

LOCATION: 57 HIGH STREET, CHOBHAM, WOKING, GU24 8AF
PROPOSAL: Application for a change of use of first floor from Office (B1) to Retail (A1).
TYPE: Full Planning Application
APPLICANT: Mrs M Tomkins
OFFICER: Aneta Mantio

RECOMMENDATION: GRANT subject to conditions

1.0 SUMMARY

- 1.1 The full application proposes a change of use of the first floor from B1 (offices) to A1 (retail).
- 1.2 The report below concludes that the proposal would not result in any adverse impact on the character of the surrounding conservation area, loss of amenities; or in any detrimental highway, parking or local infrastructure implications. It is considered that the proposed change of use would enhance the retail function of Chobham village centre. As such, the proposal is considered in line with the development plan and the NPPF and is recommended for approval.

2.0 SITE DESCRIPTION

- 2.1 The application site is located to the west side of High Street in Chobham, a local shopping parade and a commercial centre of the village. It comprises of one of three terraced two-storey Grade II Listed, 16th century buildings. The property is in a commercial use with the ground floor being in retail (A1) use and the first floor in an office (B1a) use. The whole site lies within the designation of Chobham Conservation Area and within the settlement of Chobham village that is washed over by the Metropolitan Green Belt.

3.0 RELEVANT HISTORY

- 3.1 The use of the application property has changed in the past, however none of the applications directly relate to the current proposal. A Listed Building Consent application for internal alterations including the addition of a staircase and removal of a kitchen and a toilet is currently under consideration and appears elsewhere on the Agenda (14/0995 refers).

4.0 THE PROPOSAL

- 4.1 The full application proposes a change of use of the first floor from B1 (offices) to A1 (retail).

5.0 CONSULTATION RESPONSES

- 5.1 Heritage & Conservation Officer Raise no objection.
- 5.2 Chobham Parish Council No response at the time of preparation of this report.

6.0 REPRESENTATION

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

7.0 PLANNING CONSIDERATION

- 7.1 The National Planning Policy Framework; and, Policies CP2, DM2, DM9, DM11 and DM17 of the Surrey Heath Core Strategy and Development Management Policies 2012 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 in terms of change of use;
 - Impact on the character of the surrounding area and on amenities;
 - Impact on highway safety and parking capacity; and
 - Impact on local infrastructure.

7.3 Principle of the development in terms of change of use

7.3.1 Policy CP2 (Sustainable Development and Design) requires development to ensure that all land is used efficiently within the context of its surroundings and respect and enhance the quality of the urban, rural, natural and historic environments. Policy DM2 (Development within Chobham) states that the development within the settlement of Chobham as identified on the Proposals Map will be limited to appropriate Green Belt uses and small scale development for:

- i. Extensions, alterations or adaptations of existing employment or community uses and new opportunities for employment or community uses giving priority to re-use of existing non-residential buildings; and
- ii. Replacement of non-residential buildings for economic purposes where re-use or conversion is not feasible, appropriate or when replacement would improve and enhance environmental performance; and
- iii. Change of use or redevelopment of units within the village centre as defined on the proposals map which maintain or enhance its retail function.

7.3.2 Policy CP2 encourages redevelopment of existing sites within the settlement areas. The application site is located within the mixed use locality and a retail use is common within the shopping parade; in fact the ground floor of the premises is currently in A1 use. As such, the proposed retail use at the first floor level of these premises is considered acceptable in principle subject to the other material considerations below.

7.3.3 Policy DM2 supports the re-use of the existing non-residential buildings for new opportunities for employment; their conversion; and a change of use with the view of a maintenance or enhancement of the retail function of the village centre. The proposed change of use would enhance the existing retail function of the centre and re-use the existing non-residential first floor of the application premises. As such, it is considered that the proposal is supported by the aims of Policy DM2.

7.3.4 In conclusion, the proposed change of use is considered in line with the development plan.

7.4 Impact on the character of the surrounding area and on amenities

7.4.1 The NPPF seeks to conserve and enhance the historic environment. It encourages the local planning authorities to identify and assess the particular significance of any heritage asset that may be affected by a proposal. When considering the impact of the proposal on a heritage asset, the LPA should avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal. Great weight should be given to the asset's conservation. Policy DM17 (Heritage) seeks to establish and take into account the individual significance of any heritage asset and to promote its conservation and enhancement; and of its setting. Policy CP2 (Sustainable Development and Design) requires new development to respect and enhance the quality of the historic environment. Policy DM9 (Design Principles) continues to promote high quality design that respects and enhances the local environment.

7.4.2 The proposed change of use does not involve any external alterations to the listed building. The internal changes are considered separately under the Listed Building Consent application ref. 14/0995. As no changes to the exterior of the heritage asset are proposed, the existing appearance would be retained and no adverse visual impact would result. In addition, it is not considered that the proposal would result in any impact on amenities of the neighbouring premises.

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 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 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 came 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. Although the proposed use is retail, as it 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) 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.

9.0 CONCLUSION

- 9.1 The proposal is not considered to result in any adverse impact on the appearance of this Grade II Listed building or in any detrimental visual impact within the surrounding conservation area. In addition, it is not considered to impact on the amenities of neighbouring premises; highway, parking or infrastructure. The proposed development has been considered against policies CP2, DM2, DM9, DM11 and DM17 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 undertaken in accordance with the following approved plans: Location Plan, P1, P2, P3, P4 and P5, 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 preservation the significance of the Listed Building and to accord with Policy DM17 of the Core Strategy and Development Management Policies 2012 and the NPPF 2012.