

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

**RECOMMENDATION: GRANT subject to conditions**

## 1.0 SUMMARY

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

## 2.0 SITE DESCRIPTION

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

## 3.0 RELEVANT HISTORY

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

There is no further relevant planning history.

## **4.0 THE PROPOSAL**

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

## **5.0 CONSULTATION RESPONSES**

- 5.1 Surrey County Council Highway Authority                      No comments.

## **6.0 REPRESENTATION**

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

## **7.0 PLANNING CONSIDERATION**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

## **7.6 Impact on local infrastructure**

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

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

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

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

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

## **9.0 CONCLUSION**

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

## **10.0 RECOMMENDATION**

GRANT subject to the following conditions:-

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

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

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

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