

LOCATION: THE CASTLE GROVE INN, SCOTTS GROVE ROAD,
CHOBHAM, WOKING, GU24 8EE

PROPOSAL: Erection of a two storey rear extension following the part
demolition and conversion into 2 three bedroom semi-
detached houses and 1 one bedroom bungalow with
parking and access. (Amended plans rec'd 08/01/16).

TYPE: Full Planning Application

APPLICANT: Lux Homes Ltd

OFFICER: Duncan Carty

This application would normally be determined under the Council's Scheme of Delegation, however, at the request of a Local Ward Councillor it has been called in to be determined by the Planning Applications Committee.

RECOMMENDATION: GRANT subject to conditions

1.0 SUMMARY

- 1.1 This application site relates to a vacant public house located at the road junction of Scotts Grove Road, Castle Grove Road and Guildford Road in the Green Belt, south of the Chobham village. The proposal relates to the part demolition and erection of a two storey rear extension to a vacant public house along with its conversion (along with an existing outbuilding) into 2 no. three bedroom houses and 1 no one bedroom bungalow with parking and a modified access from Scotts Grove Road.
- 1.2 The proposal is CIL liable and a SAMM payment of £934 has been received. The current proposal is therefore considered to be acceptable in terms of its impact on principle (loss of business accommodation), Green Belt, local character, residential amenity, highway safety, local infrastructure and the SPA. The application is recommended for approval.

2.0 SITE DESCRIPTION

- 2.1 This application site relates to a vacant public house located at the angled road junction of Scotts Grove Road, Castle Grove Road and Guildford Road in the Green Belt, south of the Chobham village. The site is roughly triangular in shape with the existing public house fronting onto and positioned close to this road junction. In front of the public house is a small parking area, which accesses directly onto Scotts Grove Road very close to this road junction.
- 2.2 A vacant former stable building is located to the rear and close to the boundary with Scotts Grove Road with a parking area and beer garden beyond. Further land beyond (under the control of the applicant but not forming part of the application site) is part of the beer garden and part woodland.

- 2.3 The public house was closed during the Summer 2015 with the upper floor (four bedroom) flat still occupied for residential purposes. Hoarding has been erected to part of the site boundaries, much lower in height to the front.

3.0 RELEVANT HISTORY

- 3.1 BGR 4002 Formation of car park for 24 vehicles. Approved in December 1962 and implemented.
- 3.2 BGR 8269 Erection of extensions and alterations (including part demolition). Approved in September 1972 and implemented.
- 3.3 SU/90/0939 Conversion of outbuilding into a skittle alley. Approved in November 1990 but not implemented.

4.0 THE PROPOSAL

- 4.1 The proposal relates to the part demolition and erection of a two storey rear extension to a vacant public house along with its conversion (along with an existing outbuilding) into 2 no. three bedroom houses and 1 no one bedroom bungalow with parking and a modified access from Scotts Grove Road. The demolition relates to single storey elements to the front, side and rear of the existing public house.
- 4.2 The proposed two storey rear extension would have a depth of 9.5 metres and a width of 8.6 metres with a double gable roof over to a maximum height of 7.6 metres (0.7 metres lower than the ridge of the existing building), reduced to 5.8 metres at the eaves (0.4 metres lower than the eaves for the existing building). The net gain in floorspace, over the size of the original buildings, would be 74 square metres.
- 4.3 The proposal would reconfigure, and reduce the size of, the existing car park, with a modified access onto Scotts Grove Road. The proposal would provide nine parking spaces to serve this development. The proposed units would be provided with private amenity space with boundary treatments proposed to subdivide the site.

5.0 CONSULTATION RESPONSES

- 5.1 County Highway Authority No objections.
- 5.2 Chobham Parish Council An objection raised on highway safety reasons for additional driveway and parking area and bungalow (additional dwelling in the Green Belt).

6.0 REPRESENTATION

At the time of preparation of this report, no representations have been received raising an objection and three representations have been received in support but which raise the following issues:

- 6.1 Query the future use of the land outside of the application site but within the control of the applicant [*Officer comment: This does not form a part of the application site but would have a nil use if this proposal is approved and built/converted*]
- 6.2 The highway safety issues raised by the provision of parking close to the road junction [*Officer comment: the parking arrangements have been amended with this element of the proposal deleted*]

7.0 PLANNING CONSIDERATION

- 7.1 This planning application relates to a site falling within the Green Belt. As such, the National Planning Policy Framework (NPPF); Policies CP11, CP14, DM9, DM11 and DM13 of the Surrey Heath Core Strategy and Development Management Policies 2012; and Policy NRM6 of the South East Plan 2009 (as saved) are relevant to the consideration of this proposal. Advice set out in the Thames Basin Heaths Special Protection Area Avoidance Strategy SPD 2012; the Infrastructure Delivery SPD 2014; and, Planning Practice Guidance are also relevant.
- 7.2 The main considerations for this application are:
 - The principle of the development;
 - Impact on the Green Belt;
 - Impact on local character;
 - Impact on residential amenity;
 - Impact on highway safety;
 - Impact on local infrastructure; and
 - Impact on the Thames Basin Heaths Special Protection Area.

7.3 The principle of the development

- 7.3.1 The proposal would result in the permanent loss of commercial floorspace at this site by the loss of the public house use. Policy DM13 of the Surrey Heath Core Strategy and Development Management Policies 2012 indicates that the loss of employment sites is acceptable where it would not result in the loss of units which could be capable of use for commercial purposes unless it can be demonstrated that there is no longer a need for such units.

The applicant has provided a justification for this loss on the following basis:

- the public house has been closed since June 2015 and has been marketed since without success to retain its public house use;
- its relatively more remote location (500 metres) from Chobham village centre;
- the decline in barrelage (from 90 in 2012 to 47 in 2014) and local competition in better (i.e. more central) locations such as Chobham village; and
- the property is in a poor state of repair and requires significant investment to bring it up to a suitable standard for continued use.

7.3.2 It is considered that the loss of the commercial business is accepted in this case, with the principle for the development accepted and the proposal complying with Policy DM13 of the Surrey Heath Core Strategy and Development Management Policies 2012.

7.4 Impact on the Green Belt

7.4.1 Paragraphs 89 and 90 of the NPPF indicate that *"the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building"* and that *"the re-use of buildings provided that the buildings are of permanent and substantial construction"*, provided that the re-use preserves the openness of the Green Belt and does not conflict with its purposes, are not inappropriate development in the Green Belt.

7.4.2 The current proposal relates to the provision of a rear extension to the existing principal building (the public house) increasing the size of this building from 207 to 281 square metres. This represents an increasing of 36% which is considered to be a proportionate form of development. With this level of increase, it is considered prudent to remove permitted development rights for further extensions to these properties and the erection of outbuildings. The existing buildings (to be re-used) are permanent and substantial in construction. Whilst the proposal would provide added mass (at first floor level), it is noted that the proposal would result in a material reduction in the intensity of use of, and activity on, the site (compared with the authorised use), and reductions in the amount of hardstanding on the site. As such, the extension and conversion of the existing buildings is not considered to be inappropriate development complying with the NPPF on Green Belt grounds.

7.5 Impact on local character

7.5.1 The proposed extension would be located to the rear of the building but would be clearly seen from Scotts Grove Road and Guildford Road approaches to the road junction with Castle Grove Road. The proposed extension would be slightly lower in form, appearing sub-servient to the main building and providing a design which would be in keeping with the existing building.

7.5.2 As such, no objections are raised to the proposal on character grounds, complying in this respect with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012.

7.6 Impact on residential amenity

- 7.6.1 The application site is set some distance for the nearest residential property (Castle Grove House, about 85 metres to the north east) and it is not considered that the proposal would have any material impact upon this or any other nearby residential property.
- 7.6.2 The proposed rear extension would extend close to the existing outbuilding (to be converted into a bungalow). The bungalow has been designed so that its habitable room windows and doors and private amenity space are located on the opposite side of this building from the extension. The nearest first floor window in the rear elevation of the rear extension would also be positioned about 8 metres from the private amenity space for the (proposed) bungalow, with views obscured by the presence of this building. It is, however, considered necessary to limit permitted development rights for these properties on residential amenity grounds because of this relationship. With this restriction in place, this relationship for future occupiers of these units is considered to be acceptable.
- 7.6.3 As such, no objections are raised to the proposal on residential amenity grounds, complying in this respect with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012.

7.7 Impact on highway safety

- 7.7.1 The proposal would reduce the traffic generation and parking demand for the site (when compared to the public house use). The level of parking proposed (9 spaces) to support this proposal meets parking standards. In addition, the amended layout removes parking previously allocated to the front of the existing building very close to the road junction. These improvements are considered to be of benefit to highway safety. The angled road junction at Scotts Grove Road, Castle Grove Road and Guildford Road will require visibility across the application site (in front of the front main wall of the existing public house building). It is considered appropriate to control the boundary treatment and landscaping this location to secure visibility at this junction with a maximum height of boundary treatment to 800mm. above ground level (see proposed Condition 4 below) a height restriction recommended by the County Highway Authority who have raised no objections to the proposal on highway safety grounds.
- 7.7.2 As such, no objections are raised to the proposal on parking and highway safety grounds, complying in this respect with Policies CP11 and DM11 of the Surrey Heath Core Strategy and Development Management Policies 2012.

7.8 Impact on local infrastructure

- 7.8.1 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. In this case, the proposal would result in a net increase of floorspace less than this threshold. As such, this development would not be CIL liable.

- 7.8.2 No objections are therefore raised to the proposal in these grounds with the proposal complying with Policy CP12 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the Infrastructure Delivery SPD 2014.

7.9 Impact on the Thames Basin Heaths Special Protection Area

- 7.9.1 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. As SANGS is considered to be a form of infrastructure, it is pooled through CIL. The Council currently has sufficient SANGS capacity to mitigate the impact of the development on the SPA.
- 7.9.2 Policy CP14B requires that all net new residential development provide contributions toward Strategic Access Management and Monitoring (SAMM) measures. As such, subject to a payment of £943 received in respect of SAMM prior to the determination of this application or the completion of a legal agreement to secure this contribution. In this case, this payment has been received and the proposal would therefore accord with Policy CP14B of the Surrey Heath Core Strategy and Development Management Policies 2012 and the Thames Basin Heaths Special Protection Area Avoidance Strategy Supplementary Planning Document. 2012.

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 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.
 - c) Have suggested/accepted/negotiated amendments to the scheme to resolve identified problems with the proposal and to seek to foster sustainable development.
 - d) Have proactively communicated with the applicant through the process to advise progress, timescale or recommendation.

9.0 CONCLUSION

- 9.1 The current proposal is considered to be acceptable in terms of its principle and its impacts on the Green Belt, local character, residential amenity, highway safety, local infrastructure and the SPA. 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: 15-P1207-112, 15-P1207-113 and 15-P1207-LP01 received on 27 November 2015 and 15-P1207-111 Rev. A and 15-P1207-CP101 Rev. A received on 8 January 2016, 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.

4. Notwithstanding the provisions of the Classes A, B and E of Part1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order), no further extensions, garages or other buildings shall be erected without the prior approval in writing of the Local Planning Authority.

Reason: To enable the Local Planning Authority to retain control over the enlargement, improvement or other alterations to the development in the interests of visual amenity of the Green Belt and residential amenity and to accord with Policies CP1, DM1 and DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework.

5. 1. 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]. The boundary treatment to the front of the main building (to be converted to houses) facing the road junction (with Castle Grove Road and Guildford Road) shall be at a height no greater than 800mm. above ground level.

2. All hard and soft landscaping works shall be carried out in accordance with the approved details. All hard and soft landscaping works shall be carried out in accordance with the approved details. All plant material shall conform to **BS3936:1992 Parts 1 – 5: Specification for Nursery Stock**. Handling, planting and establishment of trees shall be in accordance with **BS 8545:2014 Trees: from nursery to independence in the landscape**

Reason: To preserve and enhance the visual amenities of the locality and highway safety in accordance with Policies DM9 and DM11 of the Surrey Heath Core Strategy and Development Management Policies 2012.

6. The parking spaces shown on the approved plan shall be made available for use prior to the first occupation of the development and shall not thereafter be used for any purpose other than the parking of vehicles.

Reason: To ensure the provision of on-site parking accommodation and to accord with Policies CP11 and DM11 of the Surrey Heath Core Strategy and Development Management Policies 2012.

7. Details of the proposed modified access to Scotts Grove Road including visibility zones, shall be submitted to and approved by the Local Planning Authority. The access shall be provided prior to first occupation and the visibility zones shall be kept permanently clear of any obstruction.

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 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.

9. The development hereby approved shall not be occupied unless and until the existing vehicular access to the Scotts Grove Road (proposed to be removed) has been permanently closed and any kerbs and footway, fully reinstated.

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.

Informative(s)

1. Decision Notice to be kept DS1
2. Building Regs consent req'd DF5
3. The permission hereby granted shall not be construed as authority to carry out any works on the highway. The applicant is advised that prior approval must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, or verge to form a vehicle crossover to install dropped kerbs. When a temporary access is approved or an access is to be closed as a condition of planning permission an agreement with, or licence issued by, the Highway Authority Local Highways Service will require that the redundant dropped kerb be raised and any verge or footway crossing be reinstated to conform with the existing adjoining surfaces at the developers expense.