

2014/1097

Reg Date 05/12/2014

West End

LOCATION: 1 COMMONFIELDS, WEST END, WOKING, GU24 9HY
PROPOSAL: Erection of two detached two storey dwellings following demolition of existing bungalow.
TYPE: Full Planning Application
APPLICANT: Mr C Smith
Ascot Design Ltd
OFFICER: Chenge Taruvinga

RECOMMENDATION: GRANT subject to conditions

1.0 SUMMARY

- 1.1 The full application proposes the erection of two detached 2 storey four bedroom dwellings following the demolition of existing bungalow. This application is a revision to the scheme extant permission under SU/12/0375 for a similar development.
- 1.2 The report concludes that the revised proposal would integrate well with the established character and appearance of the area, and would not have an adverse impact on the amenities of neighbouring properties or the future occupiers of the proposed residential properties. The development would not have an adverse impact on parking and highway safety and would contribute towards the provision of community infrastructure. On this basis the application is recommended for approval subject to the payment of a contribution towards SAMM or the completion of a legal agreement in respect of this.

2.0 SITE DESCRIPTION

- 2.1 This 0.096 hectare site is located within the settlement area of West End as defined on the Proposals Map of the Surrey Heath Core Strategy and Development Management Policies 2012. The site is within Commonfields and currently comprises a detached bungalow with an attached flat roof garage adjacent to the northern boundary (with 1A Commonfields). The site is screened by fencing and hedging along site boundaries.
- 2.2 The surrounding area principally comprises detached and semi-detached dwellings of mixed architectural character and scale, situated within plots of varying size.

3.0 RELEVANT HISTORY

- 3.1 SU/96/0441 – Erection of a single storey rear and single storey side extension and the erection of an attached single garage (following demolition of existing garage).
Approved 26/07/1996
- 3.2 SU/12/0375 - Erection of two detached two storey dwellings following demolition of existing bungalow
Approved 27/09/2012 (not implemented)

4.0 THE PROPOSAL

- 4.1 The principle of two dwellings on the site has already been established through the grant of planning permission 12/0375. This permission was for 2 No. two storey detached houses. Unit A was shown to front onto Commonfields, with Unit B accessed from Barnsford Crescent. Both dwellings were shown to be sited within irregularly shaped plots.
- 4.2 The principal difference between the current proposal and the extant permission under SU/12/0375 is the more linear plot layout proposed under the current scheme with both dwellings having a frontage and gaining access from Commonfields.
- 4.3 The dwelling on Plot 1 would be set marginally deeper into the site than No.1a Commonfields, with its rear wall projecting 6.4 metres beyond the rear elevation of Plot 1. A minimum distance of 5.2 metres is retained between the flank wall of 1A Commonfields and that of the dwelling to serve Plot 1. The garden area to serve Plot 1 would have a depth of approximately 10.5 to 12 metres. This is a similar size to that proposed under SU/12/0375.
- 4.4 The dwelling on Plot 1 would benefit from a two storey front gable facing Commonfields. Other features include a covered entrance porch and a dormer style window, partly set into the roof slope. Tile hanging is proposed to the upper part of the front gable, with horizontal banding and contrasting brick detailing around openings. The proposed dwelling would be 0.2 metres higher than Unit A approved under SU/12/0375. At a depth of 10.5 metres, and a width of 9.5 metres, the proposal would occupy a marginally smaller footprint than the approved Unit A.
- 4.5 The dwelling proposed on Plot 2 would project 1.8 metres beyond that proposed on Plot 1 and would be set approximately 20 metres away from the front elevation of the dwellinghouse at 26 Barnsford Crescent with its front garden to a depth of 9.4 metres, increasing to 10.3 metres. The dwelling on Plot 2 would be sited a minimum of 3.9 metres from the southern boundary of the site with Barnsford Crescent.
- 4.6 The dwelling proposed on Plot 2 would also present a two storey gable onto Commonfields. Tile hanging is also proposed to the upper part of the front gable. A bay window is proposed on the ground floor, with a covered canopy above the front entrance. This dwelling would be to a height of 8.4 metres, which would be 1 metre higher than the approved dwelling to serve Unit B under SU/12/0375. The footprint of the proposal would measure 9.8 metres in width and 10 metres in depth, which would be similar to the approved dwelling to serve Unit B under SU/12/0375. The primary garden area of Plot 2 is comparable in size to that provided under the extant planning permission.

5.0 CONSULTATION RESPONSES

- 5.1 Surrey County Council No highway comments.
Highway Authority

6.0 REPRESENTATIONS

At the time of preparation of this report 6 representations of objection have been received which raise the following issues:

6.1 Overdevelopment of the site - [See para.7.3]

6.2 Parking concerns in respect of new residential property in this location - [See para.7.5]

7.0 PLANNING CONSIDERATION

7.1 The National Planning Policy Framework (NPPF); Policies CP1, CP2, CP14, DM9, DM11 and DM13 of the Surrey Heath Core Strategy and Development Management Policies 2012 (CSDMP); and, Policy NRM6 of the South East Plan are material considerations in this application.

7.2 As the principle of development was considered acceptable under the extant planning permission SU/12/0375, it is considered that the main issues to be addressed in determining of this application are:

- The proposal's impact on the character and appearance of the area;
- The proposal's impact on the amenities of neighbouring properties and the amenity to be afforded to future residents;
- The impact of the development highway safety and parking;
- The impact of the development on the provision of community infrastructure; and
- The impact on the Thames Basin Heaths Special Protection Area.

7.3 The proposal's impact on the character and appearance of the area

7.3.1 The NPPF 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. Paragraph 59 of the NPPF requires design policies to concentrate on guiding the overall scale, density, massing, height, landscape, layout, materials and access of new development in relation to neighbouring buildings and the local area more generally. Policy DM9 of the Core Strategy is reflective of this, requiring development proposals to provide high quality design with layouts that respect and enhance the local environment. Particular regard should be paid to scale, massing, bulk and density.

7.3.2 The application site lies within an area which is largely residential in character. Plots vary in arrangement and size with properties on Benner Lane arranged in a more linear fashion than those on Barnsford Crescent to the south. Although the gap between the two dwellings is considerably narrower than the extant permission, the vast majority of dwellings on Commonfields are set on rectangular plots with minimal separation between flank walls as evident approximately 30 metres to the south west of the site. It is therefore considered that the revised layout would not be dissimilar to wider character of the street scene and as such would not have an adverse impact on the character of the area.

7.3.3 As set out above, the proposed dwellings would be of a two storey height with a hipped roof design incorporating front facing gable features and dormers. Although the dwellings approved under SU/12/0375 featured a hipped roof design, they reflected relatively simple detailing in comparison to the proposed units. The use of a tile hung finish on the gables, in combination with additional front and rear windows are aesthetic improvements to the dwellings proposed and would integrate well in the context of the wider street scene.

7.3.4 As noted, the proposed dwellings would be of a marginally higher height than the approved dwellings under SU/12/0375 (between 0.2 and 1.0 metres). In the context of a street scene

characterised by a mixture of bungalows as well as substantial two storey dwellings, a maximum ridge height of 8.4 metres would not have an adverse impact on rhythm of development in this setting.

7.3.5 On the basis of the above considerations it is considered that the revised scheme accords with the design principles contained in both the NPPF and Policy DM9 of the Core Strategy.

7.4 The proposal's impact on the amenities of neighbouring properties and the amenity to be afforded to future residents

7.4.1 The NPPF seeks a good standard of amenity for all existing and future occupants of land and buildings. Policy DM9 of Core Strategy advises that in the consideration of development proposals, the amenities of the occupants of neighbouring properties are respected.

7.4.2 The closest residential properties to the proposed development outside the application site are 1A Commonfields (to the north) and No.26 Barnsford Crescent (to the east) and properties to the rear on Benner Lane.

7.4.3 The existing bungalow to be demolished currently projects 10 metres beyond the rear wall of 1A Commonfields (albeit at single storey level only). However a garage is positioned adjacent to the common boundary with the application property and there would be a minimum separation distance of 5.2 metres retained between the flank wall of 1A Commonfields and that of the dwelling to serve Plot 1. In light of the above, in addition to the fact that no principal habitable windows are proposed within the flank elevation of the dwellinghouse proposed on Plot 1 facing 1A Commonfields, it is considered that the proposed development would not have an adverse impact on the amenities that the occupants of 1A Commonfields enjoy. The dwellinghouse on Plot 2 would be a significant distance away from 1A Commonfields and therefore would have no adverse impact on the amenities that the occupants of this property enjoy.

7.4.4 The neighbouring property to the east of the site at 26 Barnsford Crescent is set between 20 - 21 metres away from the rear elevations of the proposed units. Given that the proposed dwellings would face onto the front driveway of 26 Barnsford Crescent, in combination with the significant separation distances and screening provided by the hedging along this mutual boundary, it is not considered that there would be an adverse impact on the amenities that the occupants of 26 Barnsford Crescent enjoy.

7.4.5 The amenity relationship between the two proposed residential units is considered to be acceptable with a separation distance of 2 metres retained between mutual flank walls. Only a limited staggered building line is proposed between the two properties and as such it is not considered that there would be an overbearing impact or any other poor amenity relationship as a consequence. It is considered that the primary amenity areas that each of the proposed units would benefit from would be largely similar to that of the extant planning permission. As a consequence it is considered that the quality of amenity space that this proposal affords would be acceptable.

7.4.6 On the basis of the above considerations it is considered that the proposed development accords with the amenity principles contained within Policy DM9 of the Core Strategy as well as the NPPF.

7.5 The impact of the development highway safety and parking

- 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 current proposal would result in the provision of both accesses from Commonfields. In a similar fashion to the extant permission under SU/12/0375, the proposed units would provide an integral garage parking area for each unit as well as driveways that can accommodate at least two vehicles, resulting in a total provision of 3 car parking spaces for each site. It is considered that the application site is situated in a sustainable location, close to the local amenities and modes of transport, where need for a car is not essential. Given that the proposal meets and exceeds the parking requirements as set out the Surrey County Council Parking Standards, 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, subject to conditions and informative.
- 7.5.3 It is therefore considered that the proposal accords with Policy DM11 of the Core Strategy as well as the relevant policies contained within the NPPF.

7.6 The impact of the development on the provision of community 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 of 100 square metres or more.
- 7.6.2 The current proposal would result in a net increase in residential floor space of approximately 202 square metres. Accordingly the development is liable for an estimated contribution of £44,506.00 towards community infrastructure in accordance with the Council's CIL Charging Schedule. The final total will be stated in the CIL notices that will be served on the liable party(s).
- 7.6.3 In accordance with the requirements of the CIL Regulations 2010 (as amended) and the Council's Infrastructure Delivery Supplementary Planning Document, should this application be approved, a land charge will be levied on the land to which this application relates, with payment required prior to commencement of development.

7.7 The impact on the Thames Basin Heaths Special Protection Area

- 7.7.1 The application site is located approximately 628 metres away from the Thames Basin Heaths Special Protection Area (SPA). Natural England are currently advising that new residential development within km of the protected site has the potential to adversely impact on the integrity of the site through increased dog walking and an increase in general recreational use.
- 7.7.2 In January 2012 the Council adopted the Thames Basin Heaths Special Protection Area Avoidance Strategy SPD which identifies Suitable Alternative Natural Green Space (SANGS) within the Borough and advises that the impact of residential developments on the SPA can be mitigated by providing a financial contribution towards SANGS. The Council currently has sufficient SANGS capacity to mitigate the impact of the development on the SPA. As the Council has adopted CIL and SANGS is considered to be a form of infrastructure, this financial contribution is pooled through CIL.

7.7.3 Policy CP14B requires that all net new residential development provide contributions toward Strategic Access Management and Monitoring measures (SAMM). As such, subject to payment received in respect of SAMM prior to the determination of this application or the completion of a legal agreement to secure this contribution by the 6th of February 2015, the proposal would accord with Policy CP14B of the Core Strategy and the Thames Basin Heaths Special Protection Area Avoidance Strategy Supplementary Planning Document.

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

ORDER 20

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 communicated with the applicant through the process to advise progress, timescale or recommendation.

9.0 CONCLUSION

9.1 It is considered that the revised proposal would integrate well with the character and appearance of the area, and would not have an adverse impact on the amenities of neighbouring properties or the future occupiers of the proposed residential properties. The development would not have an adverse impact on parking and highway safety and would contribute towards the provision of community infrastructure. On this basis the application is recommended for approval subject to the payment of a contribution towards SAMM or the completion of a legal agreement in respect of this.

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. No development shall take place until details and samples of the external materials to be used shall be submitted to and approved in writing by the Local Planning Authority. Materials to be agreed will include the proposed brick, tile, guttering and fenestration. Once approved, the development shall be carried out using only the agreed materials.

Reason: In the interests of visual amenities of the area and to accord with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies

2012.

3. The proposed development shall be built in accordance with the following approved plans: 14-P1091- ST, 01,02, 03, 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.

4. No development shall take place until full details of both hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved, and implemented prior to first occupation. The submitted details should also include an indication of all level alterations, hard surfaces, walls, fences, access features, the existing trees and hedges to be retained, together with the new planting to be carried out and shall build upon the aims and objectives of the supplied **BS5837:2012 – Trees in Relation to Design, Demolition and Construction** Arboricultural Method Statement [AMS].
5. The garages hereby permitted shall be retained for such purpose only and shall not be converted into living accommodation without further planning permission from the Local Planning Authority.

Reason: To ensure the provision of on-site parking accommodation and to accord with Policy CP11 of the Surrey Heath Core Strategy and Development Management Policies 2012.

6. No development shall take place until a Method of Construction Statement, to include details of:
 - (a) parking for vehicles of site personnel, operatives and visitors
 - (b) loading and unloading of plant and materials
 - (c) storage of plant and materials
 - (d) programme of works (including measures for traffic management)
 - (e) provision of boundary hoarding
 - (f) hours of construction

has been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented during the construction period.

Reason: The condition above is required in order that the development should not prejudice highway safety nor cause inconvenience to other highway users and to accord with Policies CP11 and DM11 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework.

7. Before any of the operations which involve the movement of materials in bulk to or from the site are commenced, facilities shall be provided as must be agreed with the Local Planning Authority, in order that the operator can make all reasonable efforts to keep the public highway clean and prevent the creation of a dangerous surface on the public highway. The agreed measures shall thereafter be retained and used whenever the said operations are carried out.

Reason: The condition above is required in order that the development should not prejudice highway safety nor cause inconvenience to other highway users and to

accord with Policies CP11 and DM11 of the Surrey Heath Core Strategy and Development Management Policies 2012.

8. Before the development is occupied the proposed and modified vehicular accesses to Commonfields shall be designed /constructed and provided with visibility zones to be kept permanently clear of any obstruction between 0.6 metres and 2 metres above ground level in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority.

Reason: The condition above is required in order that the development should not prejudice highway safety nor cause inconvenience to other highway users and to accord with Policies CP11 and DM11 of the Surrey Heath Core Strategy and Development Management Policies 2012.

9. The construction of the development hereby approved, including the operation of any plant and machinery, shall not be carried out on the site except between the hours of 8am and 6pm on weekdays and 8am and 1pm on Saturdays and none shall take place on Sundays and Public Holidays without the prior agreement in writing of the Local Planning Authority. For the avoidance of doubt 'Public Holidays' include New Year's Day, Good Friday, Easter Monday, May Day, all Bank Holidays, Christmas Day and Boxing Day.

Reason: In the interests of the amenities of adjoining residential occupants and to accord with the National Planning Policy Framework.

Informative(s)

1. Building Regs consent req'd DF5
2. Decision Notice to be kept DS1
3. CIL Liable CIL1