

LOCATION: 125 FRIMLEY ROAD, CAMBERLEY, GU15 2PS
PROPOSAL: Erection of an outbuilding following demolition of an existing garage. (Part Retrospective).
TYPE: Full Planning Application
APPLICANT: Mr Tony Robertson
OFFICER: Michelle Fielder

The application would normally be determined under the Council's Scheme of Delegation, however, at the request of a local ward councillor (Cllr Lewis) it has been called in for determination by the Planning Applications Committee.

RECOMMENDATION: GRANT subject to conditions

1.0 SUMMARY

- 1.1 The application seeks retrospective planning permission for the erection of an outbuilding on land to the rear of 2 flats contained within no.125 Frimley Road. The building is to function in an ancillary capacity to those flats and provide storage and hobby space.
- 1.2 The retention of the building is considered acceptable and would not cause significant harm to the residential, visual amenities or character of the area.

2.0 SITE DESCRIPTION

- 2.1 The application site is located on Abbetts Lane approximately 40m back from the junction of this lane with Frimley Road. The area has a mixed character however the application site is surrounded by residential development with the nearest commercial property located on Frimley Road (i.e.The Royal Standard Public House).
- 2.2 Abbetts Lane serves a number of residential properties of mixed Edwardian/Victorian character set on modest plots.
- 2.3 The application site lies in the Historic Route (commercial nodes sub division). This area is characterised by a dominance of retail and business activities in a strip form of development. Typically, this area is characterised by narrow rectangular plots with the buildings directly fronting onto the road.

3.0 RELEVANT HISTORY

- 3.1 SU/88/0014 - Change of use of dwellinghouse to provide two one- bedroomed flats together with single-storey side extension to provide porch and first floor side extension to form bathroom. Approved 15/11/1998.

4.0 THE PROPOSAL

- 4.1 Retrospective planning consent is sought for the erection of an outbuilding to the rear of 125 and 125A Frimley Road. At the time of the site visit the outbuilding was substantially complete with obscure glazed windows and a front door provided. A dormer has also been installed in the front roof plane that faces onto Abbetts Lane. The detached building measures approximately 7 metres in depth and 4 metres in width and 4.7 metres in height.
- 4.2 Information provided by the applicant indicates that the dormer window is to be removed (amended plans have been provided to this effect); the obscure glazed windows and door are to be replaced with clear glazing; there will be no primary living facilities provided and access to the roof space will be provided by a simple temporary ladder as opposed to a staircase.

5.0 CONSULTATION RESPONSES

- 5.1 County Highway Authority No objection.

6.0 REPRESENTATIONS

- 6.1 At the time of preparation of this report 8 representations of objection had been received raising the following concerns:
- The building looks like a dwellinghouse [*Officer comment: See section 7.2 and 7.4*]
 - A dormer has been provided and this is not shown on the submitted drawings [*Officer comment: The intention is for this to be removed and a condition could be imposed to achieve this*]
 - The building is of poor construction [*Officer comment: This would be a matter for building control*]
 - The building looks out of character [*See section 7.2.*]
 - All the neighbours of Abbetts Lane should have been consulted as part of the application [*The LPA has met the statutory consultation requirements*]
 - There could be potential health and safety concerns given the wood burner [*There is no wood burner present at time of internal site inspection on 1 December 2015*]

7.0 PLANNING CONSIDERATIONS

- 7.1 This application site falls within the settlement area of Camberley. The proposal is considered against Policies DM9 (Design Principles) and DM11 (Traffic Management and Highway Safety) of the Surrey Heath Core Strategy & Development Management Policies 2012, the WUAC SPD and the National Planning Policy Framework (NPPF). The main issues to consider are the impact on the character of the area and on residential amenity.

7.2 Impact on character of area

- 7.2.1 The NPPF promotes a presumption in favour of sustainable development, securing high quality design, and reflecting on the character of different areas. Policy DM9 of the Surrey Heath Core Strategy expands on this, advising that development will only be considered acceptable where it achieves high quality design and respects and enhances the local character of the environment. Policy DM9 underpins the specific character measures set out within the Western Urban Area Character SPD (WUAC SPD). Within the WUAC SPD the application site falls within the Historic Route on the periphery of the Commercial Nodes and immediately adjacent to the Victorian/Edwardian Subdivisions.
- 7.2.2 The commercial nodes designation seeks to ensure that development retains a small scale and a similar approach is also taken with development in the Victorian / Edwardian subdivision character designation. It is noted that this designation seeks the use of red brick with occasional render, stone and boarding with slate of tile roofs.
- 7.2.3 The building is visible from a number of public vantage points. At present the building's scale and unfinished appearance, coupled with the roof dormer give rise to an incongruous addition to the street scape. However it must be noted that the building that is currently on site is not what is intended to be retained. This is because the applicant has not completed the works since the need for planning permission for the building was explained to him. Moreover, discussions concerning the need for various elements to be removed have met with agreement and have resulted in the submission of amended plans to remove the dormer window from the front roof plane. It is considered the removal of this element would result in a sufficient reduction in the bulk and massing of the building as to make it acceptable in visual amenity terms. A condition could be imposed to secure this.
- 7.2.4 Likewise the finish of the building in terms of the external materials to be used could also be secured by planning condition. This approach is consistent with that of other applications and would ensure that the materials used reflect the design aspirations of the WUCA SPD.
- 7.2.5 Subject to compliance with condition to secure the removal of the dormer and agreement on the material to be used to clad or cover the existing block work it is considered the retention of the building would not be harmful to the visual amenities or character of the area.

7.3 Impact on residential amenity

- 7.3.1 Policy DM9 of the Core Strategy advises that development will be acceptable where it provides sufficient private and public amenity space and respects the amenities of occupiers of neighbouring property and uses.
- 7.3.2 The detached building would be in close proximity to the neighbouring properties at Abbetts House to the east, 127 Frimley Road to the south and 115 Frimley Road to the north. Although the building would be relatively close to the mutual boundaries with Abbetts House and 127 Frimley Road it would be of a scale and height that would not give rise to an overbearing impact or loss of light.
- 7.3.3 It is also considered that the development would be a significant distance and adequately screened from the amenities that any other neighbouring property enjoys. As such, it is considered that the current application complies with the amenity principles contained in Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies.

7.4 Other matters

- 7.4.1 The application is not CIL liable as it falls under 100m² of floor area.
- 7.4.2 Concerns raised regarding the long term intention for the building's use have been given weight and a number of conditions have been discussed with the applicant to ensure that a breach of planning control cannot easily arise. In this regard the obscure glazing in the window and door are to be replaced with clear glazing and conditions imposed to ensure the building is used in an ancillary capacity to the flats at 125. In addition, the loft space is to be used as storage only and only to be accessed via a ladder as opposed to a staircase. These conditions are considered to meet the tests set out in the NPPF and are sufficient to address the concerns raised regarding the buildings appearance and function.
- 7.4.3 The proposal would not result in any increase in traffic nor any alterations to the access arrangements of Abbetts Lane and not conflict with Policy DM11 (Traffic Management and Highway Safety) of the CSDMP.

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 the following:

- 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 This report concludes that the proposal is acceptable in regard to its impacts upon the character of the area, residential amenity and matters of highways, parking and access. On this basis the application is recommended for approval.

10.0 RECOMMENDATION

GRANT subject to the following conditions:-

1.
 - a) The development hereby approved shall be retained for hobby and storage purposes ancillary to the flats at 125 Frimley Road. The building shall not be used for any other purpose and shall not be sub-let or sold;
 - b) There shall be no primary living facilities provided (no. w.c; kitchen; bathroom or bedrooms or any other facilities required for day to day living);

- c) The loft space shall be used solely for storage ancillary to the flats at 125 Frimley Road and access to this area shall be by ladder or other temporary, moveable means; and,
- d) Within 3 months of the date of this decision the existing obscure glazed windows and door shall be replaced with clear glazed units.

Reason: To ensure the development hereby approved remains ancillary to the flats at 125 Frimley Road and is not sublet or subdivided and to comply with Policies DM9 and CP14 of the Core Strategy and Development Management Policies 2012, Policy NM6 of the South East Plan and the NPPF.

- 2. Within 6 weeks of the date of these decision samples of the material to be used in the external finish of the development hereby approved shall be provided to the Local Planning Authority for formal written approval. Once approved the details shall be implemented within 3 months of the date of that approval.

Reason: To ensure a satisfactory form of and to comply with Policy DM9 of the Core Strategy and Development Management Policies 2012 and the WUCA SPD 2012.

- 3. Within 6 months of the date of this decision the existing dormer window shall be removed from the front roof plane and the development retained in accordance with the submitted plans received 2 October 2015. The materials to be used in the making good of the roof shall be those to be agreed pursuant to condition 2 of this decision.

Reason: To ensure a satisfactory form of and to comply with Policy DM9 of the Core Strategy and Development Management Policies 2012 and the WUCA SPD 2012.