

LOCATION: MOULINS, 45 WINDMILL FIELD, WINDLESHAM, GU20 6QD
PROPOSAL: infill of front porch and part garage conversion into habitable accommodation.
(Amended Information - Rec'd 25/10/2017) (Amended Description and Plan - Rec'd 02/11/2017.)
TYPE: Full Planning Application
APPLICANT: Mr F Malton
OFFICER: Patricia Terceiro

This application would normally be determined under the Council's Scheme of Delegation. However, it is being reported to the Planning Applications Committee as the applicant is currently employed by the Council.

RECOMMENDATION: GRANT subject to conditions

1.0 SUMMARY

- 1.1 Full planning permission is sought for the front porch infill and part garage conversion into habitable accommodation.
- 1.2 It is considered that the current proposal would not have an adverse impact on local character, residential amenity and highway safety and, as such, it is recommended for approval.

2.0 SITE DESCRIPTION

- 2.1 Moulins is a two storey detached dwellinghouse located in a residential area. The property benefits from an enclosed garden to the rear. Parking is provided by a double garage and block paved driveway to the front of it.

3.0 RELEVANT PLANNING HISTORY

- 3.1 There is no planning history relevant to the proposed development.

4.0 THE PROPOSAL

- 4.1 Full planning permission is sought for the front porch infill and part garage conversion into habitable accommodation.
- 4.2 The proposed development would be restricted to the dwelling's current footprint. The proposed porch infill in brickwork would contain the dwelling's door and a side facing window. Internally, this element of the proposal would accommodate a hall.

The existing double garage would be partly converted into a study room. The garage door would be replaced with a window and infilled in brickwork.

- 4.3 The proposed development would measure 4.6m in width and 1.6m in depth. No height or roof shape alterations are proposed.
- 4.4 The proposed materials would be facing brickwork to the walls and brown UPVC to the windows. The front door would be in UPVC and timber. As confirmed by the agent via email, the proposed materials would match those used on the host dwelling.

5.0 CONSULTATION RESPONSES

- 5.1 Windlesham Parish Council No objection.

6.0 REPRESENTATION

- 6.1 At the time of preparation of this report one representation in support of this application has been received.

7.0 PLANNING CONSIDERATIONS

- 7.1 The application site is located in a residential area within a defined settlement, as set out in the Proposals Map of the Surrey Heath Core Strategy and Development Management Policies 2012 (CSDMP). In this case, consideration is given to Policies DM9 and DM11 of the CSDMP. The Residential Design Guide (RDG) SPD 2017 also constitutes a material planning consideration.
- 7.2 The main issues to be considered within this application are:
 - Impact on character and appearance of the surrounding area
 - Residential amenity
 - Transport and highways considerations.
- 7.3 Impact on character of area
 - 7.3.1 Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies Document (CSDMP) 2012 promotes high quality design. Development should respect and enhance the character of the local environment and be appropriate in scale, materials, massing, bulk and density. The RDG provides further guidance on extensions and alterations to a dwellinghouse. In fact, principle 10.2 states that front extensions should not be prominent in the street scene.
 - 7.3.2 The proposed development would be to the dwelling's front elevation, therefore visible from the public realm.

However, in view of its modest nature and given that the dwelling's footprint and height would remain as existing, it is not considered that the proposal would appear incongruous in the street scene.

7.3.3 The proposed materials would match those on the host dwelling and it is noted that the fenestration and front door would be similar in style and colour to those currently in use on the dwelling. The proposal would therefore be considered sympathetic to the host dwelling.

7.3.4 As such, the proposal would not adversely affect the character and appearance of the surrounding area and would be in accordance with Policy DM9 of the CSDMP and the RDG.

7.4 Impact on residential amenity

7.4.1 Policy DM9 CSDMP 2012 states that development should respect the amenities of the adjoining properties and uses. Paragraph 10.8 of the RDG indicates that consideration needs to be given to amenity issues when assessing a front extension.

7.4.2 The proposed development would not increase the dwelling's footprint or height. As such, it is not considered that the proposal would be unduly overbearing or adversely overshadow the nearest neighbours. The proposed windows would be at ground level and, as such, it is not considered that the current levels of overlooking would harmfully increase as a result of the proposal.

7.4.3 As such, the proposal would not be considered to affect the residential amenities of the neighbouring properties and would be in accordance with Policy DM9 of the CSDMP and the RDG.

7.5 Parking and access

7.5.1 Policy DM11 states that development which would adversely impact the safe and efficient flow of traffic movement on the highway network will not be supported by the Council, unless it can be demonstrated that measures to reduce such impacts to acceptable levels can be implemented.

7.5.2 The proposed development would result in the loss of one garage parking space. However, 2 no. of driveway parking spaces and a single garage would remain available for parking, which would be considered acceptable in view of this residential dwelling.

7.5.3 The proposal is therefore in line with Policy DM11 of the CSDMP.

7.6 Other matters

7.6.1 Surrey Heath's Community Infrastructure Levy (CIL) Charging Schedule was adopted by Full Council on the 16th July 2014 and the CIL Charging Schedule came into effect on the 1st December 2014. Surrey Heath charges CIL on residential and retail developments where there is a net increase in floor area, however, as the proposal relates to a net increase in residential floor area less than 100 square metres the development is not CIL liable.

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 by providing feedback through the validation process including information on the website, correcting identified problems and ensuring the application was correct and could be registered.

9.0 CONCLUSION

- 9.1 It is considered that the proposed development would not result in an adverse impact on the character and appearance of the host dwelling or surrounding area, nor on the residential amenities and highways. Therefore, the proposal complies with Policies DM9 and DM11 of the CSDMP and the RDG.

The application is therefore recommended for conditional 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 no. 02 rev A 'proposed plans and elevations' (received 2 November 2017) and drawing no. 01 'existing plans and elevations' (received 9 October 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 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.

Informative(s)

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