

**LOCATION:** HEATHERBANK COTTAGE, 11 CHURCH HILL, CAMBERLEY, GU15 2HA  
**PROPOSAL:** The erection of a single storey front extension.  
**TYPE:** Full Planning Application  
**APPLICANT:** Mr Brooks  
**OFFICER:** Sadaf Malik

**This application is referred to the Planning Applications Committee in line with the Council's Scheme of Delegation as the applicant is an Elected Member and is related to a Council employee.**

**RECOMMENDATION: GRANT subject to conditions**

### **1.0 SUMMARY**

- 1.1 This application seeks planning permission for an extension to the property. The report concludes that the development proposed would not be harmful to the character of the host property or the wider Conservation Area within which the property sits. The scale of the proposal is modest and would form a subservient addition to the dwelling house. In addition, no harm would arise to any neighbouring residential amenity. The application is therefore recommended for approval.

### **2.0 SITE DESCRIPTION**

- 2.1 The application property is part of a larger historically subdivided property located on the north side of Church Hill.
- 2.2 The dwelling features as one of small group of locally listed buildings (Heatherbank and 13 Church Hill Cottage) within the Upper Gordon Road to Church Hill Conservation Area and is described within the Conservation Area Appraisal as follows:

*Late 19<sup>th</sup> Century. White painted brickwork. House set side on to road. Two-hipped grey slate roof with decorative red ridge tiles, centrally divided. Two storeys. Several decorative brick chimneys' road side one painted white. Two pane sash windows. Front door to side with flat roof over. Long white wash brick garden wall to front. Wash house in gardens.*

### **3.0 RELEVANT PLANNING HISTORY**

- 3.1 None, relevant to the current proposal.

### **4.0 THE PROPOSAL**

- 4.1 Planning permission is sought for the erection of a front extension to the property to form a kitchen extension and porch area. The proposal would stand 3.2m high with a mono pitch roof and have an eaves height of 2.2m. The floor area would be 1.9m deep and

5.2m wide. A door and window would feature on the front elevation, a single window to one side and two roof lights would be in the mono pitch roof.

## **5.0 CONSULTATION RESPONSES**

- 5.1 Surrey County Highway Authority No comments.

## **6.0 REPRESENTATION**

- 6.1 At the time of writing this report one letter of support has been received.

## **7.0 PLANNING CONSIDERATIONS**

- 7.1 The proposal is considered against the principles of the National Planning Policy Framework (NPPF); DM9 (Design Principles) and DM17 (Heritage) of the Surrey Heath Core Strategy and Development Management Policies 2012 (CSDMP). The proposal will also be considered against the guidance and advice of the Upper Gordon Road to Church Hill Conservation Area Appraisal. The guiding principles of the Wooded Hills (within which the application site sits) and the Contemporary Paved Estates (opposite) as defined by the Western Urban Character Area SPD (WUCA SPD) are also relevant.

- 7.2 It is considered that the main issues to be addressed in assessing this application are:

- The impact on the character of the locally listed host property and the wider area including adjoining locally listed buildings and Conservation Area; and,
- Impact on residential amenity.

### **7.3 Impact on character and heritage assets**

- 7.3.1 The NPPF has a presumption in favour of sustainable development and securing high quality design, as well as taking account of the character of different areas. However, the NPPF rejects poor design that fails to take the opportunity to improve the character and quality of an area. Policy CP2 (Sustainable Development and Design) of CSDMP 2012 is reflective of the NPPF as it requires development to ensure that all land is used effectively within the context of its surroundings and to respect and enhance the quality of the urban, rural, natural and historic environments. Policy DM9 (Design Principles) of CSDMP 2012 also promotes high quality design that respects and enhances the local environment, paying particular regard to scale, materials, massing, bulk and density. Policy DM17 takes this further by requiring development to promote and enhance the conservation and enhancement of the asset and its setting. The relevant guiding principles of the WUCA SPD seek to protect the verdant and open character of the area.

- 7.3.2 The proposed development is modest in scale and would be screened from much of the site frontage by the existing mixed boundary treatment. Notwithstanding this, the scale, sympathetic proportions and detailing proposed are such that the proposal would not harm the historic character of the host property or the grouping of locally listed buildings within which it sits. Similarly, the siting of the proposal coupled with its modest form and sympathetic detailing would serve to ensure that the proposal promotes and enhances the special qualities of the area which go to the heart of its Conservation Area Designation. The proposal has also been reviewed by the Historic Buildings Officer and no objection raised.

7.3.3 The proposal would not result in any landscape features of merit and nor would it result in a noticeable loss of space in the street scene.

7.3.4 In light of the assessment above the proposal is considered to be acceptable and compliant with the aims and objectives of the WUCA SPD, the Conservation Area Appraisal, the CSDMP 2012 and the NPPF.

#### **7.4 Impact on residential amenity**

7.4.1 The NPPF sets out a good standard of amenity for all existing and future occupants of land and buildings. Policy DM9 ensures that any new proposals respect the amenities of the occupiers of the neighbouring properties and uses.

7.4.2 The proposed development's side elevation would be facing the shared boundary to the north (no.9 Church Hill) with a separation gap of 0.5m would be maintained. The shared boundary treatment in this location is a wall and a site observation notes that whilst the neighbouring property has a ground floor window and door on the elevation nearest to the siting of the proposed extension views are already marginally obscured from these glazed aspects by the boundary wall. Having regard to this existing arrangement the proposed 1.9m deep extension with its sympathetic roof form would not materially impact on the residential amenities the occupiers of that property currently enjoy.

7.4.3 The proposed development is considered sufficient distance from all other neighbouring properties as to not give rise to any harm. The proposal is therefore considered to be acceptable in terms of Policy DM9 and the NPPF.

#### **7.5 Other matters**

7.5.1 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 100 square metres 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 and heritage terms. The proposal is not considered to give rise to any amenity 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; 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.

3. The proposed development shall be built in accordance with the following approved plan 15/16/091/2 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.