

LOCATION: 9 CROFTERS CLOSE, DEEPCUT, CAMBERLEY, GU16 6GH
PROPOSAL: The conversion of existing garage into a store/games room and the erection a single storey extension to this building to serve as a gym. (Amended plans rec'd 09/03/16).
TYPE: Full Planning Application
APPLICANT: Ms L Merran
OFFICER: Sadaf Malik

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

RECOMMENDATION: GRANT subject to conditions

1.0 SUMMARY

- 1.1 The application seeks planning permission for the conversion of the existing detached garage into a storage/games room and the erection of a single storey extension to this building to serve as a gym.
- 1.2 The proposal is considered to be acceptable in terms of its impact on local character and residential amenity. The application is therefore recommended for approval.

2.0 SITE DESCRIPTION

- 2.1 The application site falls within the settlement of Deepcut as defined by the inset plan to the Surrey Heath Core Strategy and Development Management Policies 2012 DPD. The character of the area is residential housing and the immediate location has a tight urban grain. The architectural styles are fairly uniform. Parking is provided on the plot in garages, drives and on the road.
- 2.2 The application site is a detached two and a half storey dwelling house, which has off road parking on the drive, a double garage and access onto Crofters Close. The site has a flat topography with hard and soft landscaping. The front garden is semi-enclosed with site boundary treatments consisting of a metal fence and low ornamental planting. The site boundary treatments for the rear garden are mixed with a brick wall and a wooden fence. The front and rear garden are of modest size.

3.0 RELEVANT PLANNING HISTORY

- 3.1 None, relevant to the current proposal. Please note that under the original consent for the site permitted development rights for garage conversions have been removed.

4.0 THE PROPOSAL

- 4.1 Planning permission is sought for the conversion of the existing garage into a store / games room and the erection of a single storey extension to this building to serve as a gym.

- 4.2 The proposed extension would have a depth of 5.2m, width of 6m, and maximum eaves of 2.5m with a flat roof.
- 4.3 External changes to the garage itself are limited to the front elevation garage doors being replaced with a pedestrian door and infill panels.

5.0 CONSULTATION RESPONSES

- 5.1 Surrey County Highway Authority: No highway requirements.

6.0 REPRESENTATION

- 6.1 At the time of preparation of this report three representations have been received in objection.
- 6.2 Two objections received related to a previous set of plans which featured a two storey extension to the garage and an increased ridge height of the building. These objections are summarised below:
- Out of character, a large scaled development and would have a negative impact on the character of the street scene *[See paragraph 7.3]*
 - Overbearing and loss of sunlight *[See paragraph 7.4]*
 - Noise impact *[See paragraph 7.4.3]*
 - Scale and dominance with close proximity to the neighbour's house and a loss of privacy *[See paragraphs 7.4]*
- 6.3 Amended plans for the development as described in section 4 of this report were received on the 9 March to address objections and concerns raised by officers. A further consultation was undertaken and a further objection received from one of the previous objector's. This response maintains an amenity based objection.

7.0 PLANNING CONSIDERATIONS

- 7.1 The National Planning Policy Framework (NPPF), Policies DM9 (Design Principles) and DM11 (Traffic Management and Highway Safety) of the Surrey Heath Core Strategy and Development Management Policies 2012 (CSDMP) are relevant to the consideration of this planning application.
- 7.2 It is considered that the main issues to be considered in the assessment of this proposal are:
- Impact on the character of the area;
 - Impact on residential amenities; and,
 - Impact on the highway.

7.3 Impact on the character of the area

- 7.3.1 Policy DM9 of the CSDMP is reflective of the NPPF and requires development to be of high design and quality to respect and enhance the character of the area, paying particular regard to scale, materials, massing, bulk and density.
- 7.3.2 The conversion of the garage will involve minor external changes which subject to the use of matching materials would not harm the character of the property or the wider area. The introduction of a flat roof extension to this building is not ideal, however the desire to reduce the mass of the structure in what is a tight urban environment is welcomed. Moreover views of this element of the proposal would be limited to oblique views and would be seen against the backdrop of both the existing development on site and the side elevation of 16 Durham Drive to the rear. In this context the scale and siting of the proposed extension is considered acceptable and would not result in significant harm to the character of the area. The proposal is therefore considered to support the aims and objectives of Policy DM9.

7.4 Impact on residential amenity

- 7.4.1 The NPPF sets out amenity standards for all existing and future occupants of land and buildings. Policy DM9 sets out guidelines for new development proposals in respect to amenities of the occupiers of the neighbouring properties.
- 7.4.2 No.16 Durham Drive has a 1m separation distance to the shared boundary with No.9 and would be sited closest to the proposed extension and garage conversion. The proposed extension to the garage would run the length of the flank elevation of No.16 and at 2.5m in height would stand approximately 0.4m higher than the standard sized boundary fence which demarks this boundary. The separation distance, combined with the 2.5m eaves and the intervening boundary would be sufficient to prevent any significant overbearing or overshadowing impacts. No windows are proposed in the elevation facing this neighbour and so there would be no adverse loss of privacy.
- 7.4.3 The revised proposed floor plans do not provide any primary accommodation in the form of a shower room or W.C and a condition could be imposed to prevent such installations. Concern has been raised in regard to noise and the proposed uses of the resulting ancillary space; however the provision of a games rooms and a home gym in the outbuildings are a relatively common form of development and one which often falls within the remit of permitted development. With this in mind an objection to the principle of an outbuilding being used as a home gym for purely ancillary purposes cannot reasonably be raised.
- 7.4.4 The proposal would have a 6.4m separation distance to the front boundary treatment and a total 14.4m separation distance to the flank wall of No.8; and, would have a 10.3 m separation distance to the northern rear boundary and a total 22 m separation distance to the rear elevation wall of no. 15 Durham Drive. Given these distances it is considered no significant overlooking or any other harm to amenity would arise for these neighbours. The distance to any other neighbours is sufficient to prevent any material loss of amenity.
- 7.4.5 In light of the above the proposal would not cause a harmful relationship on the amenity of neighbours and is therefore considered to comply with Policy DM9 of the CSDMP 2012.

7.5 Impact on the highway

- 7.5.1 The parking is accommodated on the front drive for two parking spaces and therefore it is considered that the conversion of the garage would not significantly affect the parking arrangements. The County Highways Authority raise no objection and it is therefore envisaged that the proposed development would not conflict with the aims of Policy DM11 of the CSDMP 2012.

7.6 Other matters

- 7.6.1 Surrey Heath charges CIL on residential and retail developments where there is a net increase in floor area of 100 square metres or more. This proposal has a net increase in residential floor area of less than 100 square meters and is not CIL liable.

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 by providing feedback through the validation process including information on the website, correcting identified problems and ensuring the application was correct and could be registered.

9.0 CONCLUSION

- 9.1. The design and massing of the proposal is considered acceptable in character terms and there are no policy grounds to object to the proposed architecture and general design. The proposal is not considered to be harmful to residential amenity and there is no highway objection. Accordingly it is recommended the application be approved.

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 building works, hereby approved, shall be constructed in external fascia materials; as stated in question 10 of the planning application form which was dated 22.12.15.

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.

3. The proposed development shall be built in accordance with the following approved plans: 706-1 REV A, 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. The development hereby approved shall only be occupied ancillary to the use of the dwelling 9 Crofters Close for purposes incidental to the enjoyment of the property for domestic needs or personal enjoyment of the occupants of the dwellinghouse. No primary living accommodation shall be installed within the development unless otherwise agreed in writing by the Planning Authority.

Reason: To maintain planning control of this property and to ensure that the additional accommodation is not in any way severed from the main dwelling to provide a self contained dwelling unit to the detriment of the character 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.

Informative(s)

1. In respect of condition 4 the applicant is advised that primary living accommodation includes use such as a bedroom, bathroom or kitchen.
2. Party Walls (etc) Act 1996 DE3
3. Advice regarding encroachment DE1