

LOCATION: 15-17 OBELISK WAY, CAMBERLEY, GU15 3SD
PROPOSAL: Reserved Matters Application for appearance and landscaping pursuant to Outline permission ref: 16/0447 (Erection of a 4 storey building with A1-A5 use class on ground floor and 16 residential units on floors 1-4). (Additional plans & info rec'd 22/11/17).
TYPE: Reserved Matters
APPLICANT: Mr Pathak
Obelisk Camberley Ltd
OFFICER: Michelle Fielder

RECOMMENDATION: GRANT subject to conditions

1.0 SUMMARY

- 1.1 This application seeks reserved matters approval following the grant of outline planning permission 16/0447 (for the erection of a four storey building following demolition of the existing two storey building). The outline approval considered the means of access, layout and scale and this reserved matters application provides the detail for the remaining elements of landscaping and appearance.
- 1.2 The mix of uses proposed, i.e. the loss of the existing community use and its replacement with a flexible 'A' class use at ground floor and the provision of 16 residential units over three upper floors, is in accordance with the outline approval. It is considered the details submitted in respect of the reserved matters are acceptable and planning permission should be granted.

2.0 SITE DESCRIPTION

- 2.1 The existing building is one of the remaining Edwardian buildings in Camberley Town Centre. The building sits on the south side of a small public square and is on a main pedestrian movement corridor. The existing building is of similar height to others in the street.
- 2.2 The building is two storey in height with a pitched roof of approximately 11m (8m to the eaves) and is of red brick construction and is commonly referred to as Camberley Working Men's Club. The high quality front façade is not replicated on the side and rear elevations which are more functional in appearance and feature a varied overall height, albeit are mainly two storey. The rear of the site is accessed via a service yard the access to which lies adjacent to no.5 Obelisk Way (to the east).

3.0 RELEVANT HISTORY

- 3.1 Outline planning permission was granted under 16/0447 with scale, access and layout approved at that time. The mix of uses approved under 16/0447 are set out below:

| Existing | | | Approved under 16/0447 | | | No of residential units approved under 16/0447 | | |
|----------|-------------------|-----|------------------------|-----------|--|--|-------|-------|
| | GIAm ² | Use | GIAm ² | Use class | | 1 bed | 2 bed | 3 bed |
| Ground | 678 | D2 | 624 | A1-A5 | | | | |
| First | 472 | D2 | 474 | C3 | | 2 | 2 | 1 |
| Second | 0 | | 431 | C3 | | 4 | 2 | 0 |
| Third | 0 | | 371 | C3 | | 2 | 3 | 0 |
| Total | 1,150 | | 1,900 | | | 8 | 7 | 1 |

4.0 THE PROPOSAL

- 4.1 This is the reserved matters application for the two matters not considered at outline stage. This application therefore provides the detail of the proposed landscaping and the appearance of the replacement building.

5.0 CONSULTATION RESPONSES

- 5.1 Environmental Health Officer: No comments at time of writing this report.
- 5.2 Council's Tree Officer Supports landscaping proposal.
- 5.3 The Lead Local Flood Authority and the County Highway Authority were both consulted at outline stage and conditions imposed on that permission. These consultees have not been consulted again given that there has been no material change since 16/0447 was approved and, given how recent that decision is.

6.0 REPRESENTATION

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

7.0 PLANNING CONSIDERATION

- 7.1 The National Planning Policy Framework; Policies CP1, CP2, CP8, CP10, CP11, CP12, CP14, DM7, DM9, DM10, DM11 and DM13 of the Surrey Heath Core Strategy and Development Management Policies 2012; NRM6 of the South East Plan 2009; Developer Contributions Supplementary Planning Document 2011; Thames Basin Heath Special Protection Area Avoidance Strategy Supplementary Planning Document 2012; the Camberley Town Centre Area Action Plan 2014 (AAP) and the Camberley Town Centre Masterplan and Public Realm Strategy 2014 form material considerations in this case. Since the approval of 16/0447 the Council has adopted the Residential Design Guide Supplementary Planning Document (RDG) and this will also be given weight in the assessment of this application.

7.2 The main considerations in this application are therefore:

- Design and impact on the character of the surrounding area; and,
- Impact on residential amenity.

It should be noted that the following matters were considered in full at outline stage and will not therefore be revisited in this report:

- Impact on highway safety and parking capacity (it was agreed that the development would not impact on high safety, the free flow of traffic and that nil on-site parking provision was acceptable);
- Impact on the Thames Basin Heaths Special Protection Area (a legal agreement was been secured before the decision pursuant to 16/0447 was issued) ;
- Impact on local infrastructure, including drainage (the development is CIL liable and a Grampian style condition was imposed to deal with drainage matters in accordance with the advice from the LLFA),
- Affordable housing and housing mix (the approved mix was considered acceptable at outline stage, in terms of affordable housing provision, the applicant demonstrated that the development could not sustain, in viability terms, an affordable housing contribution).

7.3 Design and impact on the character of the surrounding area

7.3.1 The NPPF requires good design as one of the ways of delivering sustainable development. Policy CP2 (iv) of the CSDMP requires new development to respect and enhance the quality of the urban environments; Policy CP10 (Camberley Town Centre) requires new development in the town centre to create a well-designed environment; and, DM9 (Design Principles) of the CSDMP continues to promote high quality design that respects and enhances the local environment.

7.3.2 Policy TC11 (General Design) of the AAP requires all new development to make a positive contribution toward improving the quality of the built environment. Where appropriate it should respect its local context in terms of continuity of building lines; heights and roof lines of buildings and materials. In addition this policy lists six criteria that new development should adhere to. This includes: (i) give consideration to the introduction of contemporary materials that respect or enhance existing built form; (ii) include a level of architectural detail that gives the building visual interest for views both near and far; and, (iii) make a positive contribution to the public realm - facing the street, animating it and ensuring that all adjacent open space is positively used. Policy TC14 (London Road Block) of the AAP seeks to reinforce local distinctiveness, contribute to the delivery of public realm improvements and create pedestrian friendly areas on Obelisk Way. The advice in the Public Realm Strategy re-iterates much of the requirements on the AAP. Guidance can also be found in the Residential Design Guide 2017 and in this regard developments are expected to enclose the street without overwhelming it and be reflective of spacing, heights and existing footprints.

7.3.3 The principle of the demolition of the existing building was accepted in the approval of 16/0447 and the reserved matters approval complies with the scale and massing approved in that outline permission. This is an important consideration given that this approval means that other than for the choice of materials to be used in the development, the physical appearance, i.e the size of the building and the setbacks are fixed by 16/0447.

- 7.3.4 The proposed materials feature a mix of traditional and more contemporary elements. The use of weathered red brick on the first to 3rd floor is stated as being a link to the Obelisk, while the use of large glazed panels introduce a more modern palette of materials to the ground floor. Detail and interest is also gained by the use of powder coated railings and fascia panels.
- 7.3.5 There is limited scope for any landscaping of the site given the site constraints; however the proposal includes a planting schedule, which features a mix of grasses and herbaceous planting, for the terraces to serve plots 1 to 3 to the rear of the building. The softening of this elevation which looks out over the service yard is welcomed. The plant selection has been reviewed by the Council's Tree Officer and found to be acceptable.
- 7.3.6 In summary, the outlined approval largely fixed what the building would look like, notwithstanding appearance was left as a reserved matter. The success of the scheme, that is whether the materials chosen will be acceptable, will largely be dependent upon the quality of the materials used and the applicant team was advised of this during pre-application discussions. It remains necessary to impose a condition requiring physical samples to be agreed prior to the commencement of development. Subject to this condition, and a condition requiring the implementation of 5 year protection of the proposed landscaping, it is considered the detail provided in this application is acceptable and would comply with the policy objectives in place.

7.4 Impact on residential amenity

- 7.4.1 The application site is set in a mixed use area where commercial uses tend to be located on the ground floor and residential use located above.
- 7.4.2 The proposed layout in terms of the configuration of each of the flats is in accordance with the plans provided at outline stage. The room sizes and internal floor areas are considered acceptable given the date of the outline approval and would not undermine the objectives of the recently adopted RDG. All rooms are served by at least one window and while the outlook and light penetration from those serving units to the rear will not be optimal it is not considered the arrangement would be sufficiently harmful to warrant refusal of the application.
- 7.4.3 The scheme does not provide for any communal amenity space, however each unit would be provided with a private balcony and, given the town centre location is considered this would be acceptable and would meet the objectives of the RDG.
- 7.4.4 There are a number of existing residential units in the area. However, the proposed development would not be harmful as sufficient separation distances would be provided. In light of the above assessment it is considered the proposed development would not be harmful to amenity and would not give rise to conflict with Policy DM9 of the CSDMP 2012 or the RDG.

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:

- 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 provided regular updates and advised of any problems affecting the applications determination

9.0 CONCLUSION

9.1 This application seeks reserved matters planning permission for the appearance and landscaping of a redevelopment granted permission under 16/0447. The application relates to a town centre location and is found to be acceptable in terms of the outline permission granted and the details provided. It is therefore considered planning permission should be granted for the development.

GRANT subject to the following conditions:-

1. No development shall take place until details and samples all of the external materials to be used have been 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.

2. All hard and soft landscaping works shall be carried out in accordance with the approved details.

Any plants, which within a period of five years of commencement of any works in pursuance of the development die, are removed, or become seriously damaged or diseased shall be replaced as soon as practicable with others of similar size and species, following consultation with the Local Planning Authority, unless the Local Planning Authority gives written consent to any variation.

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. The applicant is reminded of the need to comply with condition 1 and conditions 3 to 6 of planning permission 16/0447 and the need to seek formal discharge prior to commencement / occupation as required.
2. The applicant is reminded of the need to comply with informative 1 of decision notice 16/0447 and, additionally, to ensure prompt payment of SAMM monies secured under the legal agreement entered into for that permission.