

LOCATION: THE BARN, BLACKSTROUD LANE EAST, WEST END,
WOKING, GU18 5XR
PROPOSAL: Erection of a single storey side and rear extension to dwelling.
TYPE: Full Planning Application
APPLICANT: Mr & Mrs Brennen
OFFICER: Ross Cahalane

RECOMMENDATION: GRANT subject to conditions

1.0 SUMMARY

- 1.1 This application proposes the erection of a single storey side and rear extension to the main dwelling at The Barn, Blackstroud Lane East - a Grade II Listed building. The corresponding Listed Building Consent (SU/2014/1062) 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 its surroundings, would not adversely harm the openness of the Green Belt, and would not adversely affect neighbouring residential amenity.

2.0 SITE DESCRIPTION

- 2.1 The application site falls within the Green Belt and is sited on the northern side of Blackstroud Lane East, West End, near to its junction with Burnt Pollard Lane. The application property is a Grade II Listed 16th Century detached converted barn adjacent to the original Grade II Listed farmhouse Brooklands Farm, which is now a separate residential property.
- 2.2 The application property benefits from a detached garage and store building, a substantial front/side garden and a smaller enclosed rear courtyard garden.

3.0 RELEVANT HISTORY

- 3.1 SU/1982/0298 Change of use of barn from agricultural to residential and relocation of vehicular access

Decision: Granted (24/06/1983) - implemented

4.0 THE PROPOSAL

- 4.1 This application proposes the erection of a single storey side and rear extension to the main dwelling at The Barn, Blackstroud Lane East - a Grade II Listed building. The proposal would consist of a tiled pyramid roof, and would have a length of 4.38m, width of 4.36m, eaves height of approximately 2.42m and maximum ridge height of approximately 4.84m. The proposal would be sited approximately 5m from the rear elevation of the main dwelling serving the reception hall, and would have a set of French doors facing this elevation which would create a small courtyard area.

5.0 CONSULTATION RESPONSES

- | | | |
|-----|-------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|
| 5.1 | Council Heritage and Conservation Officer | No objection subject to conditions – refer to Para. 7.3.3 below |
| 5.2 | West End Parish Council | No comments received at time of preparation of report – any comments subsequently received will be reported to the committee by way of an update. |

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.

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 historic interest of the building; and,
- 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 extension of existing buildings does not represent inappropriate development, provided that extensions erected do not result in disproportionate additions 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 It is considered that the gross internal floor area of the “original” dwelling (as approved under the change of use permission ref SU/1982/0298) amounts to approx. 250.10 square metres. The current application proposes an internal floor area increase of approx. 15.52 sq. m, resulting in a cumulative increase of approx. 6.2% above the original dwelling.

7.2.4 Although the NPPF does not contain specific percentage figures for extensions to buildings in the Green Belt, in this instance officers are of the view that an approx. 6.2% proposed increase to the dwellinghouse floorspace would not represent a disproportionate addition. The proposal is therefore not considered to be inappropriate development in the Green Belt and as such, no objections are raised on these grounds.

7.3 The impact upon the historic interest of the building

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:

The proposal is acceptable and will not harm the special interest of the listed building. The north wing is a modern addition and the extension will not involve alteration or damage to historic fabric. The relationship of the forms is a little unusual but will suit the often piecemeal evolution of traditional farm buildings.

7.3.4 Given the orientation of the site and the level of screening from the highway, the proposed extension would not be visible from public vantage points along Blackstroud Lane East. It is noted that some specific design features have been incorporated in an attempt to respect the historic buildings of both the host property and the neighbouring buildings of Brooklands Farm. Whilst the Council's Heritage and Conservation Officer has commented that the proposed relationship of buildings is a little unusual, it is nonetheless accepted that the proposed pyramid roof form respects its surroundings and reflects the often piecemeal evolution of traditional farm buildings. It is considered that the overall mass, design and appearance of the proposal would sufficiently respect the character of the host dwelling and its surroundings.

7.3.5 Planning conditions can 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.

7.3.6 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 proposed single storey side/rear extension would be sited approx. 20cm from the boundary with Brooklands Farm to the northwest, and would be sited approx. 15.2m from the nearest elevation of this neighbouring property. However, the proposal would cover only

a small portion of the shared boundary with Brooklands Farm, and would project only 1.09m further from the adjoining rear elevation of the existing dwelling. Additionally, views from Brooklands Farm would be restricted by a brick wall and a substantial amount of natural screening. The proposal would be sited at sufficient distance from other neighbouring properties to avoid any material harm to amenities.

- 7.4.3 Given the above boundary relationships along with the modest depth and bulk of the proposed extension, it is considered that the proposed development would be of no material harm to the amenities of any neighbours in terms of loss of light, outlook or overbearing impact. As such, it is considered that the proposal complies with Policy DM9 (Design Principles) of the Surrey Heath Core Strategy and Development Management Policies 2012, as it respects the amenities of occupants of neighbouring properties.

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 its surroundings, or 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.
- 9.2 Therefore, the application is recommended for 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 Titles: Project 14:389, Drawing Numbers: 03 (Rev B); 04; 05,

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.

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 and the National Planning Policy Framework.

4. Before any work begins, the following details must be approved in writing by the local planning authority. The works must not be executed other than in complete accordance with these approved details:

- a) Drawings to a scale not smaller than 1:5 fully describing:

- i. new windows and external doors.

These drawings must show:

materials

decorative/protective finish

cross section of frame, transom, mullions, etc

formation of openings including reveals, heads, sills, etc

method of opening

method of glazing

- i. Roof details including sections through:

roof ridge

hips

valleys

eaves

- a) Samples or specifications of external materials and surface finishes.

Reason: In the interest of protecting and enhancing the designated heritage asset in accordance with Policy DM17 (Heritage) of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework.

Informative(s)

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