

2014/0984

Reg Date 04/11/2014

Chobham

LOCATION: PARADISE FARM, 77 MINCING LANE, CHOBHAM, WOKING, GU24 8RT
PROPOSAL: Erection of a first floor side extension to dwelling and associated alterations.
TYPE: Full Planning Application
APPLICANT: Mr & Mrs Horswell
OFFICER: Ross Cahalane

RECOMMENDATION: GRANT subject to conditions

1.0 SUMMARY

- 1.1 This application proposes the erection of a first floor side extension and associated alterations to the farmhouse at Paradise Farm, a Grade II Listed building. The corresponding Listed Building Consent (SU/2014/0985) 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 openness of the Green Belt and would not adversely affect neighbouring residential amenity or parking and highway safety.

2.0 SITE DESCRIPTION

- 2.1 The application site falls within the Green Belt and is sited on the western side of Mincing Lane, Chobham, near to its junction with Red Lion Road. The application property is a Grade II Listed 16th Century detached farm house sited within a fairly large residential curtilage surrounded by woodland.
- 2.2 In the last 50 years the farm house has been extended to the rear (west) and to the north with both single and double storey additions, and a conservatory approved by the July 2013 Planning Committee under application SU/2013/0310.

3.0 RELEVANT HISTORY

- 3.1 SU/2013/0310 Erection of a single storey side conservatory following demolition of existing conservatory
Decision: Granted (03/07/2013) - implemented
- 3.2 SU/2013/0311 Listed Building Consent for the erection of a single storey side conservatory following demolition of existing conservatory
Decision: Granted (03/07/2013)
- 3.3 SU/1998/0464 Listed Building Consent for the erection of a porch.
Decision: Granted (12/08/1998) – implemented

- 3.4 SU/1991/0028 Erection of a first floor side extension.
Decision: Granted (05/03/1991) – implemented
- 3.5 BGR 5999 Construction of new cloaks, utility room and extension to sitting room
Decision: Granted (23/10/1967) – implemented
- 3.6 BGR 3250 Addition of porch, playroom and two bedrooms
Decision: Granted (22/12/1960) – implemented

4.0 THE PROPOSAL

- 4.1 This application proposes the erection of a first floor side extension and associated alterations to provide a bedroom extension with ensuite to the farmhouse at Paradise Farm, a Grade II Listed building. The proposal would consist of a pitched roof hipped at the flank, and would have a length of 4.3m, width of 3.8m, eaves height of approx. 4m and maximum ridge height of approx. 5.9m.

5.0 CONSULTATION RESPONSES

- 5.1 County Highway Authority No objection
- 5.2 Council Heritage and Conservation Officer No objection (please see Paragraph 9.3.3 for comments)
- 5.3 Chobham Parish Council No objection

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. Any representations subsequently received will be orally reported to the committee.

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 interest of the building and the setting of Paradise Farm;
- 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 construction of new buildings is inappropriate development in the Green Belt but lists exceptions including the extension of a building provided that the extension does not result in a disproportionate addition 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 The application property is considered to have been previously extended by approximately a 48% floor area increase over the size of the original (1948) property. The current application proposes a floor area increase of approx. 16.34 sq. m, resulting in a cumulative increase of approx. 54.5% above the original dwelling. This increase in floor space is an indicator that this proposal would be disproportionate. On this basis the development can only be justified if there are very special circumstances that outweigh the harm to the Green Belt.
- 7.2.4 However, floor area is not the only indicator of built form and it must be acknowledged that in this case a significant portion of the proposed first floor extension would be surrounded by the existing built form and the proposed ridge height would be lower than the highest ridgeline of the main dwelling. Furthermore, given the first floor nature of the proposal the footprint of the dwelling would not increase, nor would the proposal result in a spread of development across the site. For this reason the openness of the Green Belt would not be notably diminished and this weighs in favour of the scheme. In addition and most importantly, the benefits to the historic character of the host property (as detailed in section 7.3) weigh significantly in favour of a grant of planning permission. For this reason it is considered that very special circumstances exist to justify the development.

7.3 The impact upon the interest of the building and the setting of Paradise Farm

- 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:

I have discussed the principle and details of the proposal with the architect and am satisfied the special interest of the listed building will be preserved. The existing single storey extension with the crown pitch roof is not an attractive addition. Building a first floor above will create more mass but will allow the roof to better integrate with the existing roof form. The extension will obscure the gable of the historic wing but I am happy this is not so significant to harm the special interest of the building. The proportions and detailing of the extension do replicate the existing form and I am satisfied no specific conditions are required in this case other than the proposal to be built in accordance with the submitted drawings and that rain water goods are in cast iron or cast aluminium.

- 7.3.4 It is noted that specific design features and conservation style external materials have been incorporated in an attempt to respect the original features of the Listed Building. Whilst the Council's Heritage and Conservation Officer has expressed some concerns in respect of the proposal's relationship with the historic wing, it is considered that the mass, design and appearance of the proposal would sufficiently respect the character of the Listed Building.

- 7.3.4 Planning conditions can also 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.

- 7.3.5 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 nearest neighbouring property to the proposed development is at Wood Grove approx. 50 metres to the north west. Other neighbouring properties are set further away. Given the limited scale of the proposed extension, along with the significant neighbouring boundary separation distances, it is considered that the proposed development would be of no material harm to the amenities of any neighbours.

- 7.4.3 As such, it is considered that this proposal complies with Policy DM9 (Design Principles) 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 development proposed would not adversely affect the character of the Grade II Listed Building and 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.

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 numbers: 0127 112; 0127 102 (Rev A); 0127 104 (Rev A); 0127 106 (Rev A); 0127 108 (Rev A) - received 30/10/2014,

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.

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.

Informative(s)

1. Decision Notice to be kept DS1
2. Building Regs consent req'd DF5