor. The historic fabric would not be harmed by the proposal.
- 7.5 Having regard to the above, it is considered that the proposal would not harm the special interest of the listed building and subject to conditions the Listed Building Consent should be granted.

## **8.0 ARTICLE 2(3) DEVELOPMENT MANAGEMENT PROCEDURE (AMENDMENT) ORDER 2012 WORKING IN A POSITIVE/PROACTIVE MANNER**

- 8.1 In assessing this application, officers have worked with the applicant in a positive and proactive manner consistent with the requirements of paragraphs 186-187 of the NPPF. This included:

- a) Provided or made available pre application advice to seek to resolve problems before the application was submitted and to foster the delivery of sustainable development.
- b) Provided feedback through the validation process including information on the website, to correct identified problems to ensure that the application was correct and could be registered.

## **9.0 CONCLUSION**

- 9.1 The proposal would respect the special character of this Grade II listed building and it is considered that subject to conditions, the Listed Building Consent should be granted.

## **10.0 RECOMMENDATION**

GRANT Listed Building Consent subject to the following conditions:-

1. The development for which Listed Building Consent is hereby permitted shall be begun before the expiration of three years from the date of this consent.

Reason: To comply with Section 18(1) (a) of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 52(4) of the Planning and Compulsory Purchase Act 2004.

2. The proposed development shall be undertaken in strict accordance with the following approved plans: Location Plan, P1, P2, P3, P4 and P5, all received on 18/11/2014, unless the prior written approval has been obtained from the Local Planning Authority.

Reason: For the avoidance of doubt and in the interest of preservation the significance of the Listed Building and to accord with Policy DM17 of the Core Strategy and Development Management Policies 2012 and the NPPF 2012.

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2014/1061

Reg Date 03/12/2014

West End

**LOCATION:** THE BARN, BLACKSTROUD LANE EAST, WEST END,  
WOKING, GU18 5XR  
**PROPOSAL:** Erection of a single storey side and rear extension to dwelling.  
**TYPE:** Full Planning Application  
**APPLICANT:** Mr & Mrs Brennen  
**OFFICER:** Ross Cahalane

**RECOMMENDATION: GRANT subject to conditions**

## 1.0 SUMMARY

- 1.1 This application proposes the erection of a single storey side and rear extension to the main dwelling at The Barn, Blackstroud Lane East - a Grade II Listed building. The corresponding Listed Building Consent (SU/2014/1062) is being reported elsewhere on this agenda.
- 1.2 This report concludes that the proposed development would respect the character of the Grade II Listed Building and its surroundings, would not adversely harm the openness of the Green Belt, and would not adversely affect neighbouring residential amenity.

## 2.0 SITE DESCRIPTION

- 2.1 The application site falls within the Green Belt and is sited on the northern side of Blackstroud Lane East, West End, near to its junction with Burnt Pollard Lane. The application property is a Grade II Listed 16th Century detached converted barn adjacent to the original Grade II Listed farmhouse Brooklands Farm, which is now a separate residential property.
- 2.2 The application property benefits from a detached garage and store building, a substantial front/side garden and a smaller enclosed rear courtyard garden.

## 3.0 RELEVANT HISTORY

- 3.1 SU/1982/0298 Change of use of barn from agricultural to residential and relocation of vehicular access

Decision: Granted (24/06/1983) - implemented

## 4.0 THE PROPOSAL

- 4.1 This application proposes the erection of a single storey side and rear extension to the main dwelling at The Barn, Blackstroud Lane East - a Grade II Listed building. The proposal would consist of a tiled pyramid roof, and would have a length of 4.38m, width of 4.36m, eaves height of approximately 2.42m and maximum ridge height of approximately 4.84m. The proposal would be sited approximately 5m from the rear elevation of the main dwelling serving the reception hall, and would have a set of French doors facing this elevation which would create a small courtyard area.

## **5.0 CONSULTATION RESPONSES**

- |     |   |   |
|-----|---|---|
| 5.1 | Council Heritage and Conservation Officer | No objection subject to conditions – refer to Para. 7.3.3 below   |
| 5.2 | West End Parish Council                   | No comments received at time of preparation of report – any comments subsequently received will be reported to the committee by way of an update. |

## **6.0 REPRESENTATION**

- 6.1 At the time of preparation of this report no representations have been received, although one general letter of support has been received in respect of the concurrent Listed Building Consent application.

## **7.0 PLANNING CONSIDERATION**

- 7.1 This application is located within the Green Belt as identified on the Proposals Map of the Surrey Heath Core Strategy and Development Management Policies 2012. As such this application is considered against Policies DM9 (Design Principles) and DM17 (Heritage) of the Surrey Heath Core Strategy and Development Management Policies 2012 as well as the principles contained within Part 12 of the National Planning Policy Framework. The main issues to be addressed in considering this application are:

- The impact of the proposed development upon the Green Belt;
- The impact of the proposed development upon the historic interest of the building; and,
- The impact of the proposed development upon neighbouring residential amenity.

### **7.2 The impact of the proposal upon the Green Belt**

- 7.2.1 The application site is located within the Green Belt as defined on the proposals map of the Surrey Heath Core Strategy 2012. Paragraph 79 of the National Planning Policy Framework (NPPF) indicates that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open, with the most important attribute of Green Belts identified as their openness.
- 7.2.2 Paragraph 89 of the NPPF indicates that the extension of existing buildings does not represent inappropriate development, provided that extensions erected do not result in disproportionate additions over the size of the original building, (which the NPPF identifies as the building as it existed on 1 July 1948 or, if constructed after 1 July 1948, as it was built originally).
- 7.2.3 It is considered that the gross internal floor area of the “original” dwelling (as approved under the change of use permission ref SU/1982/0298) amounts to approx. 250.10 square metres. The current application proposes an internal floor area increase of approx. 15.52 sq. m, resulting in a cumulative increase of approx. 6.2% above the original dwelling.

7.2.4 Although the NPPF does not contain specific percentage figures for extensions to buildings in the Green Belt, in this instance officers are of the view that an approx. 6.2% proposed increase to the dwellinghouse floorspace would not represent a disproportionate addition. The proposal is therefore not considered to be inappropriate development in the Green Belt and as such, no objections are raised on these grounds.

### **7.3 The impact upon the historic interest of the building**

7.3.1 Policy DM9 (Design Principles) continues to promote high quality design that respects and enhances the local environment, paying particular regard to scale, materials, massing, bulk and density.

7.3.2 Policy DM17 (Heritage) states that development which affects any Heritage Asset (including a Listed Building) should first establish and take into account its individual significance, and seek to promote the conservation and enhancement of the asset, such as a conservation area, and its setting.

7.3.3 The following comments have been received from the Council's Heritage and Conservation Officer in relation to the impact of the proposed development upon the character of the surrounding area:

*The proposal is acceptable and will not harm the special interest of the listed building. The north wing is a modern addition and the extension will not involve alteration or damage to historic fabric. The relationship of the forms is a little unusual but will suit the often piecemeal evolution of traditional farm buildings.*

7.3.4 Given the orientation of the site and the level of screening from the highway, the proposed extension would not be visible from public vantage points along Blackstroud Lane East. It is noted that some specific design features have been incorporated in an attempt to respect the historic buildings of both the host property and the neighbouring buildings of Brooklands Farm. Whilst the Council's Heritage and Conservation Officer has commented that the proposed relationship of buildings is a little unusual, it is nonetheless accepted that the proposed pyramid roof form respects its surroundings and reflects the often piecemeal evolution of traditional farm buildings. It is considered that the overall mass, design and appearance of the proposal would sufficiently respect the character of the host dwelling and its surroundings.

7.3.5 Planning conditions can be imposed to ensure that the proposal would be constructed using external materials that would match those of the existing dwelling, and in materials that satisfy the requirements of the Heritage and Conservation Officer.

7.3.6 Subject to appropriate conditioning, the proposed development is considered to comply with Policy DM9 and Policy DM17 of the Surrey Heath Core Strategy and Development Management Policies along with the heritage asset advice contained within the NPPF.

### **7.4 The impact upon neighbouring residential amenity**

7.4.1 Policy DM9 (Design Principles) states that the amenities of the occupiers of the neighbouring properties should be respected by proposed development.

7.4.2 The proposed single storey side/rear extension would be sited approx. 20cm from the boundary with Brooklands Farm to the northwest, and would be sited approx. 15.2m from the nearest elevation of this neighbouring property. However, the proposal would cover only

a small portion of the shared boundary with Brooklands Farm, and would project only 1.09m further from the adjoining rear elevation of the existing dwelling. Additionally, views from Brooklands Farm would be restricted by a brick wall and a substantial amount of natural screening. The proposal would be sited at sufficient distance from other neighbouring properties to avoid any material harm to amenities.

- 7.4.3 Given the above boundary relationships along with the modest depth and bulk of the proposed extension, it is considered that the proposed development would be of no material harm to the amenities of any neighbours in terms of loss of light, outlook or overbearing impact. As such, it is considered that the proposal complies with Policy DM9 (Design Principles) of the Surrey Heath Core Strategy and Development Management Policies 2012, as it respects the amenities of occupants of neighbouring properties.

## **8.0 ARTICLE 2(3) DEVELOPMENT MANAGEMENT PROCEDURE (AMENDMENT) ORDER 2012 WORKING IN A POSITIVE/PROACTIVE MANNER**

- 8.1 In assessing this application, officers have worked with the applicant in a positive and proactive manner consistent with the requirements of paragraphs 186-187 of the NPPF. This included:

- a) Provided or made available pre application advice to seek to resolve problems before the application was submitted and to foster the delivery of sustainable development.
- b) Provided feedback through the validation process including information on the website, to correct identified problems to ensure that the application was correct and could be registered.
- c) Have proactively communicated with the applicant through the process to advise of progress, timescale or recommendation.

## **9.0 CONCLUSION**

- 9.1 This report concludes that the development proposed would not adversely affect the character of the Grade II Listed Building and its surroundings, or the openness of the Green Belt, and would respect neighbouring residential amenity. It is therefore considered that the proposed development would comply with Policies DM9 (Design Principles) and DM17 (Heritage) of the Surrey Heath Core Strategy and Development Management Policies 2012, and the principles as identified within Part 12 of the National Planning Policy Framework.
- 9.2 Therefore, the application is recommended for approval.

## **10.0 RECOMMENDATION**

GRANT subject to the following conditions:-

1. The development hereby permitted shall be begun within three years of the date of this permission.

Reason: To prevent an accumulation of unimplemented planning permissions and in accordance with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51(1) of the Planning and Compulsory Purchase Act 2004.



2. The proposed development shall be built in accordance with the following approved plans:

Drawing Titles: Project 14:389, Drawing Numbers: 03 (Rev B); 04; 05,

unless the prior written approval has been obtained from the Local Planning Authority.

Reason: For the avoidance of doubt and in the interest of proper planning and as advised in ID.17a of the Planning Practice Guidance.

3. The building works, hereby approved, shall be constructed in external fascia materials; brick, tile, bonding and pointing, to match those of the existing building.

Reason: In the interests of the visual amenities of the area and to accord with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework.

4. Before any work begins, the following details must be approved in writing by the local planning authority. The works must not be executed other than in complete accordance with these approved details:

- a) Drawings to a scale not smaller than 1:5 fully describing:

- i. new windows and external doors.

These drawings must show:

materials

decorative/protective finish

cross section of frame, transom, mullions, etc

formation of openings including reveals, heads, sills, etc

method of opening

method of glazing

- i. Roof details including sections through:

roof ridge

hips

valleys

eaves

- a) Samples or specifications of external materials and surface finishes.

Reason: In the interest of protecting and enhancing the designated heritage asset in accordance with Policy DM17 (Heritage) of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework.

Informative(s)

1. Decision Notice to be kept DS1
2. Building Regs consent req'd DF5
3. Party Walls (etc) Act 1996 DE3
4. Advice regarding encroachment DE1

2014/1062

Reg Date 25/11/2014

West End

**LOCATION:** THE BARN, BLACKSTROUD LANE EAST, WEST END,  
WOKING, GU18 5XR

**PROPOSAL:** Listed Building Consent for the erection of a single storey side  
and rear extension to dwelling.

**TYPE:** Listed Building Consent (Alter/Extend)

**APPLICANT:** Mr & Mrs Brennen

**OFFICER:** Ross Cahalane

**RECOMMENDATION: GRANT subject to conditions**

## 1.0 SUMMARY

- 1.1 This application proposes the erection of a single storey side and rear extension to the main dwelling at The Barn, Blackstroud Lane East - a Grade II Listed building. The corresponding planning application (SU/2014/1061) is being reported elsewhere on this agenda.
- 1.2 This report concludes that the proposed development would respect the historic fabric, special interest and setting of the Grade II Listed Building.

## 2.0 SITE DESCRIPTION

- 2.1 The application site falls within the Green Belt and is sited on the northern side of Blackstroud Lane East, West End, near to its junction with Burnt Pollard Lane. The application property is a Grade II Listed 16th Century detached converted barn adjacent to the original Grade II Listed farmhouse Brooklands Farm, which is now a separate residential property.
- 2.2 The application property benefits from a detached garage and store building, a substantial front/side garden and a smaller enclosed rear courtyard garden.

## 3.0 RELEVANT HISTORY

- 3.1 SU/1982/0298 Change of use of barn from agricultural to residential and relocation of vehicular access

Decision: Granted (24/06/1983) - implemented

## 4.0 THE PROPOSAL

- 4.1 This application proposes the erection of a single storey side and rear extension to the main dwelling at The Barn, Blackstroud Lane East - a Grade II Listed building. The proposal would consist of a tiled pyramid roof, and would have a length of 4.38m, width of 4.36m, eaves height of approx. 2.42m and maximum ridge height of approx. 4.84m. The proposal would be sited approx. 5m from the rear elevation of the main dwelling serving the reception hall, and would have a set of French doors facing this elevation which would create a small courtyard area.

## **5.0 CONSULTATION RESPONSES**

- 5.1 Council Heritage and Conservation Officer No objection subject to conditions – refer to Para 7.2.2 below
- 5.2 West End Parish Council No comments received at time of preparation of report - any comments subsequently received will be reported to the committee by way of an update.

## **6.0 REPRESENTATION**

- 6.1 At the time of preparation of this report one general letter of support has been received.

## **7.0 PLANNING CONSIDERATION**

- 7.1 This Listed Building Consent application is considered against the principles contained within Policy DM17 (Heritage) of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework.

### **7.2 The impact of the proposal upon the Listed Building**

- 7.2.1 Policy DM17 (Heritage) states that development which affects any Heritage Asset (including a Listed Building) should first establish and take into account its individual significance, and seek to promote the conservation and enhancement of the asset, such as a conservation area, and its setting.

- 7.2.2 The following comments have been received from the Council's Heritage and Conservation Officer in relation to the impact of the proposed development upon the character of the Listed Building:

*The proposal is acceptable and will not harm the special interest of the listed building. The north wing is a modern addition and the extension will not involve alteration or damage to historic fabric. The relationship of the forms is a little unusual but will suit the often piecemeal evolution of traditional farm buildings.*

- 7.2.3 Whilst the Heritage and Conservation Officer has commented that the proposed relationship of buildings is a little unusual, it is nonetheless accepted that the proposed pyramid roof form respects its surroundings and reflects the often piecemeal evolution of traditional farm buildings. As such, subject to appropriate conditioning it is considered that the proposed development would comply with the principles as identified within the National Planning Policy Framework and Policy DM17 Heritage of the Surrey Heath Core Strategy and Development Management Policies 2012.

## **8.0 ARTICLE 2(3) DEVELOPMENT MANAGEMENT PROCEDURE (AMENDMENT) ORDER 2012 WORKING IN A POSITIVE/PROACTIVE MANNER**

- 8.1 In assessing this application, officers have worked with the applicant in a positive and proactive manner consistent with the requirements of paragraphs 186-187 of the NPPF.

This included:

- a) Provided or made available pre application advice to seek to resolve problems before the application was submitted and to foster the delivery of sustainable development.
- b) Provided feedback through the validation process including information on the website, to correct identified problems to ensure that the application was correct and could be registered.
- c) Have proactively communicated with the applicant through the process to advise of progress, timescale or recommendation.

## 9.0 CONCLUSION

- 9.1 This report concludes that the proposed development would not have a detrimental impact upon the historic fabric of the Grade II Listed Building or its setting, and it is therefore considered that the proposed development would comply with the principles as identified within Policy DM17 Heritage of the Surrey Heath Core Strategy and Development Management Policies 2012 and Part 12 of the National Planning Policy Framework.
- 9.2 It is therefore recommended that Listed Building Consent be allowed for the proposed works.

## 10.0 RECOMMENDATION

GRANT Listed Building Consent subject to the following conditions:-

1. The development for which Listed Building Consent is hereby permitted shall be begun before the expiration of three years from the date of this consent.

Reason: To comply with Section 18(1) (a) of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 52(4) of the Planning and Compulsory Purchase Act 2004.

2. The proposed development shall be built in accordance with the following approved plans:

Drawing Titles: Project 14:389, Drawing Numbers: 03 (Rev B); 04; 05,

unless the prior written approval has been obtained from the Local Planning Authority.

Reason: For the avoidance of doubt and in the interest of proper planning and as advised in ID.17a of the Planning Practice Guidance.

3. The building works, hereby approved, shall be constructed in external fascia materials; brick, tile, bonding and pointing, to match those of the existing building. Any rain water goods shall be constructed using cast iron or aluminium external materials.

Reason: In the interests of the visual amenities of the area and to accord with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework.

4. Before any work begins, the following details must be approved in writing by the local planning authority. The works must not be executed other than in complete accordance with these approved details:

a) Drawings to a scale not smaller than 1:5 fully describing:

i. new windows and external doors.

These drawings must show:

materials

decorative/protective finish

cross section of frame, transom, mullions, etc

formation of openings including reveals, heads, sills, etc

method of opening

method of glazing

i. Roof details including sections through:

roof ridge

hips

valleys

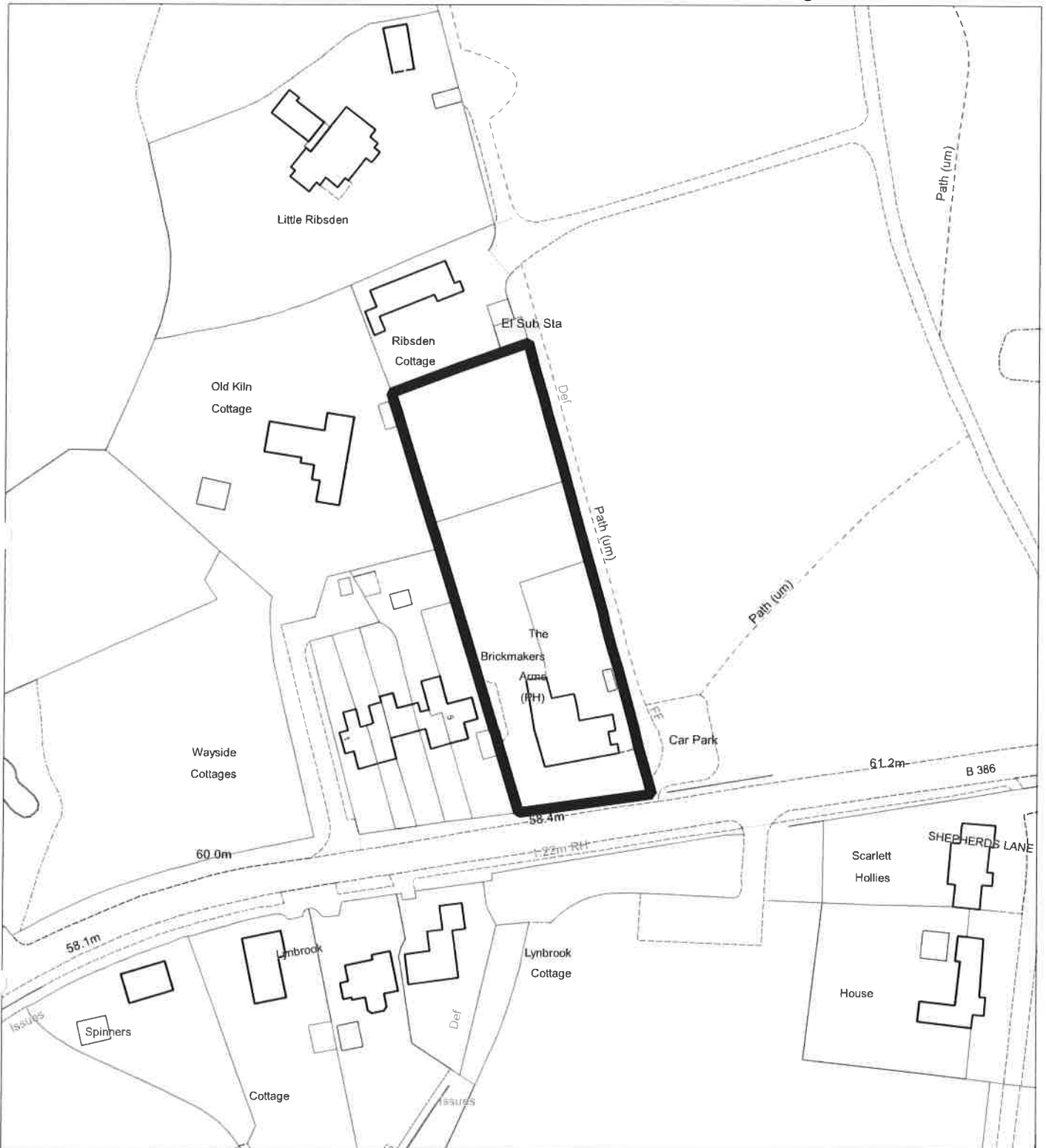
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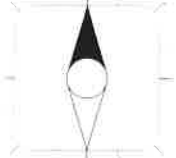
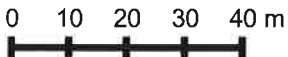

a) Samples or specifications of external materials and surface finishes.

Reason: In the interest of protecting and enhancing the designated heritage asset in accordance with Policy DM17 (Heritage)

Informative(s)

1. Decision Notice to be kept DS1
2. Building Regs consent req'd DF5
3. Party Walls (etc) Act 1996 DE3
4. Advice regarding encroachment DE1



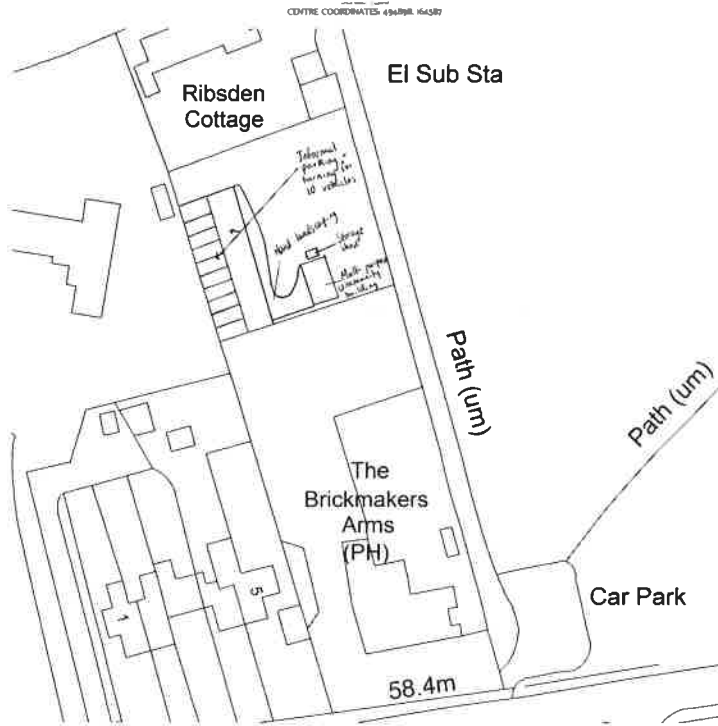
<b>Title</b>	Planning Applications		
<b>Application number</b>	14/0675	 	<b>Scale @ A4</b> 1:1,250
<b>Address</b>	THE BRICKMAKERS ARMS, CHERTSEY ROAD, WINDLESHAM, GU20 6HT		<b>Date</b> 05 Nov 2014
<b>Proposal</b>	Erection of a detached building and ancillary storage shed to provide additional accommodation to the existing public house and the extension of the car park with associated landscape alterations (retrospective).		
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SU/14/0675 – THE BRICKMAKERS ARMS, CHERTSEY ROAD, WINDLESHAM





# SU/14/0675 – THE BRICKMAKERS ARMS, CHERTSEY ROAD, WINDLESHAM

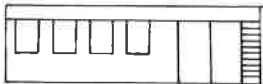


## PROPOSED ELEVATIONS AND FLOOR PLAN

### ANCILLARY COMMUNITY BUILDING



REAR ELEVATION

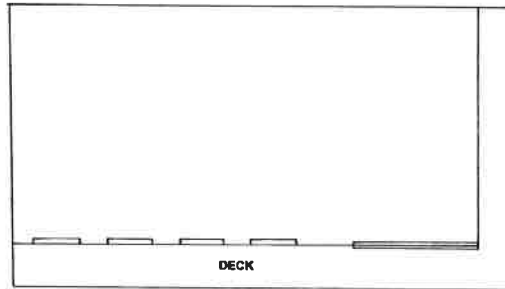


FRONT ELEVATION

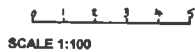


SIDE ELEVATION (HANDED)

### FLOOR PLAN



DECK



SCALE 1:100

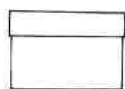
### STORAGE SHED



FRONT



REAR



SIDE ELEVATION (HANDED)

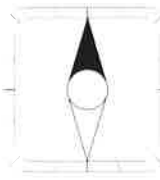
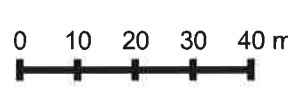



FLOOR PLAN



SCALE 1:80

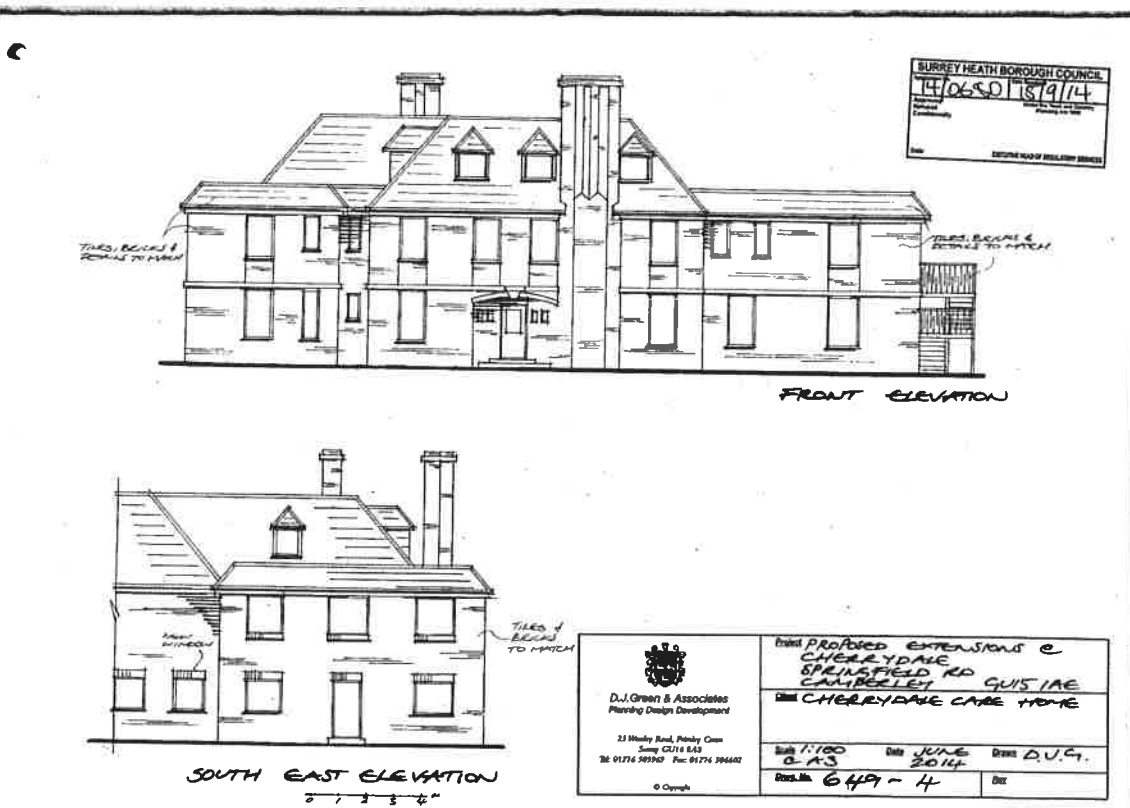
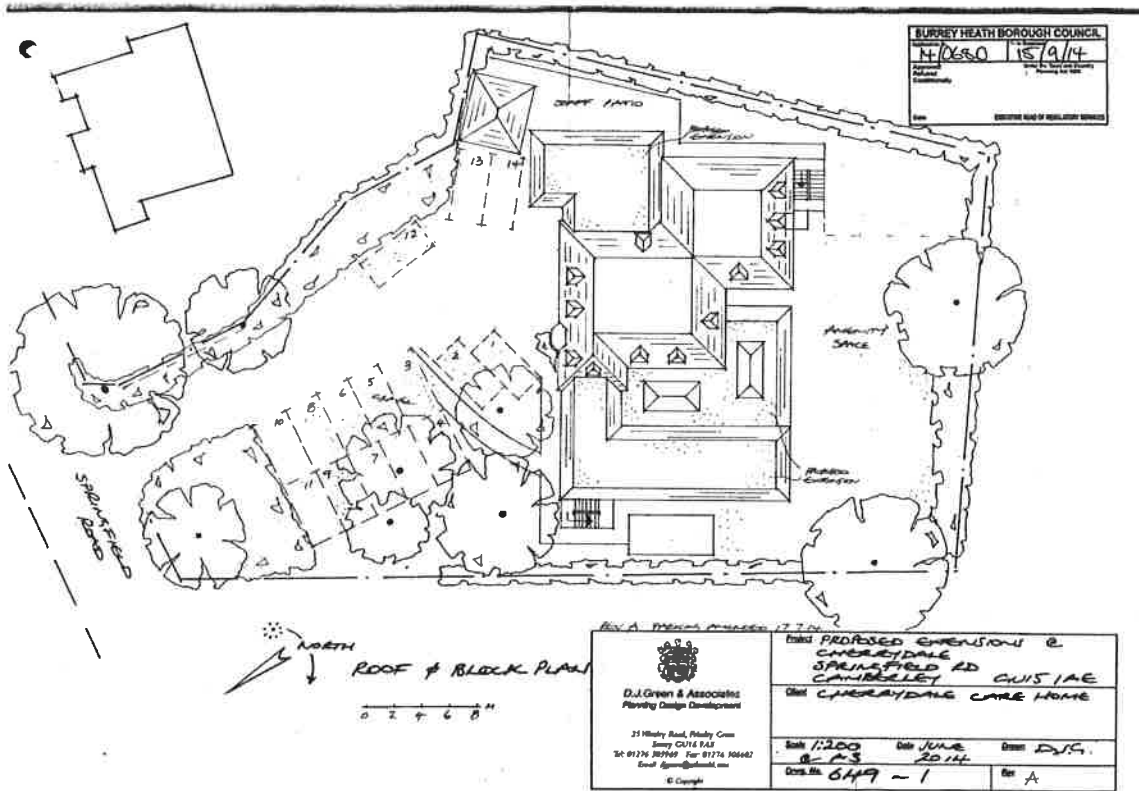


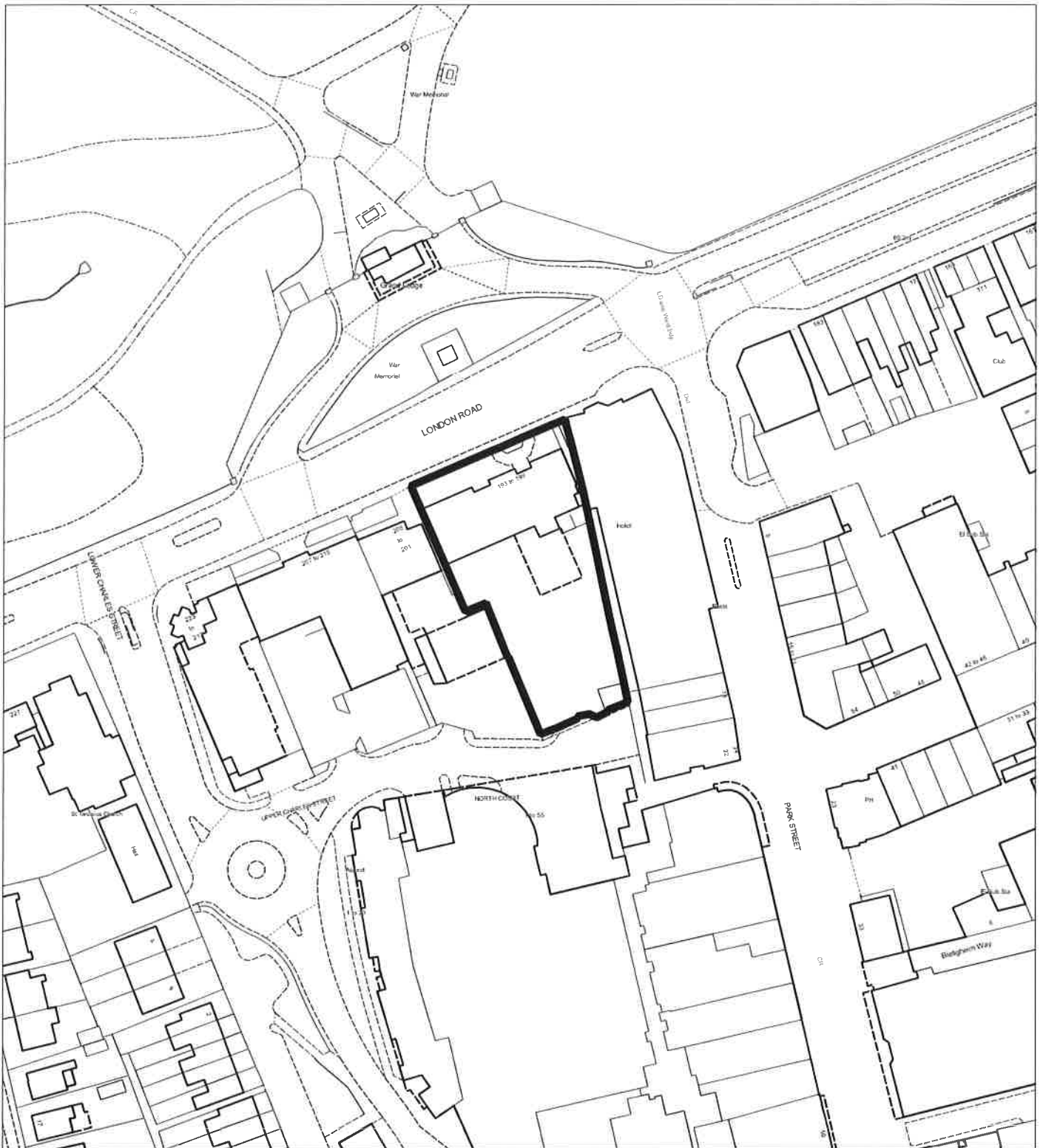
<b>Title</b>	Planning Applications		<b>Page</b>	3 of 7
<b>Application number</b>	14/0680		<b>Scale @ A4</b>	1:1,250
<b>Address</b>	CHERRYDALE, SPRINGFIELD ROAD, CAMBERLEY, GU15 1AE		<b>Date</b>	15 Dec 2014
<b>Proposal</b>	Erection of 2 two storey extensions and one single storey extension with associated alterations.		 	
				
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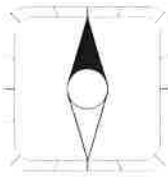
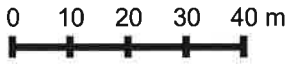
SU/14/0680 – CHERRYDALE, SPRINGFIELD ROAD, CAMBERLEY,  
GU15 1AE



SU/14/0680 – CHERRYDALE, SPRINGFIELD ROAD, CAMBERLEY, GU15 1AE





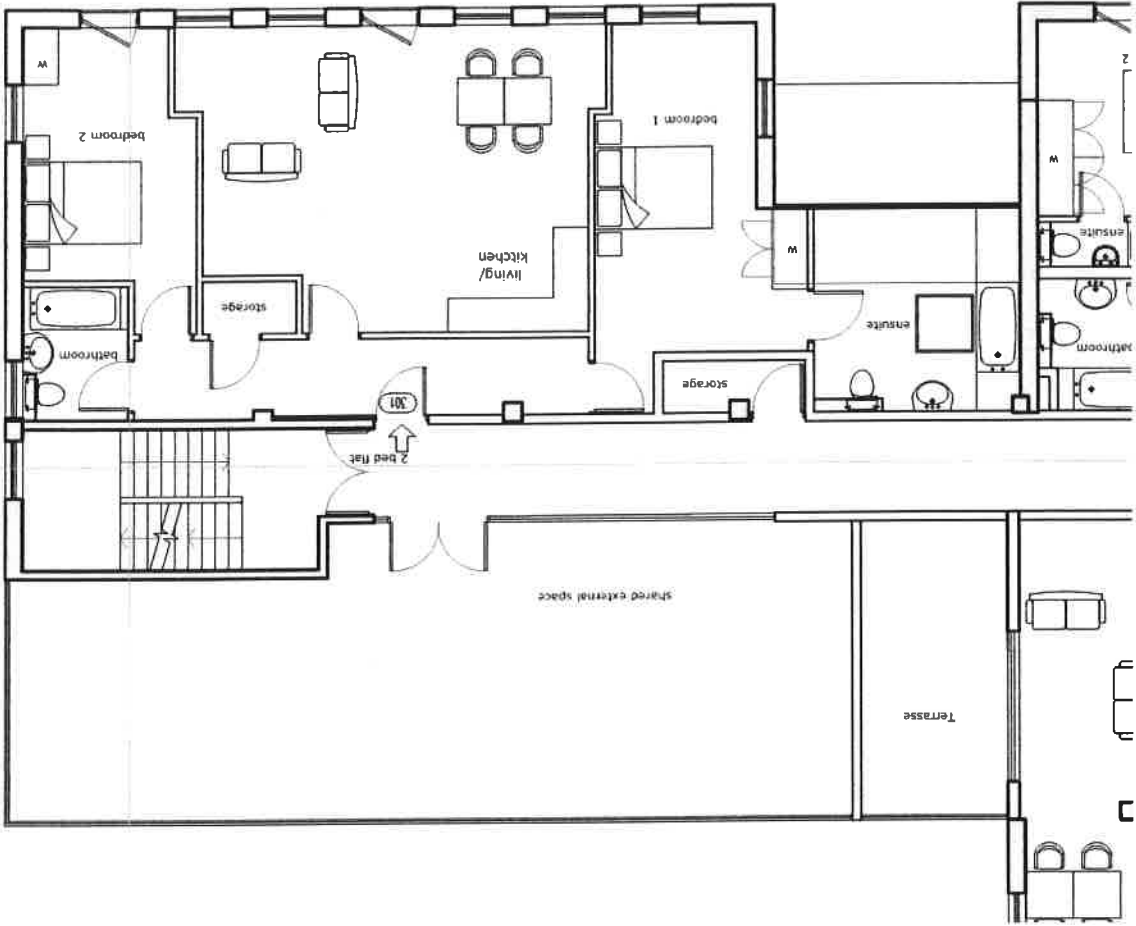
<b>Title</b>	Planning Applications		<b>Page</b>	1 of 7
<b>Application number</b>	14/0955		<b>Scale @ A4</b>	1:1,250
<b>Address</b>	ADMIRAL HOUSE, 193-199 LONDON ROAD, CAMBERLEY		<b>Date</b>	15 Dec 2014
<b>Proposal</b>	Conversion of a third floor 2 bedroom flat to two 1 bedroom flats.			
			 	
<small>Version 3</small> <small>© Crown Copyright. All rights reserved. Surrey Heath Borough Council 100018679 2014</small> <small>Author: GMD</small>				

SU/14/0955 – ADMIRAL HOUSE, 193 – 199 LONDON ROAD,  
CAMBERLEY



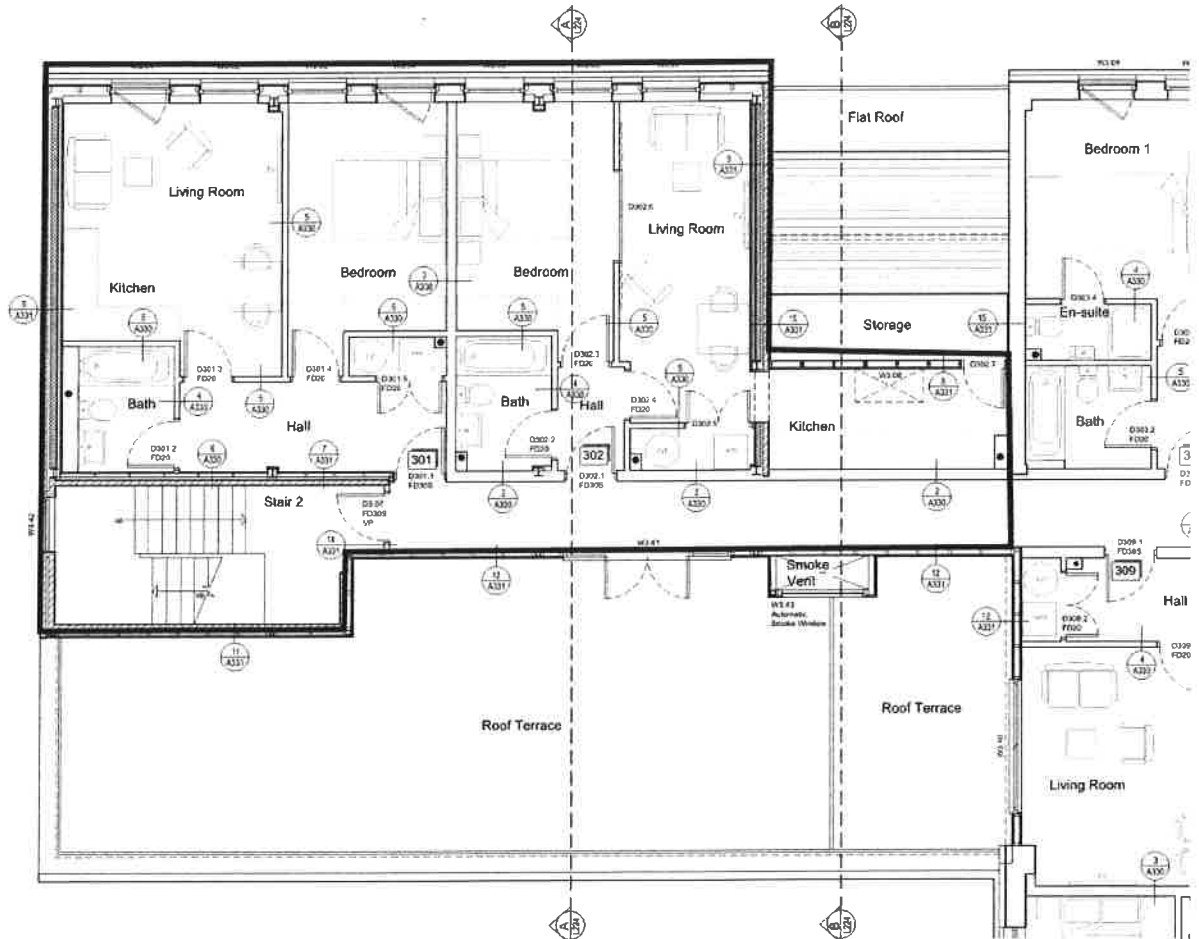
SU/14/0955 – ADMIRAL HOUSE, 193 – 199 LONDON ROAD,  
CAMBERLEY

APPROVED FLOOR PLAN

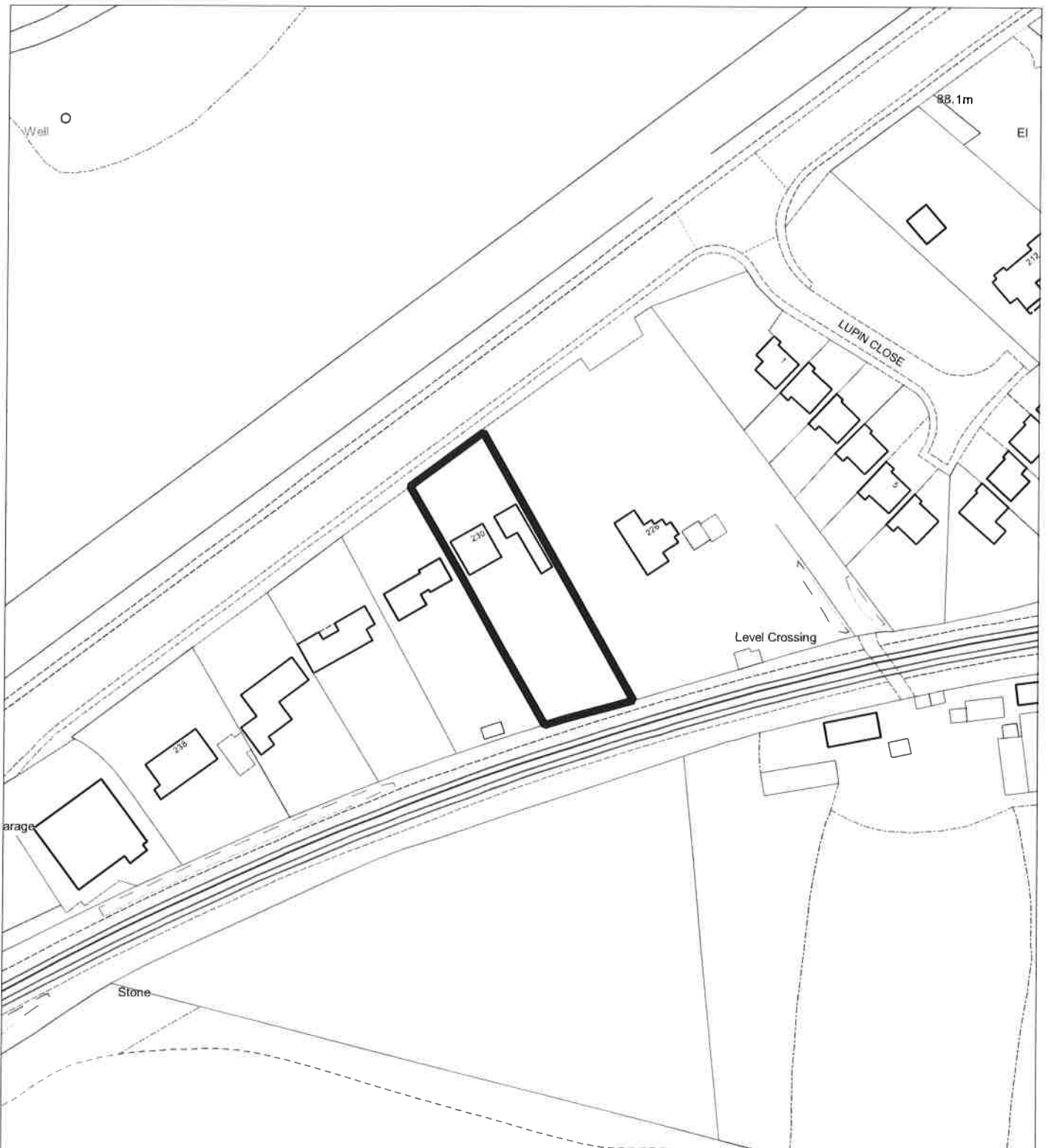



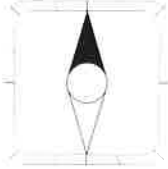
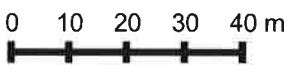
SU/14/0955 – ADMIRAL HOUSE, 193 – 199 LONDON ROAD,  
CAMBERLEY

PROPOSED FLOOR PLAN





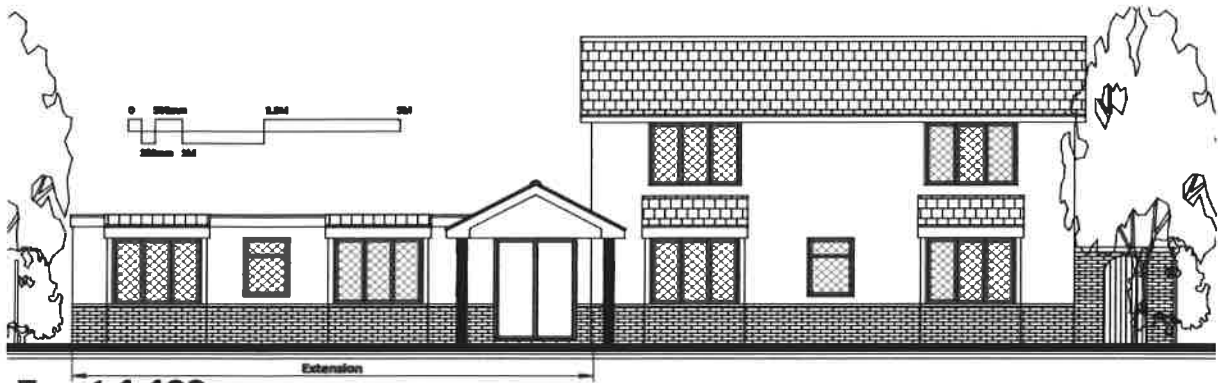


<b>Title</b>	Planning Applications		<b>Page</b>	5 of 7
<b>Application number</b>	14/0970		<b>Scale @ A4</b>	1:1,250
<b>Address</b>	DENTAL SURGERY, 230 LONDON ROAD, BAGSHOT, GU19 5EZ		<b>Date</b>	15 Dec 2014
<b>Proposal</b>	Erection of a single storey side extension to existing dental surgery following demolition of existing garage.			
		 		

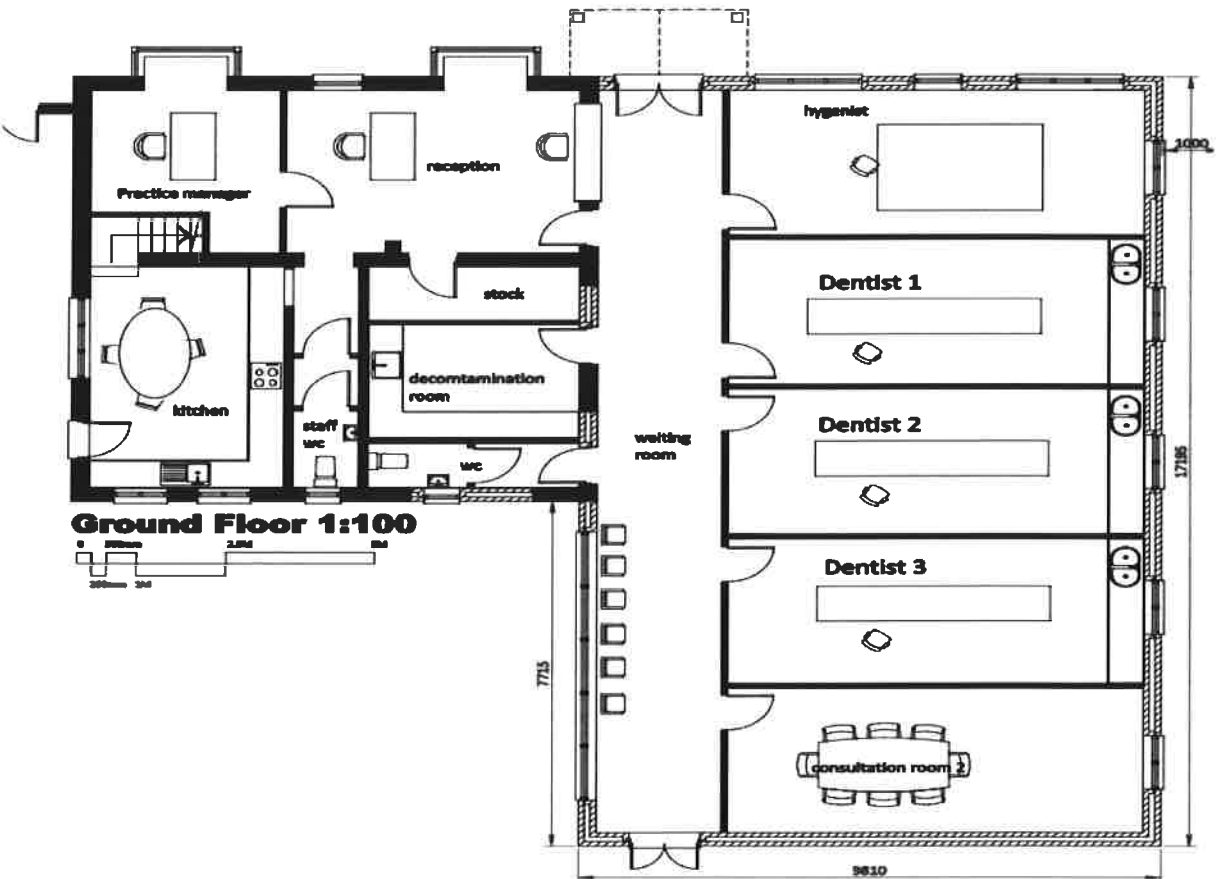
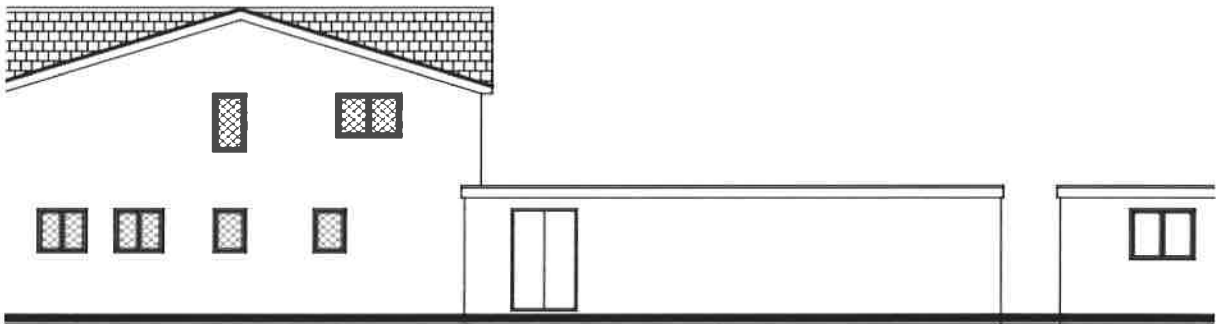
SU/14/0970 – DENTAL SURGERY, 230 LONDON ROAD, BAGSHOT



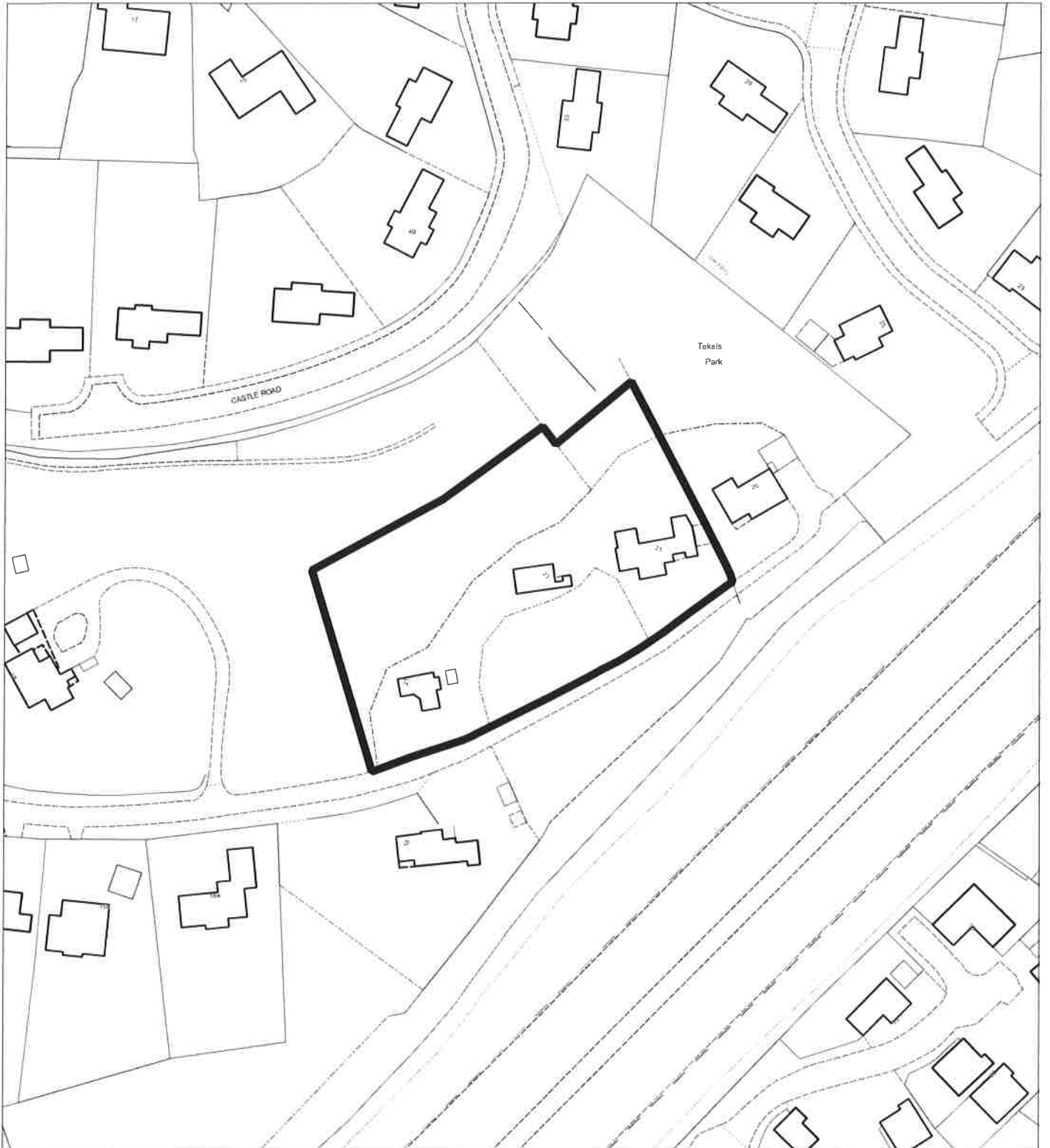
SU/14/0970 – DENTAL SURGERY, 230 LONDON ROAD, BAGSHOT

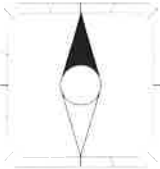




**Front 1:100**



**Ground Floor 1:100**



<b>Title</b>	Planning Applications		<b>Page</b>	7 of 7
<b>Application number</b>	14/0973		<b>Scale @ A4</b>	1:1,250
<b>Address</b>	21-25 TEKELS PARK, CAMBERLEY, GU15 2LE		<b>Date</b>	15 Dec 2014
<b>Proposal</b>	Erection of 4 two storey detached dwellings with accommodation in the roof space, two with double detached carport, with associated car parking and landscaping works.		 	
				



SU/14/0973 - 21 – 25 TEKELS PARK, CAMBERLEY



# SU/14/0973 – 21 – 25 TEKELS PARK, CAMBERLEY

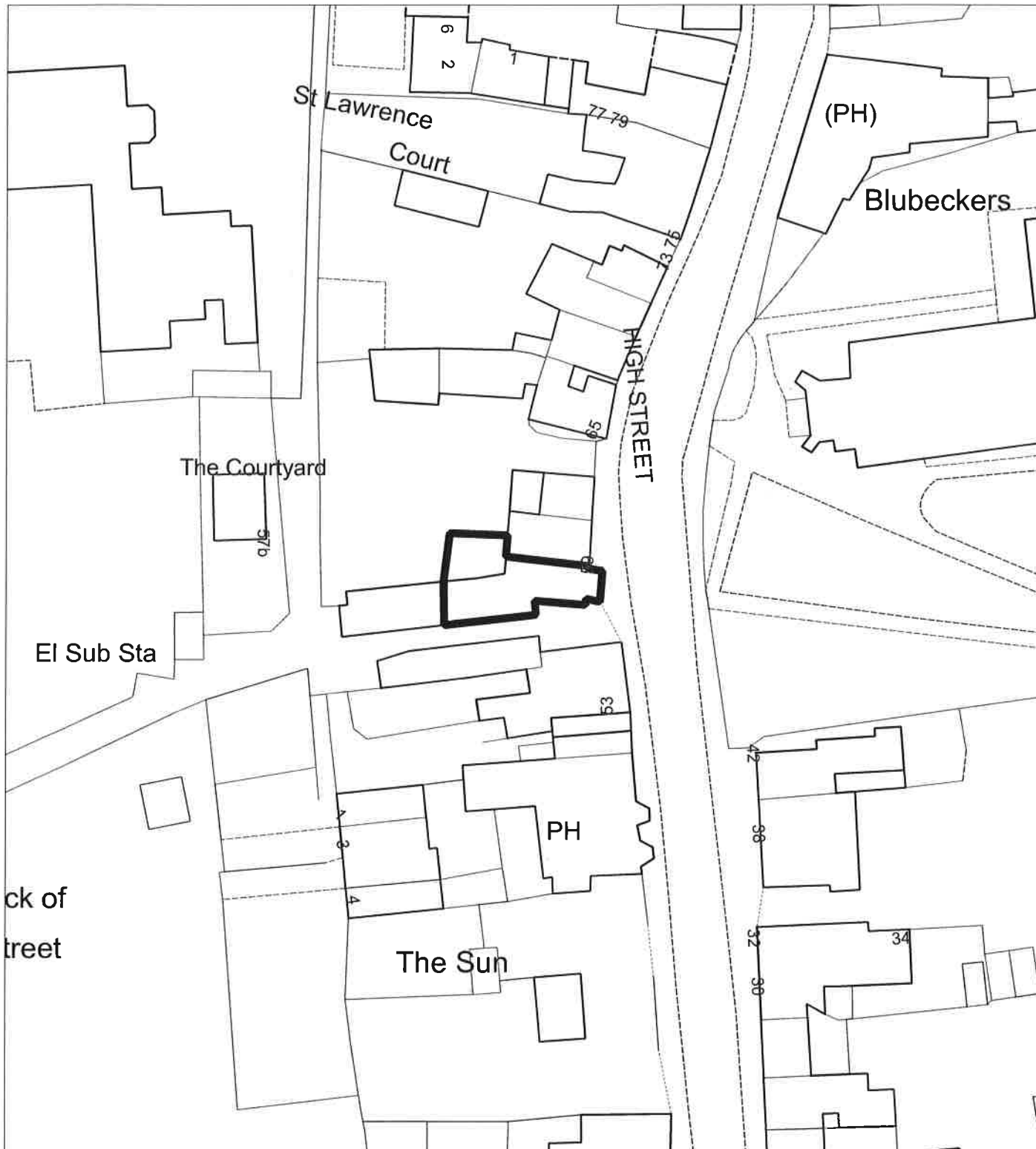
## EXISTING SITE PLAN


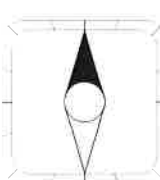
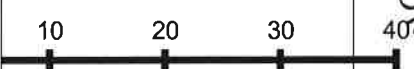


SU/14/0973 – 21 – 25 TEKELS PARK, CAMBERLEY

PROPOSED SITE PLAN





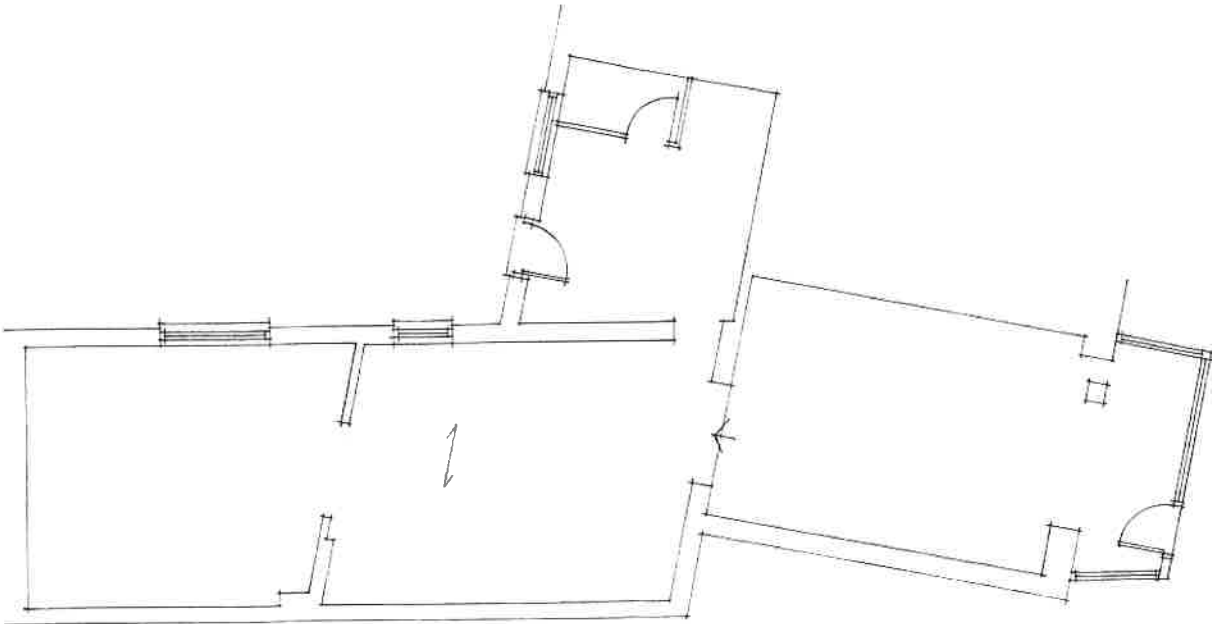
<b>Title</b>	Planning Applications		<b>Page</b>	2 of 7
<b>Application number</b>	14/0978 & 14/0995		<b>Scale @ A4</b>	1:625
<b>Address</b>	57 HIGH STREET, CHOBHAM, WOKING, GU24 8AF		<b>Date</b>	15 Dec 2014
<b>Proposal</b>	Application for a change of use of first floor from Office (B1) to Retail (A1). Listed Building Consent application for internal alterations including addition of a staircase and removal of kitchen and toilet to facilitate a change of use from Office (B1			
				
<small>Version 3 © Crown Copyright. All rights reserved. Surrey Heath Borough Council 100018679 2014 Author: DMJ</small>				



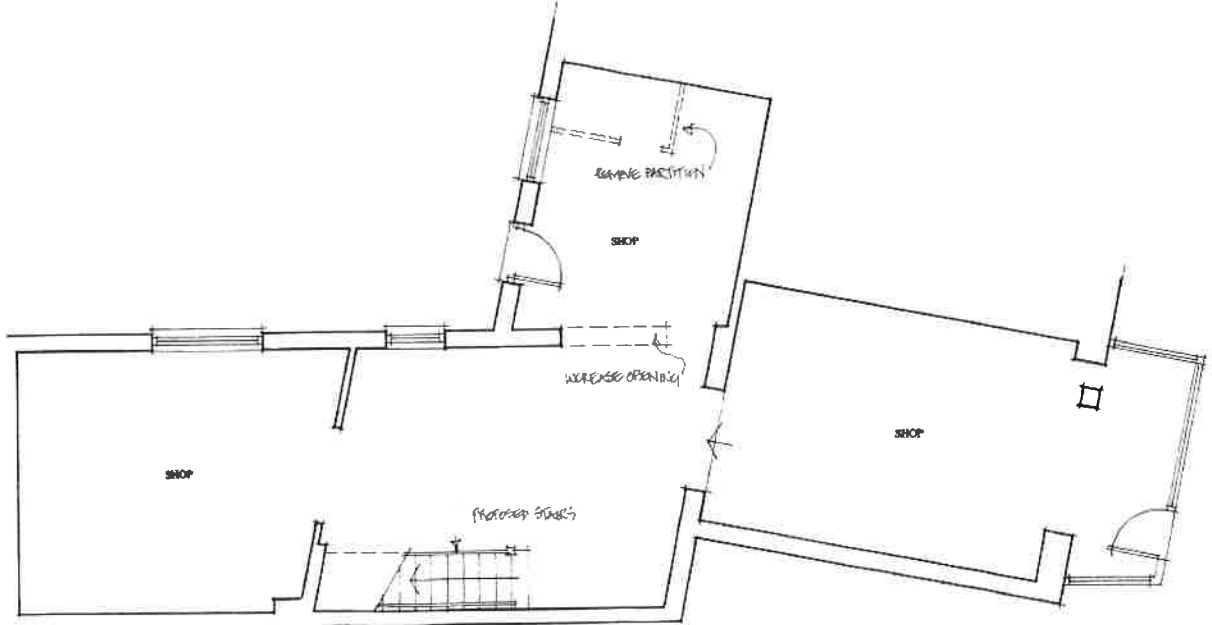
SU/14/0978 & 0995 – 57 HIGH STREET, CHOBHAM



EXISTING & PROPOSED GROUND FLOOR PLANS

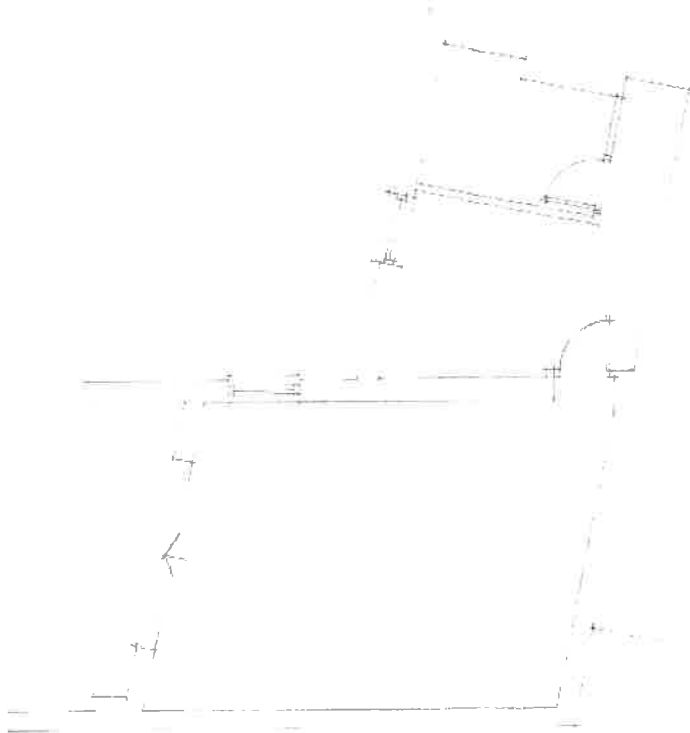


EXISTING GROUND FLOOR

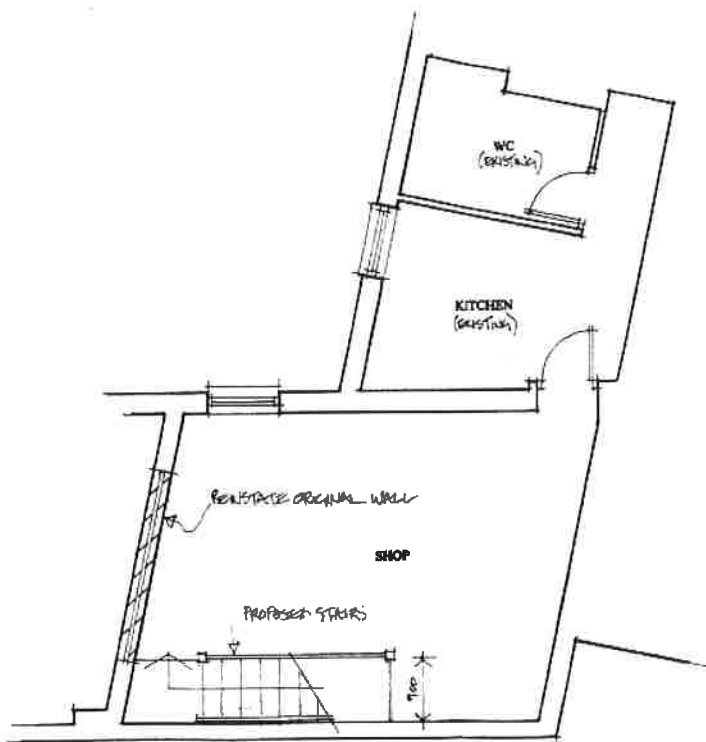


PROPOSED GROUND FLOOR

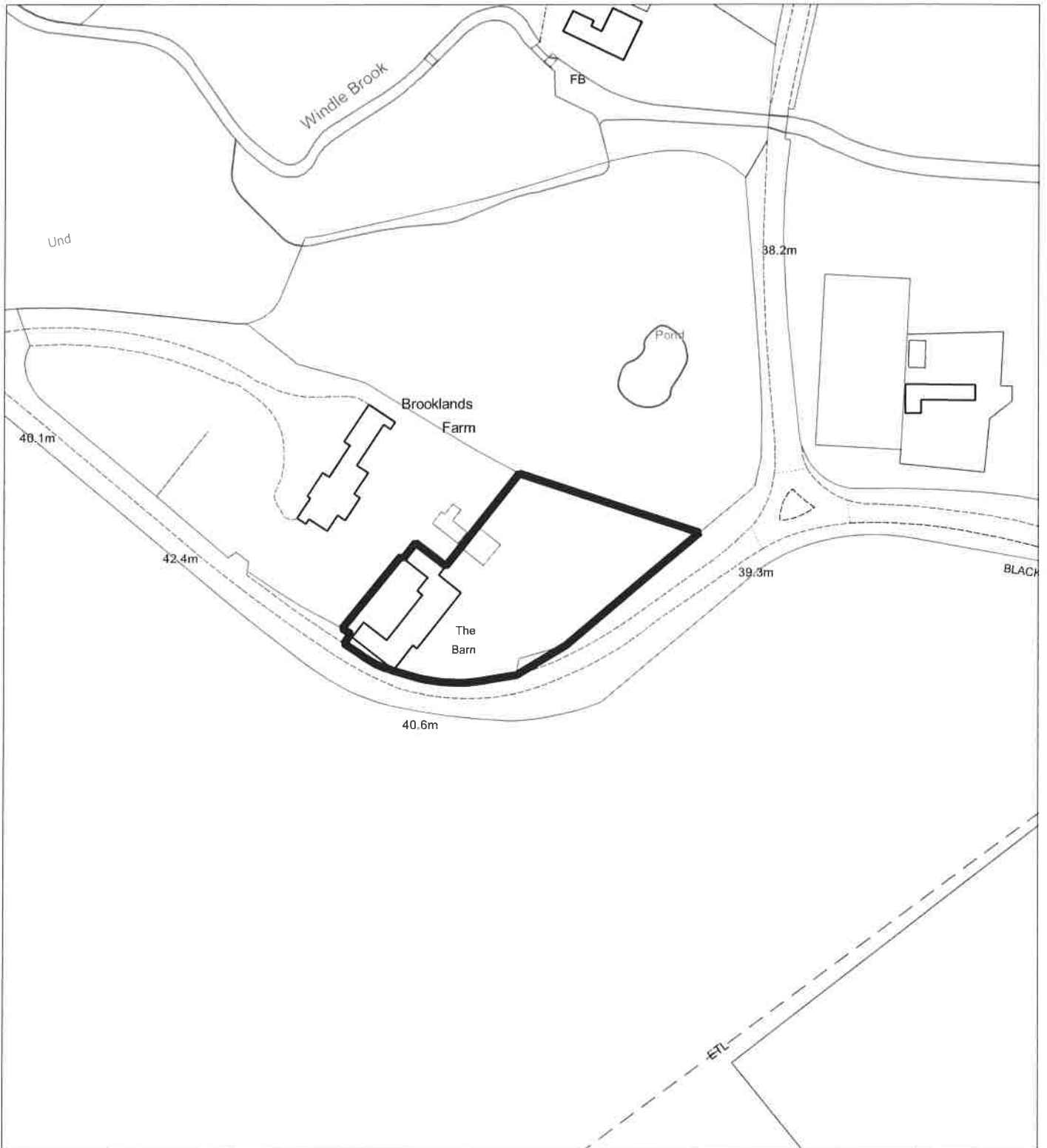
SU/14/0978 & 0995 – 57 HIGH STREET, CHOBHAM  
EXISTING & PROPOSED FIRST FLOOR PLANS


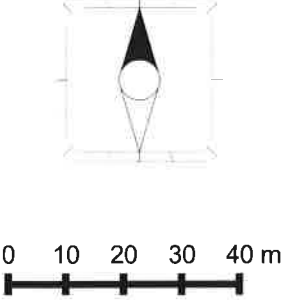


EXISTING FIRST FLOOR



PROPOSED FIRST FLOOR



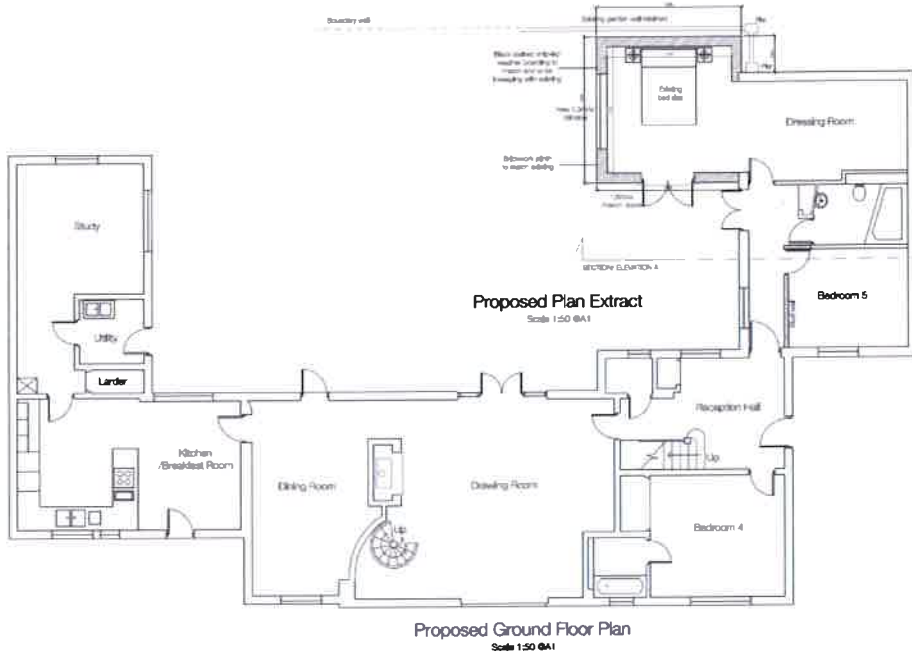
<b>Title</b>	Planning Applications		<b>Page</b>	6 of 7
<b>Application number</b>	14/1061 & 14/1062		<b>Scale @ A4</b>	1:1,250
<b>Address</b>	THE BARN, BLACKSTROUD LANE EAST, WEST END, WOKING, GU18 5XR		<b>Date</b>	15 Dec 2014
<b>Proposal</b>	Erection of a single storey side and rear extension to dwelling. Listed Building Consent for the erection of a single storey side and rear extension to dwelling.			
				

SU/14/1061 AND SU/14/1062 – THE BARN, BLACKSTROUD LANE EAST, WEST END





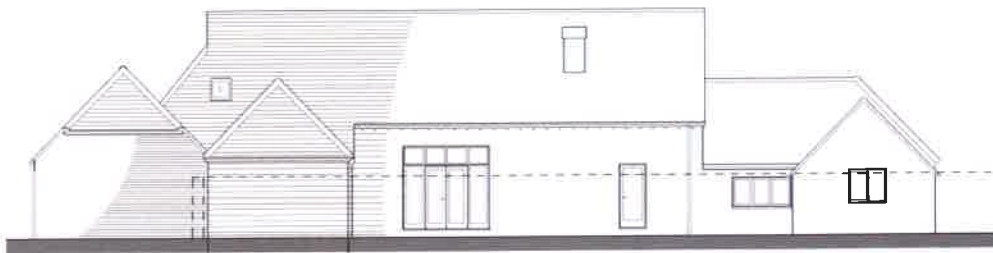
# SU/14/1061 AND SU/14/1062 – THE BARN, BLACKSTROUD LANE EAST, WEST END



Block Plan  
1:200 Scale @ A1  
LINEAR SCALE

## Planning

The Barn Blackstroud Lane East Lighthwater Surrey GU18 5XR	
Mr. & Mrs. Brennan	
PROPOSED PLAN	
DATE: 12/08/2014	BY: [Signature]
<b>MEY</b> ARCHITECTURE	



**Proposed Rear (N.W.) Elevation**  
Scale 1:50 @A1



Block Plan  
1:500 Scale @ A1  
LINEAR SCALE

## Planning



**Proposed Section/ Elevation A**  
Scale 1:50 @A1



**Proposed Side (S.W.) Elevation**  
Scale 1:50 @A1

The Barn Blackstroud Lane East Lighthwater Surrey GU18 5XR	
Mr. & Mrs. Brennan	
PROPOSED ELEVATIONS	
DATE: 12/08/2014	BY: [Signature]
<b>MEY</b> ARCHITECTURE	

**APPLICATIONS FOR PLANNING PERMISSION & RELATED APPLICATIONS FOR  
CONSIDERATION BY THE PLANNING APPLICATIONS COMMITTEE**

**NOTES**

**Officers Report**

Officers have prepared a report for each planning or related application on the Planning Committee Index which details:-

- Site Description
- Relevant Planning History
- The Proposal
- Consultation Responses/Representations
- Planning Considerations
- Conclusion

Each report also includes a recommendation to either approve or refuse the application. Recommended reason(s) for refusal or condition(s) of approval and reason(s) including informatives are set out in full in the report.

**How the Committee makes a decision:**

The Planning Applications Committee's decision on an application can be based only on planning issues. These include:

- Legislation, including national planning policy guidance and statements.
- Policies in the adopted Surrey Heath Local Plan and emerging Local Development Framework, including Supplementary Planning Documents.
- Sustainability issues.
- Layout and design issues, including the effect on the street or area (but not loss of private views).
- Impacts on countryside openness.
- Effect on residential amenities, through loss of light, overlooking or noise disturbance.
- Road safety and traffic issues.
- Impacts on historic buildings.
- Public opinion, where it raises relevant planning issues.

**The Committee cannot base decisions on:**

- Matters controlled through other legislation, such as Building Regulations e.g. structural stability, fire precautions.
- Loss of property value.
- Loss of views across adjoining land.
- Disturbance from construction work.
- Competition e.g. from a similar retailer or business.
- Moral issues.
- Need for development or perceived lack of a need (unless specified in the report).
- Private issues between neighbours i.e. boundary disputes, private rights of way. The issue of covenants has no role in the decision to be made on planning applications.

**Reports will often refer to specific use classes. The Town & Country Planning (Use Classes) Order 1995** (as amended) is summarised for information below:

<b>A1. Shops</b>	Shops, retail warehouses, hairdressers, undertakers, travel and ticket agencies, post offices, pet shops, sandwich bars, showrooms, domestic hire shops and funeral directors.
<b>A2. Financial &amp; professional Services</b>	Banks, building societies, estate and employment agencies, professional and financial services and betting offices.
<b>A3. Restaurants and Cafes</b>	For the sale of food and drink for consumption on the premises – restaurants, snack bars and cafes.
<b>A4. Drinking Establishments</b>	Public houses, wine bars or other drinking establishments (but not nightclubs).
<b>A5. Hot Food Takeaways</b>	For the sale of hot food consumption off the premises.
<b>B1. Business</b>	Offices, research and development, light industry appropriate to a residential area.
<b>B2. General Industrial</b>	Use for the carrying on of an industrial process other than one falling within class B1 above.
<b>B8. Storage or Distribution</b>	Use for the storage or as a distribution centre including open air storage.
<b>C1. Hotels</b>	Hotels, board and guest houses where, in each case no significant element of care is provided.
<b>C2. Residential Institutions</b>	Residential care homes, hospitals, nursing homes, boarding schools, residential colleges and training centres.
<b>C2A. Secure Residential Institutions</b>	Use for a provision of secure residential accommodation, including use as a prison, young offenders institution, detention centre, secure training centre, custody centre, short term holding centre, secure hospital, secure local authority accommodation or use as a military barracks.
<b>C3. Dwelling houses</b>	Family houses or houses occupied by up to six residents living together as a single household, including a household where care is provided for residents.
<b>C4. Houses in Multiple Occupation</b>	Small shared dwelling houses occupied by between three and six unrelated individuals, as their only or main residence, who share basic amenities such as a kitchen or bathroom.
<b>D1. Non-residential Institutions</b>	Clinics, health centres, crèches, day nurseries, day centres, school, art galleries, museums, libraries, halls, places of worship, church halls, law courts. Non-residential education and training areas.
<b>D2. Assembly &amp; Leisure</b>	Cinemas, music and concert halls, bingo and dance halls (but not nightclubs), swimming baths, skating rinks, gymnasiums or sports arenas (except for motor sports, or where firearms are used).
<b>Sui Generis</b>	Theatres, houses in multiple paying occupation, hostels providing no significant element of care, scrap yards, garden centres, petrol filling stations and shops selling and/or displaying motor vehicles, retail warehouse clubs, nightclubs, laundrettes, dry cleaners, taxi businesses, amusement centres and casinos.