

**2016/0582**

**Reg Date 05/08/2016**

**Bisley**

**LOCATION:** 154 GUILDFORD ROAD, WEST END, WOKING, GU24  
9LT  
**PROPOSAL:** Erection of entrance gates and walls (retrospective).  
(Amended plans recv'd 3/4/17 & 5/4/17).  
**TYPE:** Full Planning Application  
**APPLICANT:** Mr Black  
**OFFICER:** Duncan Carty

**The application would normally be determined under the Scheme of Delegation, however, it is being reported to Planning Applications Committee at the request of Cllr Mansfield.**

**RECOMMENDATION: GRANT subject to conditions**

## **1.0 SUMMARY**

- 1.1 The site lies in the Green Belt and this is a retrospective application for the provision of a gated access and wall to the front of a dwellinghouse. The proposal is considered to be acceptable in terms of its impact on the Green Belt, local character, residential amenity and highway safety. The application is recommended for approval.

## **2.0 SITE DESCRIPTION**

- 2.1 The application site relates to a detached residential property on the west side of Guildford Road at the edge of the settlement of West End and falling within the Green Belt. However, the site falls within the Bisley ward.
- 2.2 The access point is as previously existing at the site. The wooden gates that previously existed have been replaced with a wall and metal gates. Residential properties 152 and 164 Guildford Road lie to the north and south flanks respectively, with open land, relating to 146 Guildford Road lies to the rear. 149-159 Guildford Road lie opposite the application site.

## **3.0 RELEVANT HISTORY**

- 3.1 SU/16/0397 – Certificate of lawful existing use for the stationing of 2 no residential caravans. Currently under consideration.

## **4.0 THE PROPOSAL**

- 4.1 The current proposal relates to the retrospective provision of a gated access (including one gate for vehicles, with one (each) either side for pedestrians) and a curved wall located to the front of a dwellinghouse. The wall is up to 1.9 metres in height with the pedestrian gates up to a maximum height of 1.9 metres and the vehicular gates up to 2.1 metres. The gates are set back about 6 metres from the back edge of the footway on A322 Guildford Road. The wall has a length of 7 and 6.6 metres, to the north and south sides of the gates, respectively.
- 4.2 The proposal has replaced a wooden fence (of about 1.8 metre height) and gates (of about 1.2 metre height) at this location. Amended drawings have amended the site boundary so that a small part of the road frontage, not affected by the current proposal, is shown to be outside of the application site.

## **5.0 CONSULTATION RESPONSES**

- 5.1 County Highway Authority No objections.
- 5.2 Bisley Parish Council Comments awaited.

## **6.0 REPRESENTATION**

At the time of preparation of this report, no representations have been received in support or raising an objection to the proposal.

## **7.0 PLANNING CONSIDERATION**

- 7.1 The application site falls predominantly within the Green Belt. As such, the relevant policies are Policy CP11, DM9 and DM11 of the Surrey Heath Core Strategy and Development Management Policies 2012 and advice in the National Planning Policy Framework (NPPF). The proposal is not CIL liable.
- 7.2 The main considerations are:
- Impact on the Green Belt;
  - Impact on local character;
  - Impact on residential amenity; and
  - Impact on highway safety.

### **7.3 Impact on the Green Belt**

- 7.3.1 Paragraphs 89 and 90 of the NPPF sets out categories of development which may not be inappropriate in the Green Belt.

However, the current proposal would not fall into any of these categories and would therefore be inappropriate. Paragraphs 87 and 88 of the NPPF indicate that:

*"As with previous Green Belt policy, inappropriate development is, by definition, harmful to the Green Belt and should not be approved except on very special circumstances. When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. "Very special circumstances" will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations."*

7.3.2 Paragraph 79 of the NPPF indicates that the essential characteristics of Green Belts are their openness and their permanence. The current proposal has replaced gates/fencing previously provided at this site. The walls are higher than the former fencing but only by about 0.1 metres. In addition, the limited length, and curve, of these walls (13.6 metres), limits their impact on openness further. In addition, the local character is residential with the application property forming part of a group of dwellings facing the settlement of West End with nearby properties having similar front boundary treatments.

7.3.3 The proposed gates are higher than the previous gates. However, their impact on openness is lower than the former solid gates because of their open appearance which allows views to be provided between the road and the property.

7.3.4 In terms of the overall impact on openness, it is considered that the proposal improves openness in the Green Belt in this location. As such, these are considered to be very special circumstances to outweigh the harm of the proposal on the Green Belt thereby complying with the NPPF.

#### **7.4 Impact on local character**

7.4.1 The proposal would provide a gate alongside a wall, replacing a fence and wooden gate in the same location. The gate is light-framed and provides gaps through to the site behind and has very limited impact. The brick wall is also limited in form and, replacing a similar height fence, is also acceptable in character terms.

7.4.2 No objections are raised on character grounds, with the proposal complying, in this respect, with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the NPPF.

#### **7.5 Impact on residential amenity**

7.5.1 The proposal has very limited impact on residential amenity, noting its limited height and scale. No objections are raised on residential amenity grounds, with the proposal complying with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012.

#### **7.6 Impact on highway safety**

7.6.1 The proposal re-uses an existing access onto the A322 Guildford Road. The County Highway Authority has been notified and have raised no objections to the

proposal. It is considered that the proposal is acceptable on highway safety grounds, complying with Policies CP11 and DM11 of the Surrey Heath Core Strategy and Development Management Policies 2012.

## **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.
- 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 application proposal is considered to be acceptable in terms of its impact on the Green Belt, local character, residential amenity and highway safety. As such, the application is recommended for approval.

## **10.0 RECOMMENDATION**

GRANT subject to the following conditions:-

1. There shall be no variation from the following approved plans: SCMEnt/1 received on 8 June 2016 and MB16-ACC-GATES received on 3 April 2017, 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.

2. The gates hereby approved, or an equivalent replacement, shall remain an open palisade design and shall not be fitted with panels or be solid gates without the prior written approval from the Local Planning Authority.

Reason: To enable the Local Planning Authority to retain control over the development in the interests of visual amenity and openness of the Green Belt; and to accord with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework.