

LOCATION: VALLEY END INSTITUTE, HIGHAMS LANE, CHOBHAM, WOKING, GU24 8TD

PROPOSAL: Application for a Non Material Amendment following the grant of planning reference 11/0485 for the moving of a ground floor door, enlargement of one ground floor window and insertion of two new ground floor windows.

TYPE: Non Material Amendment

APPLICANT: Ms Violet Tedder

OFFICER: Mr N Praine

RECOMMENDATION: GRANT

1.0 SUMMARY

- 1.1 Retrospective permission is sought for a Non Material Amendment following the grant of planning reference SU/11/0485 (Erection of a single storey side extension, conversion of roof space into habitable accommodation and insertion of two roof lights) for the moving of a ground floor door, omission of three windows, enlargement of one ground floor window and insertion of two new ground floor windows.
- 1.2 This application would usually be determined by the Executive Head of Regulatory under the Council's Scheme of Delegation. However, as the applicant is a serving councillor the application has been referred to the Planning Applications Committee for determination.
- 1.3 The report concludes that the proposal does not significantly alter what has been approved and as such this proposed change is not considered material as to require a fresh planning application.

2.0 SITE DESCRIPTION

- 2.1 The application site comprises of a single storey village hall of brick and tile construction with a car park to the west side of the building. The site is screened by mature trees to the north, east and west boundaries.
- 2.2 The village hall is located within the rural Green Belt of Windlesham and is accessed via Highams Lane.

3.0 RELEVANT HISTORY

- 3.1 SU/94/0877 - Erection of single storey building to be used as meeting hall following demolition of existing, together with new vehicular access. Approved - 08/02/1995.
- 3.2 SU/11/0485 - Erection of a single storey side extension, conversion of roofspace into habitable accommodation and insertion of two roof lights – Approved – 21/09/11 and at the time of visiting the site (10/04/15) was under construction.

4.0 THE PROPOSAL

- 4.1 Permission was granted for a single storey side extension, conversion of roof space into habitable accommodation and insertion of two roof lights in 2011 and this work has been progressing. The applicant wishes to move a ground floor door, enlarge one ground floor window, omit three windows and insert two new ground floor windows. All other aspects of the proposal remain as approved.

5.0 CONSULTATION RESPONSES

- 5.1 Surrey County Council No objections
Highway Authority
- 5.2 Windlesham Parish No response (consultation period expired)
Council

6.0 REPRESENTATION

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

7.0 PLANNING CONSIDERATION

- 7.1 The National Planning Policy Framework (NPPF); Policies DM9 and DM11 of the Surrey Heath Core Strategy and Development Management Policies 2012 (CSDMP) are relevant.
- 7.2 The proposal does not increase the amount, scale, size or floor area over that as already approved. The nearest neighbour is also sited in excess of 17m from the closest elements of the amendments which relate to ground floor fenestration. It is therefore considered the proposed changes would not significantly alter what has been approved and as such this proposed change is not considered material as to require a fresh planning application.

8.0 ARTICLE 2(3) DEVELOPMENT MANAGEMENT PROCEDURE (AMENDMENT) ORDER 2012 WORKING IN A POSITIVE/PROACTIVE MANNER

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 report concludes that the proposal does not significantly alter what has been approved and as such this proposed change is not considered material as to require a fresh planning application.

10.0 RECOMMENDATION

APPROVE