



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

Department: Democratic and Electoral Services
Division: Corporate
Please ask for: Lee Brewin
Direct Tel: 01276 707335
E-Mail: democratic.services@surreyheath.gov.uk

Tuesday, 2 May 2017

To: The Members of the **Planning Applications Committee**
(Councillors: Edward Hawkins (Chairman), David Mansfield (Vice Chairman), Richard Brooks, Nick Chambers, Mrs Vivienne Chapman, Colin Dougan, Surinder Gandhum, Jonathan Lytle, Katia Malcaus Cooper, Adrian Page, Robin Perry, Ian Sams, Conrad Sturt, Pat Tedder, Victoria Wheeler and Valerie White)

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 Dan Adams, Rodney Bates, Ruth Hutchinson, Paul Ilnicki, Rebecca Jennings-Evans and Max Nelson

Site Visits

Members of the Planning Applications Committee and Local Ward Members 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 Thursday 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 **Thursday, 11 May 2017 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

AGENDA

	Pages
1 Apologies for Absence	
2 Minutes	3 - 10

To confirm and sign the non-exempt minutes of the meeting held on 5 April 2017.

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.

Human Rights Statement

The Human Rights Act 1998 (the Act) has incorporated part of the European Convention on Human Rights into English law. All planning applications are assessed to make sure that the subsequent determination of the development proposal is compatible with the Act. If there is a potential conflict, this will be highlighted in the report on the relevant item.

4 Development Management Monitoring Report - to follow

Planning Applications

5	Application Number: 16/0582 - 154 Guildford Road, West End GU24 9LT	11 - 20
6	Application Number: 17/0095 - 21 HighView Road, Lightwater GU18 5YE	21 - 32
7	Application Number: 17/0172 - Buffers, 25 Station Road, Bagshot GU19 5AS	33 - 44

Glossary

Minutes of a Meeting of the Planning Applications Committee held at Council Chamber, Surrey Heath House on 5 April 2017

- + Cllr Edward Hawkins (Chairman)
- + Cllr David Mansfield (Vice Chairman)

- | | |
|--|-------------------------|
| + Cllr Richard Brooks | Cllr Adrian Page |
| - Cllr Nick Chambers | + Cllr Robin Perry |
| + Cllr Mrs Vivienne Chapman | - Cllr Ian Sams |
| + Cllr Colin Dougan | Cllr Conrad Sturt |
| + Cllr Surinder Gandhum | - Cllr Pat Tedder |
| + Cllr Jonathan Lytle | + Cllr Victoria Wheeler |
| + Cllr Katia Malcaus Cooper (from part way through min 70/P) | + Cllr Valerie White |

- + Present
- Apologies for absence presented

Substitutes: Cllr Ruth Hutchinson (In place of Cllr Pat Tedder) and Cllr Max Nelson (In place of Cllr Ian Sams)

In Attendance: Lee Brewin, Ross Cahalane, Duncan Carty, Michelle Fielder, Gareth John and Jonathan Partington

Kevin Cantlon

The Chairman and on behalf of the Committee, wished to say that he was so saddened by the tragic loss of a much loved and valued colleague. He felt a great sadness for his widow Natalie and he added he would be sending a personal message to her.

69/P Minutes

The open and exempt minutes of the meeting held on 9 March 2017 were confirmed and signed, subject to the amendment of note 5 at minute 63/P, at the voting paragraph to approve the application, it should read 'voting against the recommendation to approve'. This typo was noted but the minutes for signature and the minutes on the Council's website had already been updated. A couple of minor typos in the printed hard copy agenda were also noted but they had already been amended in the minutes for signature and the Council's website.

70/P Application Number: 16/0652 - 24 and Greenaways 26 London Road, Bagshot, GU19 5HN

The application was for the erection of a three storey building to provide 15 x one bedroom and 10 x two bedroom retirement apartments with associated communal facilities, vehicular access, car parking and landscaping.

Members were advised of the following updates:

'The Council's Viability Officer has confirmed a requirement for £226,000 towards affordable housing provision in lieu of on-site provision.

The Council's Arboricultural Officer has raised no objections to the proposal.

Natural England has raised an objection to the proposal on the following basis:

"The application is not currently able to contribute towards an identified SANG and has not proposed an acceptable individual bespoke SANG to provide the avoidance and mitigation measures required. An identified SANG is required to enable certainty that there will not be a significant impact upon the SPA from development. SAMM contributions must also be secured. Natural England therefore objects to the proposed development and recommends that the application be refused planning permission."

A legal agreement is advanced for the provision of the affordable housing contribution and a SAMM contribution of £8,889.40 but has not been finalised.

Officers have carefully considered the objection from Natural England and, notwithstanding the Ash and Tongham decisions indicated in Paragraph 7.6.4, are concerned that there does not appear to be a SANG solution for this proposal.

In addition, the national Planning Practice Guidance at Paragraph: 007 Reference ID: 21a-007-20140306, issued in March 2014, indicates:

"Care should be taken when considering using conditions that prevent any development authorised by the planning permission from beginning until the condition has been complied with. This includes conditions stating that 'no development shall take place until...' or 'prior to any works starting on site...'

Such conditions should only be used where the local planning authority is satisfied that the requirements of the condition (including the timing of compliance) are so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission. A condition precedent that does not meet the legal and policy tests may be found to be unlawful by the courts and therefore cannot be enforced by the local planning authority if it is breached. Development carried out without having complied with a condition precedent would be unlawful and may be the subject of enforcement action."

One of the tests for imposing planning conditions is that they are "reasonable in all other respects". It is a concern that the imposition of Condition 3, which would prevent the commencement of the development until the SANG solution is provided would be unreasonable when there is significant uncertainty that this could be complied with during the lifetime of the permission.

As such, given the materiality of the Natural England objection and the Government guidance; and along with the precautionary approach which needs to be taken in relation to development which could have an adverse effect on the SPA, the recommendation is amended to recommend refusal on SPA grounds (both SANG and SAMM provision).

The lack of a mechanism to secure a contribution towards affordable housing provision elsewhere in the Borough is also added as a reason for refusal give that a legal agreement has not been secured.

The applicant has been informed about this proposed change to the recommendation. The applicant has responded strongly criticising the proposed late change in recommendation without the ability to respond. The applicant is of the opinion that Natural England has not added anything substantively more than its original advice (received 9 August 2016) and that the inspector's decisions remain material considerations. In the circumstances the applicant has requested three alternative options to refusal:

- Defer the application from determination at this Committee meeting;*
- Expand the required Section 106 legal agreement to include the required SANG mitigation and delay determining the application until completed; or*
- Revert back to the original recommendation.*

However, it is considered that there has been a change in advice by Natural England with the latest advice received on the 22 March 2017 (after the report was finalised). There is no certainty that deferral of the application would resolve this matter in a timely manner and a S106 would still need details of an acceptable SANG site. The officer's recommendation to refuse therefore remains.

Change in recommendation:

REFUSE, for the following reasons:

- 1. The Planning Authority is unable to satisfy itself that the proposal (in combination with other projects) would not have an adverse effect on the integrity of the Thames Basin Heaths Special Protection Area (SPA) and the relevant Site of Specific Scientific Interest (SSW). In this respect, significant concerns remain with regard to the adverse effect on the integrity of the Special Protection Area in that there is likely to be an increase in dog walking, general recreational use and damage to the habitat and the protected species within the protected areas. Accordingly, since the planning authority is not satisfied that Regulation 62 of the Conservation of Habitats and Species Regulation 2010 (The Habitats Regulation) applies in this case, it must refuse permission in accordance with Regulation 61 (5) of the Habitats Regulations and Article 6 (3) of Directive 92/43/EE. For the same reasons the proposal conflicts with guidance contained in the National Planning Policy Framework and Policy CP14 of the Surrey Heath Core Strategy and Development Management Policies 2012 and Policy NRM6 of the South East Plan 2009 and Thames Basin Heaths Special Protection Area Avoidance Strategy Supplementary Planning Document (Adopted January 2012).*
- 2. In the absence of a completed legal agreement under Section 106 of the Town and Country Planning Act 1990, to secure a contribution towards affordable housing provision elsewhere in the Borough, the applicant has failed to comply with Policy CP5 of the Surrey Heath Core Strategy and Development Management Policies Document 2012 and the National Planning Policy Framework.'*

Some Members had concerns regarding the parking allocation for the number of flats proposed. It was felt that the proposal would lead to overspill parking on local roads.

Members were reminded that the County Highways Authority had raised no objection to the scheme. Some Members felt that it would be beneficial for a representative of the County Highways Authority to visit some proposed developments in order to experience local concerns.

The draft residential design guide was referenced by some Members and noted that the document stated that parking should be at the side or the rear of developments. This proposal had parking at the front.

Although a transport assessment had been submitted by the applicant, some Members felt that local concerns needed to be taken into account. In particular the level of parking and vehicular movements would be unacceptable in a village concept.

Clarification was sought regarding the description of the proposal as it stated in the report that it was for retirement apartments but the transport plan referred to it as sheltered housing. Officers confirmed to Members that the application referred to retirement/sheltered housing.

Members were minded to include a further reason for refusal as they felt the proposal would be overdevelopment of the site compared to the amount of parking and communal space provided. Officers reminded Members that the amount of communal space proposed was within the draft residential design guide.

Members agreed that there would be insufficient parking spaces to meet the local need of overall development and the frontage parking allocation would be contrary to the draft residential design guide.

Resolved that application 16/0652 be refused, as amended, for the reasons as set out in the update and a third reason for refusal be added to state that there would be insufficient parking spaces to meet the local need of overall development and the parking allocation would be contrary to the draft residential plan.

Note 1

The recommendation to refuse the application as amended was proposed by Councillor Valerie White and seconded by Councillor Robin Perry.

Note 2

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

Voting in favour of the recommendation to refuse the application as amended:

Councillors Richard Brooks, Vivienne Chapman, Colin Dougan, Surinder Gandhum, Edward Hawkins, Ruth Hutchinson, Jonathan Lytle, David Mansfield, Max Nelson, Robin Perry, Victoria Wheeler and Valerie White.

71/P Application Number: 16/0840 - Erlwood Manor, London Road,

Windlesham, GU20 6PG

The application was for the erection of single storey building to provide restaurant and support services for the existing business premises. (Amended & Amended Plans - Rec'd 07/12/2016). (Additional and Drainage Strategy Information - Rec'd 27/01/2017). (Additional Information rec'd 21/02/2017).

Members were advised of the following updates:

'Comments have been received from the Arboricultural Officer. No objection is raised subject to condition (this will take the form of condition 11 as drafted in the committee report being amended (amendment underlined)), and an informative being added.

Amended condition 11

No development shall take place until full details of soft landscaping works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved, and implemented prior to first occupation.

The submitted details shall include details of new planting to be carried out and shall make provision for the planting of 5 new trees within the property boundaries of a minimum "heavy standard" size [12 - 14cm girth and a nominal diameter of 4.1cm].

All hard and soft landscaping works shall be carried out in accordance with the approved details. All plant material shall conform to BS3936:1992 Parts 1 – 5: Specification for Nursery Stock. Handling, planting and establishment of trees shall be in accordance with BS 8545:2014 Trees: from nursery to independence in the landscape.

Any trees or planting that, within a period of 5 years from the date of planting, dies, becomes damaged, diseased or is removed shall be replaced in kind.

Reason: To preserve and enhance the visual amenities of the locality in accordance with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012.

Suggested informative

In relation to condition 11, the 5 trees to be planted as mitigation for the loss of the Oak and the Beech removed to facilitate the development should comprise a mix of any of the following: Quercus palustris "Green Pillar" / Quercus robur "Regal Prince", Quercus robur fastigiata "Koster" or Fagus sylvatica "Dawyck" [green cultivar not purple or gold variants].'

Members felt that the proposal would be beneficial to the local area as an enhanced catering option for staff at Eli Lilley could reduce the amount of vehicular movements in and out of the grounds at lunchtimes.

Resolved that application 16/0840 be approved, as amended subject to the conditions as set out in the report of the Executive Head – Regulatory.

Note 1

The recommendation to approve the application as amended was proposed by Councillor Edward Hawkins 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 the application was as follows:

Voting in favour of the recommendation to approve the application as amended:

Councillors Richard Brooks, Vivienne Chapman, Colin Dougan, Surinder Gandhum, Edward Hawkins, Ruth Hutchinson, Jonathan Lytle, Katia Malcaus Cooper, David Mansfield, Max Nelson, Robin Perry, Victoria Wheeler and Valerie White.

72/P Application Number: 16/0961 - 325 Guildford Road, Bisley, Woking GU24 9BD

The application was for the erection of 6 x three bedroom dwellings in the form of a pair of semi-detached houses and a terrace of two storey houses with accommodation in the roof and 6 x two bedroom and 3 studio flats in the form of a three storey block with parking, landscaping and access from Guildford Road following demolition of existing building. (Amended info and plan recv'd 2/11/16) (Additional Info - Rec'd 16/02/2017). (Amended Plans - Rec'd 09/03/2017). (Additional Information recv'd 10/3/17).

Members were advised of the following updates:

Correction

Paragraph 2.2 – The sentence should read:

"The application site includes an access direct from Guildford Road and no access is proposed through the adjoining Foxleigh Grange development."

Three representations in support have been received (none making any specific comments).

The LLFA had requested that further drainage details were provided which the applicant has more recently provided. On the basis that the LLFA will need a minimum 21 day period, an extension of time to determine the application is proposed.

CHANGE TO RECOMMENDATION:

To extend the time period to determine the application to allow full consideration of the further drainage details to 27 April 2017, and any required drainage conditions

added following the receipt of further LLFA comments, with any required time period extensions to be agreed by the Head of Regulatory.'

Members felt that the proposal would greatly improve the site.

Resolved that application 16/0961 be approved, as amended, subject to the conditions as set out in the report of the Executive Head – Regulatory and to extend the time period to determine the application to allow full consideration of the further drainage details to 27 April 2017, and any required drainage conditions added following the receipt of further LLFA comments, with any required time period extensions to be agreed by the Executive Head - Regulatory.

Note 1

The recommendation to approve the application as amended was proposed by Councillor David Mansfield and seconded by Councillor Richard Brooks.

Note 2

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

Voting in favour of the recommendation to approve the application as amended:

Councillors Richard Brooks, Vivienne Chapman, Colin Dougan, Surinder Gandhum, Edward Hawkins, Ruth Hutchinson, Jonathan Lytle, Katia Malcaus Cooper, David Mansfield, Max Nelson, Robin Perry, Victoria Wheeler and Valerie White.

73/P Application Number: 17/0081 - Shatin, Westwood Road, Windlesham, GU20 6LP

The application was for a detached two storey dwelling including parking area following demolition of existing dwelling and outbuildings. (Additional info rec'd 07/03/2017).

The application would normally be determined under the Council's Scheme of Delegation; however, it has been reported to the Planning Applications Committee at the request of Cllr Valerie White.

Members welcomed the removal of permitted development rights as outlined in condition 5.

Resolved that application 17/0081 be approved subject to the conditions as set out in the report of the Executive Head – Regulatory.

Note 1

The recommendation to approve the application was proposed by Councillor Colin Dougan and seconded by Councillor Max Nelson.

Note 2

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

Voting in favour of the recommendation to approve the application:

Councillors Richard Brooks, Vivienne Chapman, Colin Dougan, Surinder Gandhum, Edward Hawkins, Ruth Hutchinson, Jonathan Lytle, Katia Malcaus Cooper, David Mansfield, Max Nelson, Robin Perry, Victoria Wheeler and Valerie White.

Chairman

2016/0582

Reg Date 05/08/2016

Bisley

LOCATION: 154 GUILDFORD ROAD, WEST END, WOKING, GU24
9LT
PROPOSAL: Erection of entrance gates and walls (retrospective).
(Amended plans recv'd 3/4/17 & 5/4/17).
TYPE: Full Planning Application
APPLICANT: Mr Black
OFFICER: Duncan Carty

The application would normally be determined under the Scheme of Delegation, however, it is being reported to Planning Applications Committee at the request of Cllr Mansfield.

RECOMMENDATION: GRANT subject to conditions

1.0 SUMMARY

- 1.1 The site lies in the Green Belt and this is a retrospective application for the provision of a gated access and wall to the front of a dwellinghouse. The proposal is considered to be acceptable in terms of its impact on the Green Belt, local character, residential amenity and highway safety. The application is recommended for approval.

2.0 SITE DESCRIPTION

- 2.1 The application site relates to a detached residential property on the west side of Guildford Road at the edge of the settlement of West End and falling within the Green Belt. However, the site falls within the Bisley ward.
- 2.2 The access point is as previously existing at the site. The wooden gates that previously existed have been replaced with a wall and metal gates. Residential properties 152 and 164 Guildford Road lie to the north and south flanks respectively, with open land, relating to 146 Guildford Road lies to the rear. 149-159 Guildford Road lie opposite the application site.

3.0 RELEVANT HISTORY

- 3.1 SU/16/0397 – Certificate of lawful existing use for the stationing of 2 no residential caravans. Currently under consideration.

4.0 THE PROPOSAL

- 4.1 The current proposal relates to the retrospective provision of a gated access (including one gate for vehicles, with one (each) either side for pedestrians) and a curved wall located to the front of a dwellinghouse. The wall is up to 1.9 metres in height with the pedestrian gates up to a maximum height of 1.9 metres and the vehicular gates up to 2.1 metres. The gates are set back about 6 metres from the back edge of the footway on A322 Guildford Road. The wall has a length of 7 and 6.6 metres, to the north and south sides of the gates, respectively.
- 4.2 The proposal has replaced a wooden fence (of about 1.8 metre height) and gates (of about 1.2 metre height) at this location. Amended drawings have amended the site boundary so that a small part of the road frontage, not affected by the current proposal, is shown to be outside of the application site.

5.0 CONSULTATION RESPONSES

- 5.1 County Highway Authority No objections.
- 5.2 Bisley Parish Council Comments awaited.

6.0 REPRESENTATION

At the time of preparation of this report, no representations have been received in support or raising an objection to the proposal.

7.0 PLANNING CONSIDERATION

- 7.1 The application site falls predominantly within the Green Belt. As such, the relevant policies are Policy CP11, DM9 and DM11 of the Surrey Heath Core Strategy and Development Management Policies 2012 and advice in the National Planning Policy Framework (NPPF). The proposal is not CIL liable.
- 7.2 The main considerations are:
- Impact on the Green Belt;
 - Impact on local character;
 - Impact on residential amenity; and
 - Impact on highway safety.

7.3 Impact on the Green Belt

- 7.3.1 Paragraphs 89 and 90 of the NPPF sets out categories of development which may not be inappropriate in the Green Belt.

However, the current proposal would not fall into any of these categories and would therefore be inappropriate. Paragraphs 87 and 88 of the NPPF indicate that:

"As with previous Green Belt policy, inappropriate development is, by definition, harmful to the Green Belt and should not be approved except on very special circumstances. 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."

7.3.2 Paragraph 79 of the NPPF indicates that the essential characteristics of Green Belts are their openness and their permanence. The current proposal has replaced gates/fencing previously provided at this site. The walls are higher than the former fencing but only by about 0.1 metres. In addition, the limited length, and curve, of these walls (13.6 metres), limits their impact on openness further. In addition, the local character is residential with the application property forming part of a group of dwellings facing the settlement of West End with nearby properties having similar front boundary treatments.

7.3.3 The proposed gates are higher than the previous gates. However, their impact on openness is lower than the former solid gates because of their open appearance which allows views to be provided between the road and the property.

7.3.4 In terms of the overall impact on openness, it is considered that the proposal improves openness in the Green Belt in this location. As such, these are considered to be very special circumstances to outweigh the harm of the proposal on the Green Belt thereby complying with the NPPF.

7.4 Impact on local character

7.4.1 The proposal would provide a gate alongside a wall, replacing a fence and wooden gate in the same location. The gate is light-framed and provides gaps through to the site behind and has very limited impact. The brick wall is also limited in form and, replacing a similar height fence, is also acceptable in character terms.

7.4.2 No objections are raised on character grounds, with the proposal complying, in this respect, with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the NPPF.

7.5 Impact on residential amenity

7.5.1 The proposal has very limited impact on residential amenity, noting its limited height and scale. No objections are raised on residential amenity grounds, with the proposal complying with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012.

7.6 Impact on highway safety

7.6.1 The proposal re-uses an existing access onto the A322 Guildford Road. The County Highway Authority has been notified and have raised no objections to the

proposal. It is considered that the proposal is acceptable on highway safety grounds, complying with Policies CP11 and DM11 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

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.
- c) Have suggested/accepted/negotiated amendments to the scheme to resolve identified problems with the proposal and to seek to foster sustainable development.
- d) Have proactively communicated with the applicant through the process to advise progress, timescale or recommendation.

9.0 CONCLUSION

- 9.1 The application proposal is considered to be acceptable in terms of its impact on the Green Belt, local character, residential amenity and highway safety. As such, the application is recommended for approval.

10.0 RECOMMENDATION

GRANT subject to the following conditions:-

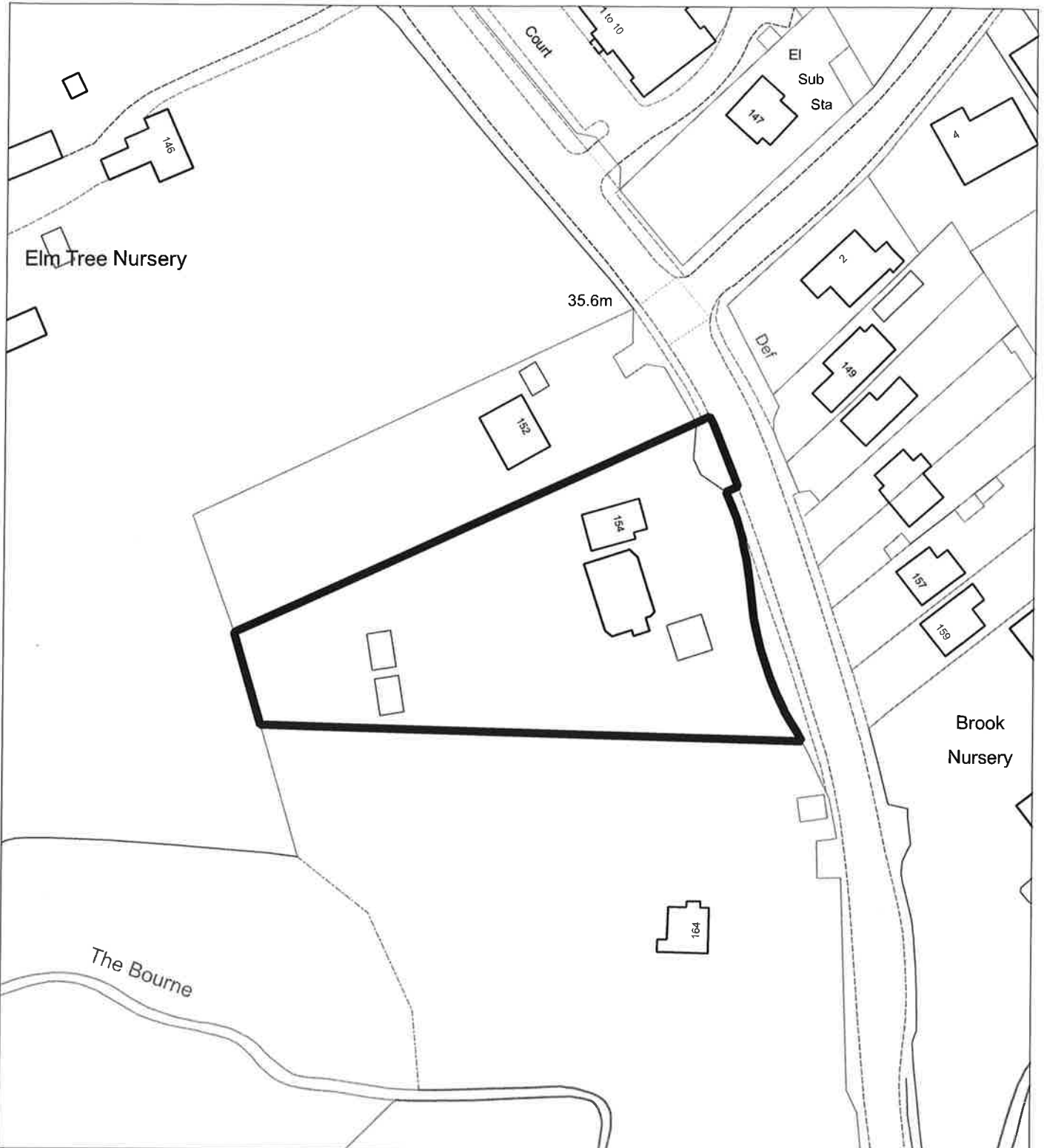
1. There shall be no variation from the following approved plans: SCMEnt/1 received on 8 June 2016 and MB16-ACC-GATES received on 3 April 2017, unless the prior written approval has been obtained from the Local Planning Authority.


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

2. The gates hereby approved, or an equivalent replacement, shall remain an open palisade design and shall not be fitted with panels or be solid gates without the prior written approval from the Local Planning Authority.

Reason: To enable the Local Planning Authority to retain control over the development in the interests of visual amenity and openness of the Green Belt; and to accord with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework.

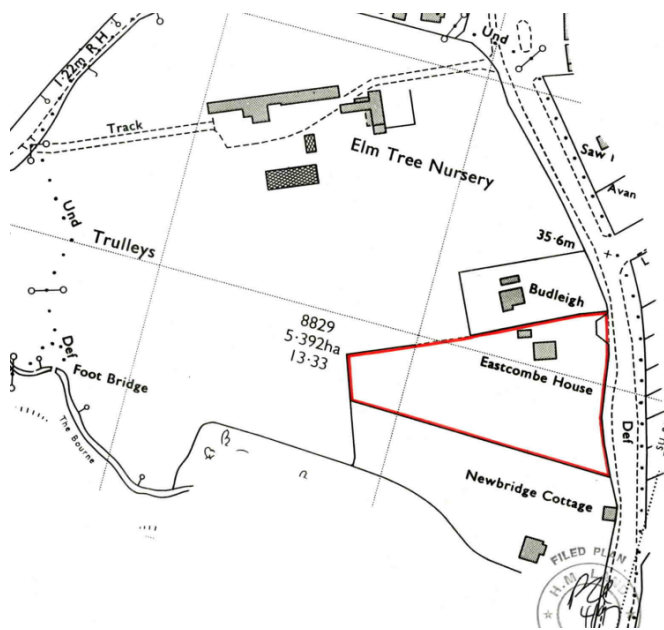
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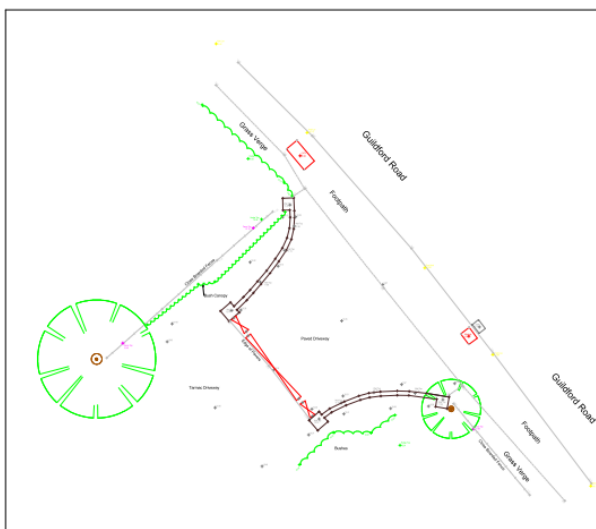
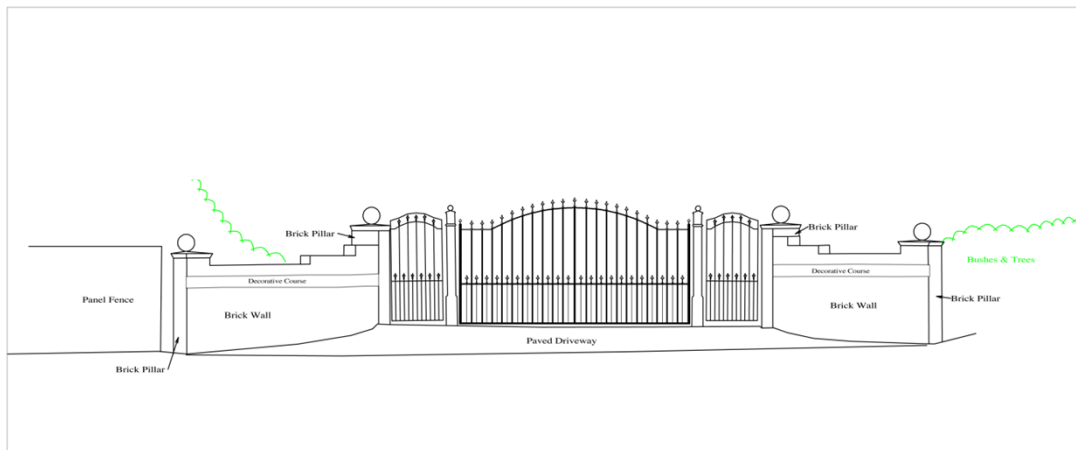
Title	Planning Applications		Page	2 of 3
Application number	16/0582		Scale @ A4	1:1,000
Address	154 GUILDFORD ROAD, WEST END, WOKING, GU24 9LT		Date	13-04-2017
Proposal	Front boundary treatment comprising brick walls and black iron gates (retrospective)			
<small>Version 1</small> © Crown Copyright. All rights reserved. Surrey Heath Borough Council 10015579 2017 Path no: 12481				

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Location plan



Elevations and plan



Scarlett Manor
154 Guildford Road
West End
Surrey
Entrance Survey
Surveyed: 7th June 16
Scale: 1/100 (A3)
Drawing: SCMEnt/1

Existing floor plans

Site photo



Previous gates



2017/0095

Reg Date 01/02/2017

Lightwater

LOCATION: 21 HIGH VIEW ROAD, LIGHTWATER, GU18 5YE
PROPOSAL: Erection of a part two storey, part single storey front extension and single storey rear extension with a higher replacement roof over the host dwelling, converting it from a hipped roof to a gable roof with front and rear dormers. (Additional information rec'd 10/04/2017).
TYPE: Full Planning Application
APPLICANT: Mr & Mrs Lee
OFFICER: Duncan Carty

This application would normally be determined under the Council's Scheme of Delegation, however, it is being reported to the Planning Applications Committee at the request of Councillor Valerie White.

RECOMMENDATION: GRANT subject to conditions

1.0 SUMMARY

- 1.1 This planning application relates to the erection of a part two storey, part single storey front side and rear extensions with a higher replacement roof over the host dwelling converting it from a hipped roof to a gable roof with front and rear dormers. The proposal relates to a dwelling located within, but at the edge of, the settlement of Lightwater.
- 1.2 The current proposal would not have an adverse impact on local character, residential amenity and highway safety and is therefore recommended for approval.

2.0 SITE DESCRIPTION

- 2.1 The application site falls within the settlement of Lightwater, on the outside of a sharp bend in the highway. The west flank boundary of the site adjoins the defined Countryside (beyond the Green Belt). The site relates to a detached 1950's, hipped roof two storey dwelling located centrally on the plot, with a setback from the highway between 20 and 30 metres. The vehicular access lies to at the west flank of the site, with a parking to the rear. The rear garden extends to a depth of 42 metres, including the rear parking area.
- 2.2 The application property lies between a detached chalet bungalow, at 19 High View Road which sits on land at a much higher level than the application property, and a chalet bungalow, Hillside House, 23 High View Road. The land opposite the application site is open woodland, with 20 Curley Hill Road to the rear of the application site. A row of trees in the garden of the adjoining plot, Hillside House,

are located close to the boundary with the application site. These trees are protected under Tree Protection Order No. 4/90.

3.0 RELEVANT HISTORY

- 3.1 BGR 2492 Erection of a dwelling and garage. Approved in February 1959 and implemented.

4.0 THE PROPOSAL

- 4.1 The proposal is for the erection of a part two storey, part single storey front side and rear extensions with a higher replacement roof over the host dwelling converting it from a hipped roof to a gable roof with front and rear dormers. The proposal would follow the demolition of an existing single storey side addition.
- 4.2 The proposed side extension would have a width of 2.8 metres, extending to the same width as the existing single storey side addition with the same depth (9.3 metres, at two storey height), as the existing dwelling. The proposed rear extension element would extend the full width of the (extended) property to a depth of 3 metres with a mono-pitch roof over to a maximum height of 3.2 metres.
- 4.3 The proposed front extension would be centrally located with a width of 2.1 metres, and a depth of 2 metres, at a two storey height, and 4 metres at a single storey height. It would have a two storey height with a gable roof to a maximum height of 8.2 metres. The proposed roof alterations would provide a gable roof to a maximum height of 8.8 metres (1.1 metres higher than the existing hipped roof) with three dormers to the front and four dormers to the rear.

5.0 CONSULTATION RESPONSES

- 5.1 Arboricultural Officer No objections.
- 5.2 Windlesham Parish Council Concerned about the imposing height of the proposed development on the current streetscene.

6.0 REPRESENTATION

At the time of preparation of this report no representations have been received in support or raising an objection.

7.0 PLANNING CONSIDERATION

- 7.1 The application site falls within the settlement of Lightwater. Policies CP11, DM9 and DM11 of the Surrey Heath Core Strategy and Development Management Policies 2012 (CSDMP) and the National Planning Policy Framework (NPPF) and

advice in the Lightwater Village Design Statement SPD 2007 (VDS) and the Residential Design Guide Regulation 13 Consultation Draft 2017 are relevant. The proposal is not CIL liable.

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

- impact on character and trees;
- impact on residential amenity; and
- impact on highway safety.

7.3 Impact on character

7.3.1 Policy DM9 of the CSDMP indicates that development should respects and enhances the local character of the environment be it in an urban or rural setting. Design principle B8 of the VDS indicates that new development should consist principally of two storey buildings, and respect the spacious character of the residential areas. Supporting paragraph 5.11 indicates that *"new development should predominantly respect the existing character and valued features of the streetscene, although modern designs are acceptable where the overall character of the streetscene is not prejudiced."*

7.3.2 In comparison with the existing dwelling the proposal's increase in height and bulk would result in a different looking property having the perceived appearance akin to a three storey dwelling. However, whilst this design might not be to everybody's taste this design would not be harmful to character as it would not form poor relationships with neighbouring buildings nor be prejudicial to the wider street scene.

7.3.3 This is firstly because the resultant dwelling would retain spaciousness around the site, and alongside the adjoining property to the northeast, no. 19 High View Road, it would not appear dominant due to being on a significantly lower site i.e. the maximum height of the proposal would as a consequence of the change in land levels appear the same height as no. 19. Whilst Hillside House to the southeast is a bungalow this is a significant distance away from the dwelling.

7.3.4 Secondly, this dwelling has a significant setback from the site frontage and street. Coupled also with its immediate streetscene context, as a part of a smaller group of dwellings viewed on the outside of a sharp bend in the road, it would not be particularly visible nor appear incongruous.

7.3.5 The proposal is supported by a tree report which indicates that small number of minor trees within the residential plot are to be removed. The row of protected trees within the garden of the adjoining plot, close to the boundary, would not be affected by the proposal. As such, no objections are raised on tree grounds.

7.3.6 The current proposal is considered to be acceptable on local character and tree grounds, complying with Policy DM9 of the CSDMP and Principle B8 of the VDS.

7.4 Impact on residential amenity

- 7.4.1 The proposed development would be set-in about 2 metres from the flank boundary with the residential property to the north east, 19 High View Road, and located roughly in line with the dwelling at this site. Noting the change in levels, no adverse impact on the residential amenity of the occupier of this property is envisaged. The proposal would be set about 18 metres from the nearest part of the adjoining residential property to the south west, Hillside House, 23 High View Road, and no adverse impact on the residential amenity of the occupier of this property is envisaged.
- 7.4.2 The proposed development would not have any material impact on any other adjoining or nearby residential property, noting the separation distances and limited scale of the proposal. As such, the current proposal is considered to be acceptable on residential amenity grounds, complying with Policy DM9 of the CSDMP.

7.5 Impact on highway safety

- 7.5.1 The current proposal would not affect existing parking provision on the site, and no adverse impact on highway safety is therefore envisaged. As such, no objections are raised on highway safety grounds, with the proposal complying with Policies CP11 and DM11 of the CSDMP.

8.0 CONCLUSION

- 8.1 The current proposal is considered to be acceptable in terms of its impact on local character, residential amenity and highway safety.

9.0 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.

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: LEE2 and block plan, 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. No development shall take place until details and samples of the external materials to be used shall be submitted to and approved in writing by the Local Planning Authority. Once approved, the development shall be carried out using only the agreed materials.

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

4. The proposed development shall be implemented in accordance with the Development Tree Report by SMW (Tree) Consultancy Ltd. dated 6 April 2017 and received on 10 April 2017 unless the prior written approval has been obtained from the Local Planning Authority. No development shall take place until photographs have been provided by the retained consultant and forwarded to and approved by the Council's Arboricultural Officer. This should record all aspects of tree and ground protection measures having been implemented in accordance with the Development Tree Report. The tree protection measures shall be retained until completion of all works hereby permitted.

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

5. 1. No development shall take place until full details of both hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved, and implemented prior to first occupation. The submitted details should also include an indication of all level alterations, hard surfaces, walls, fences, access features, the existing trees and hedges to be retained, together with the new planting to be carried out and shall build upon the aims and objectives of the supplied **BS5837:2012 –**

Trees in Relation to Design, Demolition and Construction

Arboricultural Method Statement [AMS].

2. All hard and soft landscaping works shall be carried out in accordance with the approved details. All hard and soft landscaping works shall be carried out in accordance with the approved details. All plant material shall conform to **BS3936:1992 Parts 1 – 5: Specification for Nursery Stock**. Handling, planting and establishment of trees shall be in accordance with **BS 8545:2014 Trees: from nursery to independence in the landscape**


Reason: To preserve and enhance the visual amenities of the locality in accordance with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012.

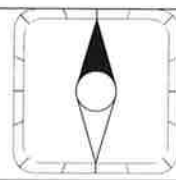
Informative(s)

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



Hillside House

Title	Planning Applications		Page	3 of 3
Application number	17/0095		Scale @ A4	1:500
Address	21 HIGH VIEW ROAD, LIGHTWATER, GU18 5YE		Date	13-04-2017
Proposal	Erection of a part two storey, part single storey front extension and single storey rear extension with a higher replacement roof over the host dwelling, converting it from a hipped roof to a gable roof with front and rear dormers. (Additional information rec'd 10/04/2017).			
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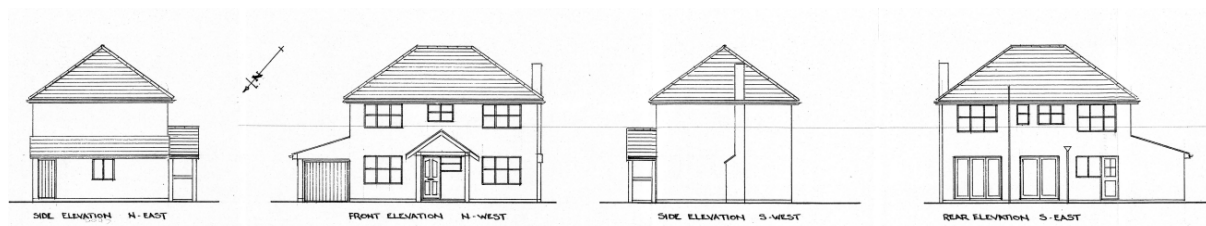
Location plan



Proposed elevations



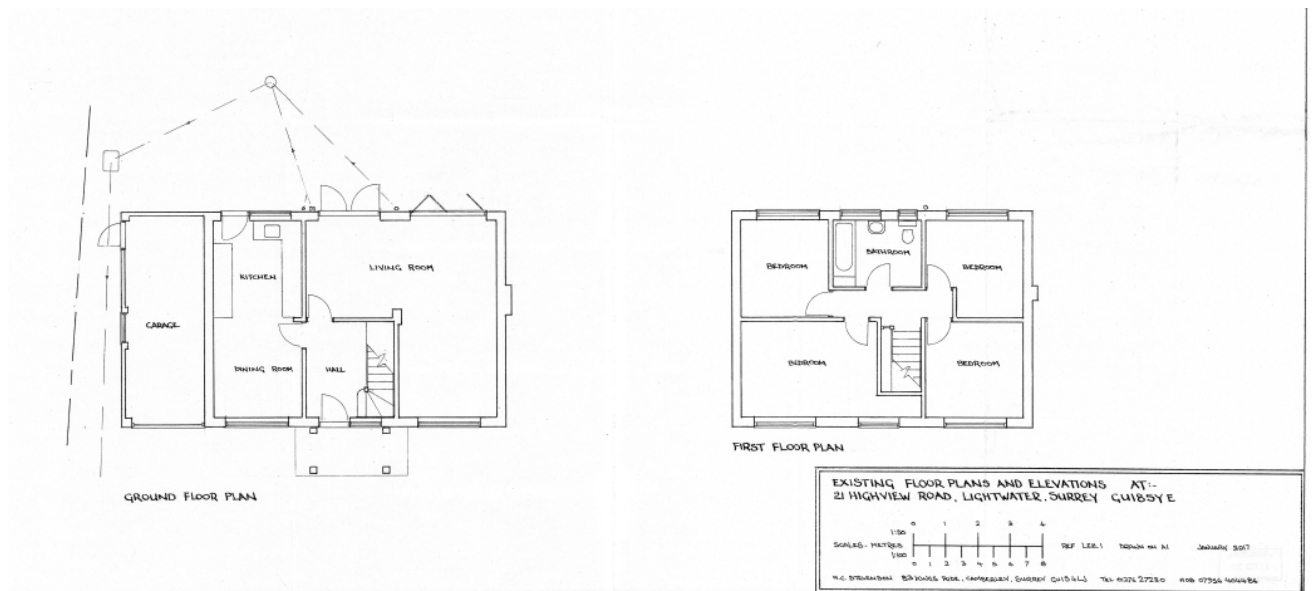
Existing elevations



Proposed floor plans



Existing floor plans



Site photos

Streetscene



Front elevation



Rear elevation



Rear garden



2017/0172

Reg Date 23/02/2017

Bagshot

LOCATION: BUFFERS, 25 STATION ROAD, BAGSHOT, GU19 5AS
PROPOSAL: Erection of a part single storey, part first floor, part two storey first side and rear extension including the conversion of existing attached single garage and provision of attached single garage. (Amended plans rec'd 10/04/2017).
TYPE: Full Planning Application
APPLICANT: Mrs S Jones
OFFICER: Duncan Carty

This application would normally be determined under the Council's Scheme of Delegation, however, it is being reported to the Planning Applications Committee at the request of Councillor Valerie White.

RECOMMENDATION: GRANT subject to conditions

1.0 SUMMARY

- 1.1 This planning application relates to the erection of a part two storey, part single storey, side and rear extension. The proposal relates to a dwelling located within the settlement of Bagshot. The current proposal would not have an adverse impact on local character, residential amenity and highway safety.
- 1.2 This application proposal is recommended for approval.

2.0 SITE DESCRIPTION

- 2.1 The application site falls within the settlement of Bagshot, within a small cul-de-sac of dwellings (23-45 Station Road), off the principal highway close to Bagshot rail station. The east flank boundary of the site adjoins 23 Station Road with 27 Station Road to the west flank boundary; 19-21 Station Road to the rear; and, 43 Station Road lying opposite the site. The site relates to a detached 1990's, gable roof two storey dwelling located centrally on the plot, with a setback from the highway of about 5 metres. The vehicular access is at the east flank of the site, with a garage to the side and parking in front. The rear garden extends to a depth of about 12 metres.
- 2.2 The application property lies between similarly aged detached dwellings with a mix of detached and semi-detached properties in the immediate area.

3.0 RELEVANT HISTORY

None at this site, but the following on an adjoining site is relevant:

- 3.1 SU/16/0089 Erection of a single and two storey side extension including the conversion of the existing garage into habitable accommodation at 23 Station Road. Approved in April 2016.

4.0 THE PROPOSAL

- 4.1 The current proposal is for a part two storey, part single storey, side and rear extension. The proposal would follow the demolition of an existing single storey side addition (garage).
- 4.2 The proposed extension would have a width of 2.8 metres (3.1 metres at the rear), with a 10.2 metre depth (8 metres at first floor level) with a ridge height of 6.9 metres, 0.4 metres less than the existing dwelling. The proposed extension element would extend 2.2 metres beyond the main rear wall (1.2 metres at first floor level) and 0.7 metres behind the front main wall (1.9 metres at first floor level) to the front with a mono-pitch roof over to a maximum height of 3.2 metres.
- 4.3 The proposal has been amended to reduce the scale of the side extension, reducing its depth and maximum height. Whilst the garage space would be removed, with a store provided to the front part of the extension, two parking spaces would be retained to the front.

5.0 CONSULTATION RESPONSES

- 5.1 Windlesham Parish Council Objected on the basis of loss of light to adjoining property.

6.0 REPRESENTATION

At the time of preparation of this report no representations have been received raising an objection and one representation in support, making no specific comments.

7.0 PLANNING CONSIDERATION

- 7.1 The application site falls within the settlement of Bagshot. Policies CP11, DM9 and DM11 of the Surrey Heath Core Strategy and Development Management Policies 2012 (CSDMP) and the National Planning Policy Framework are relevant as well as the emerging Residential Design Guide Regulation 13 Consultation Draft 2017 (RDGCD). The proposal is not CIL liable.

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

- impact on character;
- impact on residential amenity; and
- impact on highway safety.

7.3 Impact on character

7.3.1 Policy DM9 of the CSDMP indicates that development should respect and enhance the local character of the environment be it in an urban or rural setting, paying particular regard to scale, materials, massing, bulk and density.

7.3.2 The proposal would increase the width of development at a two storey height at this property, providing no gap to the flank boundary with 23 Station Road. The proposal would have a reduced maximum height and significant setback from the front main wall of the host dwelling, so resulting in a subservient form of development. Given the similarities of the extension approved at 23 Station Road under SU/16/0089, with the current proposal, i.e. retaining a 1 metre gap between two storey elements between these properties, if both extensions were to be built, this proposal would still be acceptable.

7.3.3 The current proposal is considered to be acceptable on local character grounds, complying with Policy DM9 of the CSDMP.

7.4 Impact on residential amenity

7.4.1 Policy DM9 of the CSDMP indicates that development respects the amenities of occupiers of neighbouring property and uses.

7.4.2 The proposed development would be set on the flank boundary with 23 Station Road and would be set about 3.3 metres beyond the main rear wall of this dwelling (2.1 metres at first floor level). No adverse impact on the residential amenity of the occupier of this property is envisaged, with a 45 degree horizontal line of sight from the nearest windows not breached as required by Paragraph 8.12 of the RDGCD, to the rear edge of the first floor element at the rear of this property and limited rear projection would not result in any significant overbearing impact.

7.4.3 The proposal would be set about 10 metres from the nearest part of the adjoining residential property, 27 Station Road, and no adverse impact on the residential amenity of the occupier of this property is envisaged. The proposal would be set some distance from any other adjoining or nearby residential property to have any material impact. As such, the current proposal is considered to be acceptable on local character grounds, complying with Policy DM9 of the CSDMP.

7.5 Impact on highway safety

7.5.1 The current proposal would reduce the parking provision on the site, but providing two spaces on the site to meet parking standards, and no adverse impact on highway safety is therefore envisaged.

As such, no objections are raised on highway safety grounds, with the proposal complying with Policies CP11 and DM11 of the CSDMP.

8.0 CONCLUSION

8.1 The current proposal is considered to be acceptable in terms of its impact on local character, residential amenity and highway safety.

9.0 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.

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: 17006-001 received on 23 February 2017 and 17006-002 Rev. A received on 10 April 2017, 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.

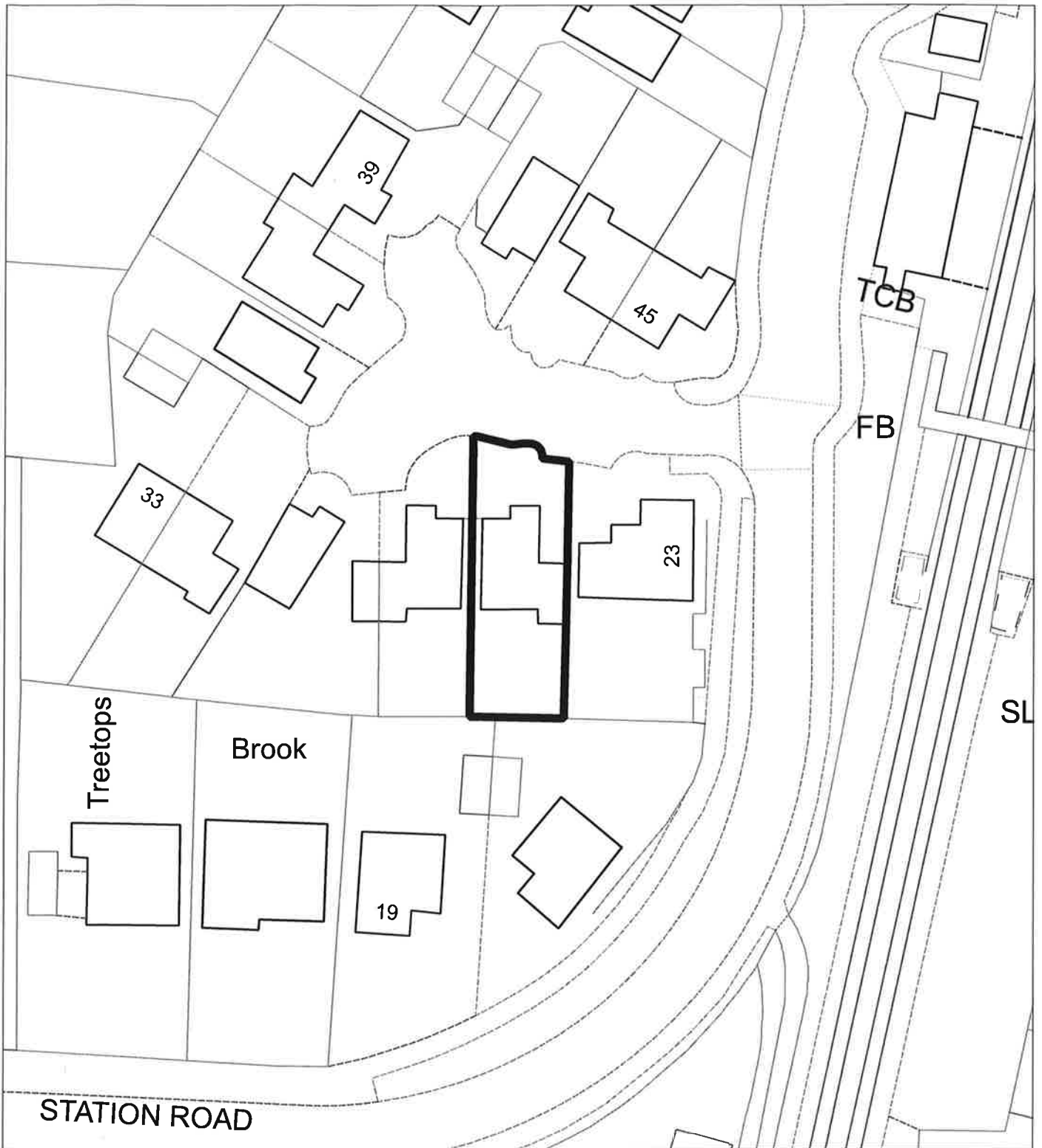
4. No additional windows shall be created in the flank elevation(s) of the development hereby permitted without the prior approval in writing of the Local Planning Authority.

Reason: In the interests of the amenities enjoyed by neighbouring residents and to accord with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012.

Informative(s)

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

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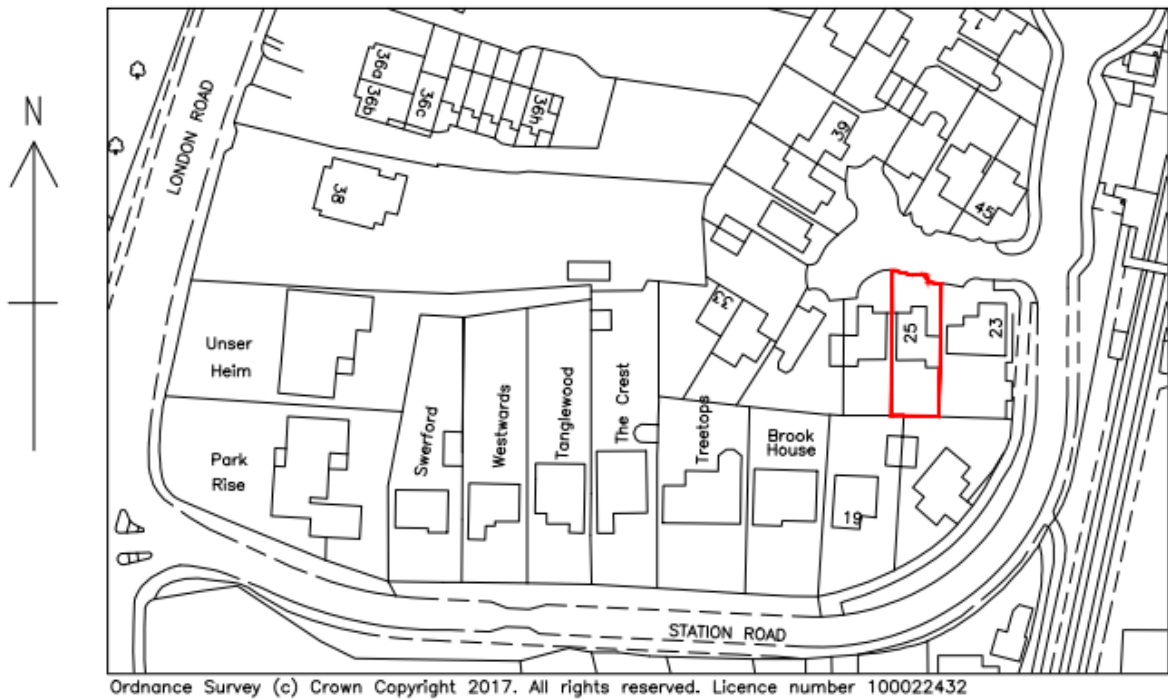


Title	Planning Applications	Page	1 of 3
Application number	17/0172	Scale @ A4	1:500
Address	BUFFERS, 25 STATION ROAD, BAGSHOT, GU19 5AS	Date	13-04-2017
Proposal	Erection of a part single storey, part first floor, part two storey first side and rear extension including the conversion of existing attached single garage and provision of attached single garage.		

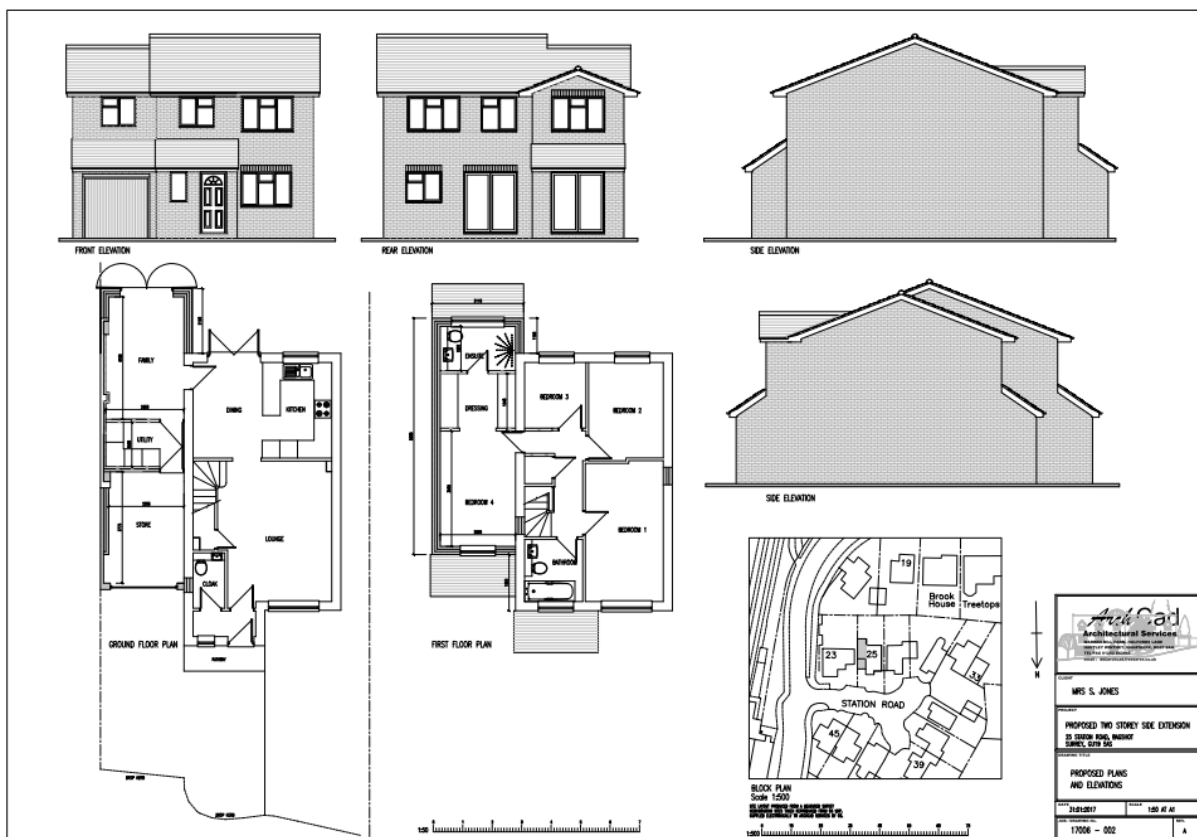


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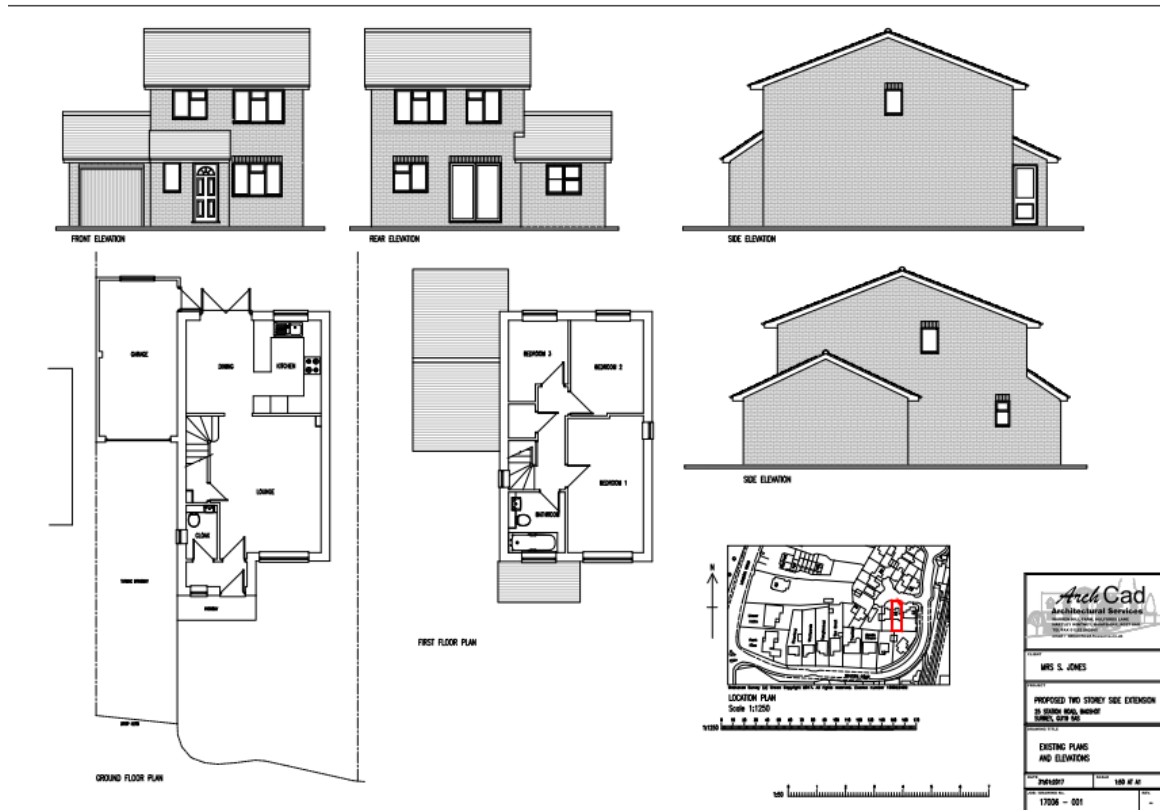
Location plan



Proposed elevations and floor plans



Existing elevations and floor plans



Site photos

Front elevation



Rear elevation



Street scene



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**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:

A1. Shops	Shops, retail warehouses, hairdressers, undertakers, travel and ticket agencies, post offices, pet shops, sandwich bars, showrooms, domestic hire shops and funeral directors.
A2. Financial & professional Services	Banks, building societies, estate and employment agencies, professional and financial services and betting offices.
A3. Restaurants and Cafes	For the sale of food and drink for consumption on the premises – restaurants, snack bars and cafes.
A4. Drinking Establishments	Public houses, wine bars or other drinking establishments (but not nightclubs).
A5. Hot Food Takeaways	For the sale of hot food consumption off the premises.
B1. Business	Offices, research and development, light industry appropriate to a residential area.
B2. General Industrial	Use for the carrying on of an industrial process other than one falling within class B1 above.
B8. Storage or Distribution	Use for the storage or as a distribution centre including open air storage.
C1. Hotels	Hotels, board and guest houses where, in each case no significant element of care is provided.
C2. Residential Institutions	Residential care homes, hospitals, nursing homes, boarding schools, residential colleges and training centres.
C2A. Secure Residential Institutions	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.
C3. Dwelling houses	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.
C4. Houses in Multiple Occupation	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.
D1. Non-residential Institutions	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.
D2. Assembly & Leisure	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).
Sui Generis	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.