

LOCATION: 21 HIGH VIEW ROAD, LIGHTWATER, GU18 5YE
PROPOSAL: Erection of a part two storey, part single storey front extension and single storey rear extension with a higher replacement roof over the host dwelling, converting it from a hipped roof to a gable roof with front and rear dormers. (Additional information rec'd 10/04/2017).
TYPE: Full Planning Application
APPLICANT: Mr & Mrs Lee
OFFICER: Duncan Carty

This application would normally be determined under the Council's Scheme of Delegation, however, it is being reported to the Planning Applications Committee at the request of Councillor Valerie White.

RECOMMENDATION: GRANT subject to conditions

1.0 SUMMARY

- 1.1 This planning application relates to the erection of a part two storey, part single storey front side and rear extensions with a higher replacement roof over the host dwelling converting it from a hipped roof to a gable roof with front and rear dormers. The proposal relates to a dwelling located within, but at the edge of, the settlement of Lightwater.
- 1.2 The current proposal would not have an adverse impact on local character, residential amenity and highway safety and is therefore recommended for approval.

2.0 SITE DESCRIPTION

- 2.1 The application site falls within the settlement of Lightwater, on the outside of a sharp bend in the highway. The west flank boundary of the site adjoins the defined Countryside (beyond the Green Belt). The site relates to a detached 1950's, hipped roof two storey dwelling located centrally on the plot, with a setback from the highway between 20 and 30 metres. The vehicular access lies to at the west flank of the site, with a parking to the rear. The rear garden extends to a depth of 42 metres, including the rear parking area.
- 2.2 The application property lies between a detached chalet bungalow, at 19 High View Road which sits on land at a much higher level than the application property, and a chalet bungalow, Hillside House, 23 High View Road. The land opposite the application site is open woodland, with 20 Curley Hill Road to the rear of the application site. A row of trees in the garden of the adjoining plot, Hillside House,

are located close to the boundary with the application site. These trees are protected under Tree Protection Order No. 4/90.

3.0 RELEVANT HISTORY

- 3.1 BGR 2492 Erection of a dwelling and garage. Approved in February 1959 and implemented.

4.0 THE PROPOSAL

- 4.1 The proposal is for the erection of a part two storey, part single storey front side and rear extensions with a higher replacement roof over the host dwelling converting it from a hipped roof to a gable roof with front and rear dormers. The proposal would follow the demolition of an existing single storey side addition.
- 4.2 The proposed side extension would have a width of 2.8 metres, extending to the same width as the existing single storey side addition with the same depth (9.3 metres, at two storey height), as the existing dwelling. The proposed rear extension element would extend the full width of the (extended) property to a depth of 3 metres with a mono-pitch roof over to a maximum height of 3.2 metres.
- 4.3 The proposed front extension would be centrally located with a width of 2.1 metres, and a depth of 2 metres, at a two storey height, and 4 metres at a single storey height. It would have a two storey height with a gable roof to a maximum height of 8.2 metres. The proposed roof alterations would provide a gable roof to a maximum height of 8.8 metres (1.1 metres higher than the existing hipped roof) with three dormers to the front and four dormers to the rear.

5.0 CONSULTATION RESPONSES

- 5.1 Arboricultural Officer No objections.
- 5.2 Windlesham Parish Council Concerned about the imposing height of the proposed development on the current streetscene.

6.0 REPRESENTATION

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

7.0 PLANNING CONSIDERATION

- 7.1 The application site falls within the settlement of Lightwater. Policies CP11, DM9 and DM11 of the Surrey Heath Core Strategy and Development Management Policies 2012 (CSDMP) and the National Planning Policy Framework (NPPF) and

advice in the Lightwater Village Design Statement SPD 2007 (VDS) and the Residential Design Guide Regulation 13 Consultation Draft 2017 are relevant. The proposal is not CIL liable.

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

- impact on character and trees;
- impact on residential amenity; and
- impact on highway safety.

7.3 Impact on character

7.3.1 Policy DM9 of the CSDMP indicates that development should respects and enhances the local character of the environment be it in an urban or rural setting. Design principle B8 of the VDS indicates that new development should consist principally of two storey buildings, and respect the spacious character of the residential areas. Supporting paragraph 5.11 indicates that *"new development should predominantly respect the existing character and valued features of the streetscene, although modern designs are acceptable where the overall character of the streetscene is not prejudiced."*

7.3.2 In comparison with the existing dwelling the proposal's increase in height and bulk would result in a different looking property having the perceived appearance akin to a three storey dwelling. However, whilst this design might not be to everybody's taste this design would not be harmful to character as it would not form poor relationships with neighbouring buildings nor be prejudicial to the wider street scene.

7.3.3 This is firstly because the resultant dwelling would retain spaciousness around the site, and alongside the adjoining property to the northeast, no. 19 High View Road, it would not appear dominant due to being on a significantly lower site i.e. the maximum height of the proposal would as a consequence of the change in land levels appear the same height as no. 19. Whilst Hillside House to the southeast is a bungalow this is a significant distance away from the dwelling.

7.3.4 Secondly, this dwelling has a significant setback from the site frontage and street. Coupled also with its immediate streetscene context, as a part of a smaller group of dwellings viewed on the outside of a sharp bend in the road, it would not be particularly visible nor appear incongruous.

7.3.5 The proposal is supported by a tree report which indicates that small number of minor trees within the residential plot are to be removed. The row of protected trees within the garden of the adjoining plot, close to the boundary, would not be affected by the proposal. As such, no objections are raised on tree grounds.

7.3.6 The current proposal is considered to be acceptable on local character and tree grounds, complying with Policy DM9 of the CSDMP and Principle B8 of the VDS.

7.4 Impact on residential amenity

- 7.4.1 The proposed development would be set-in about 2 metres from the flank boundary with the residential property to the north east, 19 High View Road, and located roughly in line with the dwelling at this site. Noting the change in levels, no adverse impact on the residential amenity of the occupier of this property is envisaged. The proposal would be set about 18 metres from the nearest part of the adjoining residential property to the south west, Hillside House, 23 High View Road, and no adverse impact on the residential amenity of the occupier of this property is envisaged.
- 7.4.2 The proposed development would not have any material impact on any other adjoining or nearby residential property, noting the separation distances and limited scale of the proposal. As such, the current proposal is considered to be acceptable on residential amenity grounds, complying with Policy DM9 of the CSDMP.

7.5 Impact on highway safety

- 7.5.1 The current proposal would not affect existing parking provision on the site, and no adverse impact on highway safety is therefore envisaged. As such, no objections are raised on highway safety grounds, with the proposal complying with Policies CP11 and DM11 of the CSDMP.

8.0 CONCLUSION

- 8.1 The current proposal is considered to be acceptable in terms of its impact on local character, residential amenity and highway safety.

9.0 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.

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: LEE2 and block plan, 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. No development shall take place until details and samples of the external materials to be used shall be submitted to and approved in writing by the Local Planning Authority. Once approved, the development shall be carried out using only the agreed materials.

Reason: In the interests of visual amenities of the area and to accord with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012.

4. The proposed development shall be implemented in accordance with the Development Tree Report by SMW (Tree) Consultancy Ltd. dated 6 April 2017 and received on 10 April 2017 unless the prior written approval has been obtained from the Local Planning Authority. No development shall take place until photographs have been provided by the retained consultant and forwarded to and approved by the Council's Arboricultural Officer. This should record all aspects of tree and ground protection measures having been implemented in accordance with the Development Tree Report. The tree protection measures shall be retained until completion of all works hereby permitted.

Reason: In the interests of visual amenities of the locality and to comply with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012.

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].

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 in accordance with Policy DM9 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. Party Walls (etc) Act 1996 DE3