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Monday, 28 June 2021

To: The Members of the **Planning Applications Committee**  
(Councillors: Edward Hawkins (Chairman), Victoria Wheeler (Vice Chairman),  
Graham Alleway, Peter Barnett, Cliff Betton, Mark Gordon, David Lewis,  
David Mansfield, Charlotte Morley, Robin Perry, Darryl Ratiram, John Skipper,  
Graham Tapper, Helen Whitcroft and Valerie White)

**In accordance with the Substitute Protocol at Part 4 of the Constitution,  
Members who are unable to attend this meeting should give their apologies and  
arrange for one of the appointed substitutes, as listed below, to attend.  
Members should also inform their group leader of the arrangements made.**

Substitutes: Councillors Dan Adams, Paul Deach, Sharon Galliford, Shaun Garrett,  
Sashi Mylvaganam, Emma-Jane McGrath, Morgan Rise and Pat Tedder

#### Site Visits

**Members of the Planning Applications Committee and Local Ward Members may  
make a request for a site visit. Requests in writing, explaining the reason for the  
request, must be made to the Development Manager and copied to the Head of  
Planning and the Democratic Services Officer by 4pm on the Thursday  
preceding the Planning Applications Committee meeting.**

Dear Councillor,

A meeting of the **Planning Applications Committee** will be held at Council Chamber,  
Surrey Heath House, Knoll Road, Camberley, GU15 3HD on **Thursday, 15 July 2021 at  
7.00 pm**. The agenda will be set out as below.

Please note that this meeting will be recorded and will be livestreamed on  
<https://www.youtube.com/user/SurreyHeathBC> .

Yours sincerely

Damian Roberts

Chief Executive

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#### AGENDA

	<b>Pages</b>
<b>1 Apologies for Absence</b>	
<b>2 Minutes of Previous Meeting</b>	<b>3 - 8</b>

To approve as a correct record the minutes of the meeting of the Planning Applications Committee held on 17 June 2021.

### **3 Declarations of Interest**

Members are invited to declare any disclosable pecuniary interests and non pecuniary interests they may have with respect to matters which are to be considered at this meeting. Members who consider they may have an interest are invited to consult the Monitoring Officer or the Democratic Services Manager prior to the meeting.

#### **Human Rights Statement**

The Human Rights Act 1998 (the Act) has incorporated part of the European Convention on Human Rights into English law. All planning applications are assessed to make sure that the subsequent determination of the development proposal is compatible with the Act. If there is a potential conflict, this will be highlighted in the report on the relevant item.

<b>4</b>	<b>Land of 31 &amp; 33 Church Hill, Camberley - Tree Preservation Order (TPO) Confirmation</b>	<b>9 - 18</b>
<b>5</b>	<b>Application Number: 20/0514 - 1 Middle Close, Camberley, Surrey, GU15 1NZ</b>	<b>19 - 58</b>
<b>6</b>	<b>Application Number: 21/0005 - 11 Blackdown Road, Deepcut, Camberley, Surrey, GU16 6SH</b>	<b>59 - 72</b>

**\* indicates that the application met the criteria for public speaking**

**Minutes of a Meeting of the Planning Applications Committee held at Council Chamber, Surrey Heath House, Knoll Road, Camberley, GU15 3HD on 17 June 2021**

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- + Cllr Edward Hawkins (Chairman)
- Cllr Victoria Wheeler (Vice Chairman)\*

- |                         |                        |
|-------------------------|------------------------|
| + Cllr Graham Alleway   | + Cllr Robin Perry     |
| + Cllr Peter Barnett    | + Cllr Darryl Ratiram  |
| + Cllr Cliff Betton     | + Cllr John Skipper    |
| + Cllr Mark Gordon      | + Cllr Graham Tapper   |
| Cllr David Lewis        | + Cllr Helen Whitcroft |
| + Cllr David Mansfield  | + Cllr Valerie White   |
| + Cllr Charlotte Morley |                        |

+ Present

- Apologies for absence presented

\* Cllr Victoria Wheeler attended virtually as a non-committee member in attendance.

Substitutes: Cllr Emma-Jane McGrath (in place of Cllr Victoria Wheeler)

Members in attendance: Cllr Pat Tedder

Officers Present: Jonathan Partington, Eddie Scott, Patricia Terceiro, Melissa Turney and William Hinde.

## **7/P Minutes of Previous Meeting**

The minutes of the meeting held on 20 May 2021 were confirmed and signed by the Chairman.

## **8/P Application Number: 21/0002 - 39 Chertsey Road, Windlesham, Surrey, GU20 6EW**

The application was for change of use of land from residential to play area for children's nursery.

The application would have normally been determined under the Council's Scheme of Delegation. However, it had been reported to the Planning Applications Committee by Councillor Emma McGrath, due to concerns that the proposal would be unneighbourly to the adjacent properties.

Members were advised of the following updates on the application:

**“UPDATE**

One further written representation has been received in support of the application for the following reasons, which have all been addressed in the Committee Report:

- Any noise would only be for short periods on weekdays when the weather is good and mitigated by the high acoustic fencing;
- The proposal would allow for the children to have a safe place outdoors to play together.

### **CORRECTIONS**

Page 12, Para 7.4.4 (4<sup>rd</sup> sentence) should read: ‘...Currently the site’s boundary with School Lane has a low height picket fence...’ ”.

As the application triggered the Council’s Public Speaking Scheme, Mr Edward Carriss and Mr Mark Sheridan spoke in objection to the application.

Some Members were concerned as to the resulting increase in noise of the proposal and the resulting negative impact on the amenity enjoyed by the neighbouring properties. A resulting amendment to the proposed condition 5 in the officer report was voted on and fell. However the committee agreed to change condition 5 in order to make it clear that the play space should not be used on bank holidays or at weekends.

In addition, also with the intention to protect the amenity enjoyed by the neighbouring properties, the committee amended condition 3 of the officer’s recommendation to dictate that the proposed acoustic fencing should also wrap around the electricity substation.

The officer recommendation to grant the application was proposed by Councillor Robin Perry, seconded by Councillor Cliff Betton, and put to the vote and carried.

**RESOLVED that application 21/002 be granted subject to the conditions in the officer report, as amended.**

#### **Note 1**

It was noted for the record that Councillor Emma-Jane McGrath declared that some of the neighbours to the application site came into her shop.

#### **Note 2**

In accordance with Part 4, Section D, paragraph 18 of the Constitution, the voting in relation to the application was as follows:

Voting in favour of the recommendation to grant the application:

Councillors Peter Barnett, Cliff Betton, Paul Deach, Mark Gordon, Edward Hawkins, Charlotte Morley, Robin Perry, Darryl Ratiram, John Skipper, Graham Tapper and Helen Whitcroft.

Voting against the recommendation to refuse the application:

Councillors Graham Alleway, Emma-Jane McGrath and Valerie White.

**9/P Application Number: 21/0270 - 28 Hillsborough Park, Camberley, Surrey,**

## **GU15 1HG**

The application was for a double storey north (rear) extension and part single, part double storey west side extension.

The application would have normally been determined under the Council's Scheme of Delegation. However, it had been called-in by Councillor Edward Hawkins due to concerns expressed to him over the proposal's bulk and mass, being out of keeping with the neighbourhood and being overbearing.

Members were advised of the following updates on the application:

### **"UPDATE**

A further email from the neighbour has been received stating that the picture used on the agenda from their garden is wrong [*Officer comment: Within the agenda a photo of their rear garden was not included*]

### **CORRECTIONS**

Page 44: The text above the image should read no. 26 Hillsborough Park not no. 29"

The officer recommendation to grant the application was proposed by Councillor Helen Whitcroft, seconded by Councillor Graham Tapper, and put to the vote and carried.

**RESOLVED that application 21/0270 be granted subject to the conditions as per the Officer's Report.**

#### **Note 1**

It was noted for the record that

- I. Councillor Edward Hawkins declared that an acquaintance had asked him to call the application in for committee determination; and;
- II. Councillor Graham Tapper declared that he had received correspondence from neighbours to the site, in his capacity as their ward councillor, but he came into the meeting with an open mind.

#### **Note 2**

In accordance with Part 4, Section D, paragraph 18 of the Constitution, the voting in relation to the application was as follows:

Voting in favour of the recommendation to grant the application

Councillors Graham Alleway, Peter Barnett, Cliff Betton, Paul Deach, Mark Gordon, Charlotte Morley, Emma-Jane McGrath, Robin Perry, Darryl Ratiram, John Skipper, Graham Tapper, Helen Whitcroft and Valerie White.

Voting against the recommendation to grant the application:

Councillor Edward Hawkins.

**10/P Application Number: 21/0343 - 6 Mount Pleasant Close, Lightwater, Surrey, GU18 5TP**

The application was for the sub-division of an existing dwelling into two separate dwellings.

The application would have normally been determined under the Council's Scheme of Delegation. However, it had been reported to the Planning Applications Committee at the request of Councillor Sharon Galliford, as she perceived that the proposal would be out of character with the street scene, would constitute over development and would have inappropriate parking.

Members were advised of the following updates on the application:

**“UPDATE**

A further email from the neighbour has been received stating that the picture used on the agenda from their garden is wrong [*Officer comment: Within the agenda a photo of their rear garden was not included*]

**CORRECTIONS**

Page 44: The text above the image should read no. 26 Hillsborough Park not no. 29”.

The officer’s recommendation to refuse the application was proposed by Councillor Valerie White, seconded by Councillor Graham Tapper, and put to the vote and carried.

**RESOLVED that application 21/0343 be refused for the reasons as set out in the officer’s report.**

**Note 1**

In accordance with Part 4, Section D, paragraph 18 of the Constitution, the voting in relation to the application was as follows:

Voting in favour of the recommendation to refuse the application:

Councillors Graham Alleway, Peter Barnett, Paul Deach, Mark Gordon, Edward Hawkins, Emma-Jane McGrath, Charlotte Morley, Robin Perry, Darryl Ratiram, John Skipper, Graham Tapper, Helen Whitcroft and Valerie White.

Voting against the recommendation to refuse the application:

Councillor Cliff Betton

Chairman

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<b>REPORT OF:</b>	Alastair Barnes - Arboricultural Officer
<b>TO:</b>	Planning Committee
<b>WARD:</b>	St. Pauls
<b>OBJECTION TO:</b>	Surrey Heath Borough Council Tree Preservation Order (TPO) No. 03/21
<b>TITLE:</b>	Land of 31 & 33 Church Hill, Camberley.
<b>RECOMMENDATION:</b>	Confirm

**1. INTRODUCTION**

- 1.1 A TPO has been served to protect an Oak tree at 33 Church Hill, Camberley
- 1.2 As objections to the order have been received the decision whether to confirm the order is brought before Committee.

**2. RECOMMENDATION**

- 2.1 The Tree Preservation Order is confirmed with modification.
- 2.2 The proposed modification is to: Amend the title to 'Land of 33 Church Hill Camberley'

**3. BACKGROUND**

- 3.1 Tree Preservation Order (TPO) 03/21 was served on 24<sup>th</sup> March 2021 to protect A single Oak tree within open ground at the front of No. 33 (T1). For a copy of the TPO and the location please see Annex 1.
- 3.2 The reason for the TPO was that the Local authority were made aware that the tree was likely to be subject to a significant level pruning that could threaten its long-term stability and health which could lead to the early loss or decline of a prominent tree in the landscape and adversely reduce the amenity it provides.
- 3.3 The Oak tree is a prominent feature of the street scene and compliments the sylvan nature of the area, the tree is visible from several view points along Church Hill and from the adjacent public space of St Pauls Church along with parts of Crawley Ridge. Please see Annex 2 for photographs of the tree.

**4. POWER TO MAKE A TPO – RELEVANT LEGISLATION**

- 4.1 The law on Tree Preservation Orders is contained in Part VIII of the Town and Country Planning Act 1990 as amended and in the Town and Country Planning (Tree Preservation (Tree Preservation) (England) Regulations 2012.
- 4.2 Under the Town and Country Planning Act (1990) local authorities may make a TPO if it appears to them to be expedient in the interests of amenity to make provision for the

preservation of trees or woodland in their area. The Act does not define amenity, nor does it prescribe the circumstances in which it is in the interests of amenity to make a TPO. In the Secretary of State's view, a TPO should be used to protect selected trees and woodlands if their removal would have a significant impact upon the local environment and its enjoyment by the public. Local planning authorities should be able to show that a reasonable degree of public benefit would accrue before the TPO is made or confirmed. The trees, or at least part of them, should therefore normally be visible from a public place, such as a road or footpath.

- 4.3 Trees may be worthy of preservation, amongst other reasons, for their intrinsic beauty or for their contribution to the landscape or because they serve to screen an eyesore or future development; the value of the trees may be enhanced by their scarcity; and the value of a group of trees or woodland may be collective only. Other factors such as importance as a wildlife habitat may be taken into account which alone would not be sufficient to warrant a TPO.

#### **Expedience**

- 4.4 Trees may be worthy of preservation, amongst other reasons, for their intrinsic beauty or for their contribution to the landscape or because they serve to screen an eyesore or future development; the value of the trees may be enhanced by their scarcity; and the value of a group of trees or woodland may be collective only. Other factors such as importance as a wildlife habitat may be taken into account which alone would not be sufficient to warrant a TPO.
- 4.5 If there is a risk of trees being cut down or pruned in ways which would have a significant impact on their contribution to amenity it may be expedient to serve a Tree Preservation Order. In some cases, the Local Planning Authority may believe trees to be at risk generally from development pressure and therefore consider it expedient to protect trees without known, immediate threat. Where trees are clearly in good arboricultural management it may not be considered appropriate or necessary to serve a TPO.

#### **Amenity**

- 4.6 While amenity is not defined in the Town and Country Planning Act, government guidance suggests that trees suitable for TPO should be visible to the public, at the time of making the TPO or in future. Trees may be worthy of preservation for their intrinsic beauty or for their contribution to the landscape or because they serve to screen an eyesore. Consideration should also be given to environmental benefits and historic/commemorative significance.

#### **Suitability**

- 4.7 The impact of trees on their local surroundings should also be assessed, taking into account how suitable they are to their particular setting, the presence of other trees in the vicinity and the significance of any detrimental impact trees may have on their immediate surroundings.

### **5. REPRESENTATIONS**

- 5.1 A letter of objection has been received from the neighbour at no.29 raising the following concerns:
- The title of the TPO references no. 31 but is not part of the property.
  - The resident is concerned about the overall health and safety of the tree.

- There is concern that the resident at no. 33 has removed branches facing his property and that this could lead to the tree becoming dangerous.

## 6. OFFICER'S RESPONSE TO REPRESENTATIONS

- 6.1 A concern was raised that the TPO references no. 31, which is understandable and is an administrative error when it was served, as the tree straddles a shared boundary with no. 29 and no. 33. Should the TPO be confirmed then an administrative change will be made to remove the reference to no. 31 within the TPO. This administrative error wouldn't render the order invalid.

There is a concern that the tree could be unsafe and that no 33. has carried out tree surgery on the common boundary

- 6.2 While no tree can ever be 100% safe, however, if no obvious defects are present, then it is not reasonably foreseeable that a tree will fail, and the owner of a tree(s) has a duty of care to the public at large and his neighbours to act in a prudent and responsible fashion. In furtherance of this duty an owner of trees should carry out regular inspections, at least annually, in order to detect any significant change in health or to identify the presence of any weakness or decay, which could lead to instability.
- 6.3 Should s/he not be competent for this, or be in any doubt, s/he should employ a specialist consultant or suitably qualified arborist to inspect the tree on their behalf. At the time of visit, it was recommended both to the objector and the resident at no.33 to have the tree inspected for their own piece of mind. No significant defects were identified at the time of the visit that would render the tree unworthy of further protection.

Concerns were highlighted about removal of branches towards the property of no 33

- 6.4 Branch lifting work has removed some lateral branching over the boundary of no.29. This work would have an impact on the long-term condition of the tree as any pruning is a form of wounding. However, this work was carried out prior to the serving of the order and it would not diminish the amenity that the tree provides to the local area or render the tree in such a condition that further protection was no longer needed.

## 7. OPTIONS

- 7.1 Members may:

- Confirm the Tree Preservation Order.
- Decide not to confirm the Tree Preservation Order.
- Confirm the Tree Preservation Order with modification

## 8. RECOMMENDATION

- 8.1 Members are respectfully recommended to confirm the TPO with modification.

## 9. IMPLICATIONS

- 9.1 The confirmation of the TPO has no additional financial implications for Surrey Heath Borough Council, although there are resource implications in terms of officer workload for the processing of tree works applications in the future.

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24 March 2021

TOWN & COUNTRY PLANNING ACT 1990



**TREE PRESERVATION ORDER TPO/03/21**

relating to

Land of 33 and 31 Church Hill, Camberley.

Surrey Heath Borough Council, Surrey Heath House, Knoll Road, Camberley, Surrey, GU15 3HD

# TOWN & COUNTRY PLANNING ACT 1990

TPO/03/21  
Land of 33 and 31 Church  
Hill, Camberley.

## TREE PRESERVATION ORDER

Surrey Heath Borough Council in exercise of the powers conferred on them by sections 198 of the Town and Country Planning Act 1990 make the following Order:

Hereby make the following Order-

### Citation

1. This Order may be cited as TPO/03/21 Land of 33 and 31 Church Hill, Camberley.

### Interpretation

2. In this Order "the authority" means Surrey Heath Borough Council
  - (2) In this Order any reference to a numbered section is a reference to the section so number in the Town and Country Planning Act 1990 and any reference to a numbered regulation is a reference to the regulation so numbered in the Town and Country Planning (Tree Preservation) (England) Regulations 2012.

### Effect

3.
  - (1) Subject to article 4, this Order takes effect provisionally on the date on which it is made.
  - (2) Without prejudice to subsection (7) of section 198 (power to make tree preservation orders) or subsection (1) of section 200 (tree preservation orders: Forestry Commissioners) and, subject to the exceptions in regulation 14, no person shall:
    - (a) cut down, top, lop uproot, wilfully damage, or wilfully destroy; or
    - (b) cause or permit the cutting down, topping, lopping, uprooting, wilful damage or wilful destruction of,any tree specified in the Schedule to this Order except with the written consent of the authority in accordance with regulations 16 and 17, or of the Secretary of State in accordance with regulation 23, and where such consent is given subject to conditions, in accordance with those conditions.

### Application to Trees To Be Planted Pursuant To A Condition

4. In relation to any tree identified in the first column of the Schedule by the letter 'C', being a tree to be planted pursuant to a condition imposed under paragraph (a) section of 197 (planning permission to include appropriate provision for preservation and planting of trees), this Order takes effect as from the time when the tree is planted.

Dated: 24th March 2021

[Signed on behalf of Surrey Heath Borough Council



Authorised by the Council to sign in that behalf]

# TOWN & COUNTRY PLANNING ACT 1990

## SCHEDULE 1

### SPECIFICATION OF TREES

#### TREES SPECIFIED INDIVIDUALLY

(encircled in black on map)

Reference on Map	Description	Situation*
T1	Oak	On southern boundary of No 33 As shown on plan.

\* complete if necessary to specify more precisely the position of the trees.

**NB** Please note that the initials within the brackets after the Latin name are for identification of trees on the TPO map which are contained within groups where applicable.



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**Tree Preservation Order**  
 Town and Country Planning Act 1990  
 Title: Land at 33 Church Hill, Camberley, GU15 2HA  
 TPO Number: TPO/03/21  
 Scale: 1:1250 @A4  
 Date Printed: 24/03/2021





**ANNEX 2: PHOTOGRAPHS**

T1 – Oak – View from entrance to 31/33 Church Hill



T1 – Oak - View from Church Hill



20/0514/FFU

**Reg. Date** 10 June 2021

Heatherside

**LOCATION:** 1 Middle Close, Camberley, Surrey, GU15 1NZ,

**PROPOSAL:** Proposed single storey front extension including two roof lights, a two storey extension to the western side elevation following demolition of the existing garage, change to main roof form, six roof lights to main front roof slope, two rear dormers and fenestration alterations (this application is a resubmission of 19/0701 to allow for alterations to the height of the building and the front gables, alterations to the dormers and fenestration, and the installation of A.C. units) - retrospective.

**TYPE:** Full Planning Application

**APPLICANT:** Mr B Mudgal

**OFFICER:** Miss Shannon Kimber

This application would normally be determined under the Council's Scheme of Delegation. However, it is being reported to the Planning Applications Committee by Cllr. E. Hawkins, on the grounds of residents' concerns over size and bulk, and concerns over the inappropriateness of the air conditioning units and their potential impact on the residential amenities of the occupiers of 3 Middle Close.

**RECOMMENDATION: GRANT, subject to conditions**

**1.0 SUMMARY**

- 1.1 This is a retrospective application for amendments to the 2019 approval. As such this report concentrates on the impact of these as built amendments. In the officer's opinion these alterations do not significantly alter the impact of the approved scheme on the street scene, character of the area or the residential amenities of the neighbouring properties. The application is therefore recommended for approval.

**2.0 SITE DESCRIPTION**

- 2.1 The application site is a two storey, detached dwelling. It is located to the south of the highway. It is within the Hedged Estate Character Area. The surrounding area is predominantly residential.

**3.0 RELEVANT HISTORY**

- 3.1 84/0176 Two storey extension  
*Approved 16.04.1984*
- 3.2 87/0767 Erection of double length garage  
*Approved 21.08.1987*

- 3.3 19/0026 Erection of first floor side extensions either side of property, single storey front extension, roof extension, five front rooflights and two rear dormer windows, and two side rooflights.

*Withdrawn 11.03.2019*

- 3.4 19/0234 Proposed single storey front extension including 2 rooflights, first floor side extension to both sides of property, change to main roof form and increase in ridge height, 6 rooflights to main front roof slope, two rear dormers and fenestration alterations to front and rear elevations.

*Approved 01.08.2019 and of material relevance to this submission. For a copy of the Officer's Delegated Report that supported this permission please see Annex B.*

- 3.5 19/0701/FFU Proposed single storey front extension including two roof lights, first floor extension to the eastern side elevation, a two storey extension to the western side elevation following demolition of the existing garage, change to main roof form to increase in ridge height, six roof lights to main front roof slope, two rear dormers and fenestration alterations to front and rear elevations (this application is a resubmission of 19/0234 to allow for a replacement garage to the west, application of render to external elevations and to increase the width of the rear dormer windows) - Part retrospective.

*Approved 07.11.2019 and of material relevance to this submission. For a copy of the Officer's Delegated Report that supported this permission please see Annex A.*

- 3.6 19/2169/PMR Proposed single storey front extension including two roof lights, first floor extension to the eastern side elevation, a two storey extension to the western side elevation, following demolition of the existing garage, change to main roof form to increase in ridge height, six roof lights to main front roof slope, two rear dormers and fenestration alterations to front and rear elevations (this application is an amendment to 19/0701 to allow for an enlarged first floor side extension and four additional rooflights).

*Withdrawn 03.02.2020*

- 3.7 20/0407/FFU Erection of first floor side extension with accommodation in the roof, including rooflights

*Withdrawn 01.06.2020*

#### **4.0 THE PROPOSAL**

- 4.1 This is a retrospective application with full planning permission being sought for as built amendments to the 2019 approval. In effect, this is a resubmission of 19/0701 (see paragraph 3.5 above) which granted permission for a single storey front extension with two roof lights and a two-storey extension to the western side elevation following demolition of the existing garage (amongst other things). The dimensions of the single storey front extension and the two-storey western side extension have been built in accordance with this permission and no changes are proposed to these elements.

- 4.2 However, the following as built amendments have been made to this approval:

- The first-floor infill extension to the eastern side elevation has not been built and is no longer proposed;

- A total of 5 air conditioning units (one to the eastern side elevation, one to the rear elevation and three to the western side elevation) have been installed. Each unit has a height of 0.5 metres, a width of 0.9 metres and a depth of 0.4 metres. They project 0.5 metres from the dwelling and have a maximum height of 3.4 metres above the adjacent ground level;
- Alteration to the two rear dormers, including relocation on the roof slope, increase width to the structure by 0.9 metres (from 2.6 metres to 3.5 metres), decrease the width of the glazing by 0.5 metres (from 2.3 metres to 1.8 metres) and a decrease in depth by 0.2 metres (from 2.6 metres to 2.4 metres). The heights of the dormers have not been changed;
- Reduction in the maximum height of the dwelling by 0.2 metres (from 8.4 metres to 8.2 metres);
- Increase in the height of the two gables to the front elevation by 0.6 metres (from 7.4 metres to 8 metres); and,
- Fenestration alterations to including relocation of windows and doors to the front, western side (of the existing single storey structure) and rear elevations at ground floor level, relocation of windows to the front elevation at first floor level and relocation of roof lights to front roof slope at second floor level.

## 5.0 CONSULTATION RESPONSES

- |     |                              |   |
|-----|------------------------------|---|
| 5.1 | County Highways Authority    | No comments or requirements to make.                      |
| 5.2 | Environmental Health Officer | Comments are awaited and will be reported at the meeting. |

## 5.0 REPRESENTATION

- 5.1 At the time of preparation of this report one letter of representation has been received. This is summarised below:
- Confusion of description of development [*Officer comment: The description of development has since been rewritten to clarify the development, also see 3.1 for a full list of amendments*];
  - The developers did not build in accordance with the plans from the previous approval [*Officer comment: This point is noted, this application is to apply retrospectively for the development as built*].
  - Is a restrictive covenant prohibiting front boundary fencing no longer active? [*Officer comment: No front boundary treatment has been approved previously at 1 Middle Close and none is sought by this application. In any event restrictive covenants are outside of the Planning Authority's remit*]

## 6.0 PLANNING CONSIDERATION

- 6.1 The application site is located within the defined settlement boundary, as set out in the proposals map included in the Core Strategy and Development Management Policies document 2012 (CSDMP). For this proposed development, consideration is given to policy DM9 of the CSDMP and the National Planning Policy Framework (NPPF). The Residential Design Guide (RDG) Supplementary Planning Document 2017 as well as the Western Urban Area Character (WUAC) Supplementary Planning Document 2012 also offer relevant advice.

6.2 Planning approval 19/0701 (which was an amendment to 19/0234) is also a material consideration. Since this permission there has been no change to policy. For completeness and comparison purposes a copy of the 19/0701 approved plans and the officer's reports for 19/0701 and 19/0234 is included with this agenda (Annexes A and B, respectively). These reports set out the officer's assessment on character and residential amenity grounds concluding why this 2019 proposal resulted in no adverse impacts.

6.3 On this basis, the following assessment concentrates on the built alterations to the 2019 approval (listed in paragraph 4.2 of this report), relating to the following main issues:

- ☐ Impact on the character and appearance of the surrounding area; and,
- ☐ Impact on the residential amenity of neighbouring properties

#### **6.4 Character and appearance of the area**

6.4.1 Para 127 of the National Planning Policy Framework (NPPF) requires good design principles; subparagraphs b and c clarify that a visually attractive extension which is sympathetic to local character should be acceptable. Policy DM9 of the CSDMP states that development will be acceptable where it achieves a high-quality design which respects and enhances the local character in its urban setting, paying particular regard to scale, materials, massing and bulk.

6.4.2 Principle 7.8 of the RDG sets out guidelines for designers detailing that design which positively contributes to the character and quality of the area will be supported. Principle 7.9 focuses on window design and principles 10.1, 10.2, 10.3 and 10.5 focus on extensions to existing dwellings.

6.4.3 The WUAC sets out the importance of achieving a good design which builds on the existing character of an area. The application site is located within the Hedged Estate Character Area, this area is characterised by a regimental layout of generous plots containing detached dwellings with hedges enclosing the plots, creating a green appearance.

6.4.4 One of the guiding principles of the WUAC (HE1a) states the importance of maintaining space between and around buildings. The development does not increase the maximum width or depth of the approved dwelling, as such, does not result in a loss of spaciousness surrounding the dwelling. Guiding principle HE3 states the importance of vegetation and soft boundaries. The development does not result in the removal of the mature, mixed hedgerow to the front of the site, as such the green character of Middle Close has been retained.

6.4.5 The alterations to the front gables are visible from the public realm and have the greatest impact. Whilst the alterations do not increase the width or depth of these gables, their height have increased. The gables, as built, are 0.6 metres higher than the approved design. However, they are set down from the main roof height by 0.2 metres, which itself has been lowered by 0.2 metres from the approved ridgeline. On balance, it is not considered that this alteration results in such an adverse dominating impact on the streetscene as to warrant a refusal.

6.4.6 Having regard to the other alterations, there is the potential for partial glimpses of the eastern side elevation which unlike the 2019 approval has not been filled in to remove the stepped eastern side elevation. However, as this was a feature on the original dwelling, it is not considered to have an adverse impact on the streetscene. The A.C. units to the side elevations are visible from the public realm but given their size and siting they are not considered to have any adverse impact to the appearance of the dwelling or wider area. The alterations to the rear dormers and the fenestration to the rear and western side elevation are not visible from the public realm. Whilst the alterations to the fenestration on the front elevation are visible, these alterations are not considered to have a significant impact.

6.4.8 In summary, in the officer's opinion in character terms the development complies with the NPPF, Policy DM9 of the CSDMP, RDG and the WUAC.

## **6.5 Impact on residential amenity of neighbouring properties**

6.5.1 Policy DM9 of the CSDMP states that development will be acceptable where the proposal respects the amenities of the occupiers of neighbouring properties and uses. This is supported by para 127(f) of the NPPF, which seeks to create a high standard of amenity for existing and future users. The importance of appropriate design for extensions, so as not to result in a material loss of amenity for the occupiers of neighbouring properties, is set out in principles 8.1 and 10.1 of the RDG.

6.5.2 The altered front gables are set a minimum of 10.3 metres from the front boundary of the application site. Middle Close has a width of 12.1 metres, at this point. As such, the alterations to the gables or the front fenestration have no significant impact on the residential amenities of the dwellings opposite.

6.5.3 The removal of the infill extension to the eastern side has the result of reducing the amount of built form facing the rear elevation of no. 56 Roundway, and is therefore an improvement compared to the 2019 approval.

6.5.4 The revised dormer structures to the rear are not sited any closer to the rear boundary than the previously approval. In addition, the level of glazing within each dormer has been decreased. The alterations to the rear fenestration does not result in a significant alteration to the existing pattern of overlooking.

6.5.5 The alteration to the western fenestration is at ground floor level only and sited 18 metres from the shared boundary with no. 3 Middle Close. This is not considered to alter the existing pattern of overlooking

6.5.6 The A.C units are either a significant distance from neighbouring dwellings or facing blank elevations and in the officer's opinion visually they have a limited impact on neighbouring amenities. To expand on: There is a distance of 0.8 metres between the A.C. units to the western side elevation and the flank elevation of 3 Middle Close. As this is a blank elevation, visually these units have no adverse impact on this neighbouring property. The A.C. unit to the rear elevation is sited 21.7 metres from the rear boundary. The unit on the eastern side elevation is 16 metres away from the neighbouring dwelling at Roundway. Whilst in the officer's opinion these relationships prevent any adverse noise concerns from the units, manufacturer details have been requested from the applicant and the Environmental Health Officer has been consulted. Any updates on this matter will be reported at the meeting.

6.5.7 In residential amenity terms the proposal therefore complies with the NPPF, Policy DM9 of the CSDMP, and the RDG.

## **6.6 Other matters**

6.6.1 The proposed development is not for a net increase in dwellings, nor is it for a residential extension of over 100 square metres, as such the development is not CIL liable.

## **7.0 POSITIVE/PROACTIVE WORKING**

7.1 In assessing this application, officers have worked with the applicant in a positive, creative and proactive manner consistent with the requirements of paragraphs 38-41 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 proactively communicated with the applicant through the process to advise progress, timescale or recommendation.

## **8.0 CONCLUSION**

- 8.1 The development does not result in an adverse impact on the character of the area, the host dwelling or residential amenities of the occupiers of the neighbouring dwellings. It therefore complies with the NPPF, policy DM9 of the CSDMP, the RDG and the WUAC and is recommended for approval, subject to conditions.

## **9.0 RECOMMENDATION**

GRANT subject to the following conditions:

1. The development hereby approved shall be finished in accordance with the following plans:  
Site Location Plan, Drawing reference: S01, Received 17.06.2020  
Proposed Block Plan and Roof Plan, Drawing reference: S104 C, Received 10.06.2021  
Proposed Ground Floor Plan, Drawing reference: S102 C, Received 10.06.2021  
Proposed First Floor Plan, Drawing reference: S103 B, Received 10.06.2021  
Proposed Second Floor Plan, Drawing reference: S107, Received 10.06.2021  
Proposed Front and Eastern Elevations, Drawing reference: S105 B, Received 10.06.2021  
Proposed Rear and Western Elevations, Drawing reference: S106 C, Received 10.06.2021

Reason: For the avoidance of doubt and in the interest of proper planning and as advised in ID.17a of the Planning Practice Guidance.

### **Informative(s)**

1. This Decision Notice is a legal document and therefore should be kept in a safe place as it may be required if or when selling your home. A replacement copy can be obtained, however, there is a charge for this service.
2. The applicant is advised that this permission is only pursuant to the Town and Country Planning Act 1990 and is advised to contact Building Control with regard to the necessary consents applicable under the Building Regulations and the effects of legislation under the Building Act 1984.
3. The decision has been taken in compliance with paragraphs 38-41 of the NPPF to work with the applicant in a positive and proactive manner. Further information on how this was done can be obtained from the officer's report.



## **ANNEX A**

Delegated officer report for application 19/0701/FFU:

### **DELEGATED REPORT SHEET**

**CASE NO:** 2019/0701  
**LOCATION:** 1 MIDDLE CLOSE, CAMBERLEY, GU15 1NZ  
**PROPOSAL:** Proposed single storey front extension including two roof lights, first floor extension to the eastern side elevation, a two storey extension to the western side elevation following demolition of the existing garage, change to main roof form to increase in ridge height, six roof lights to main front roof slope, two rear dormers and fenestration alterations to front and rear elevations (this application is a resubmission of 19/0234 to allow for a replacement garage to the west, application of render to external elevations and to increase the width of the rear dormer windows) - Part retrospective.  
**TYPE:** Full Planning Application  
**APPLICANT:** Mr Mudgal  
**OFFICER:** Shannon Kimber

<b>Registration Date</b>	<b>Earliest Decision Date</b>	<b>Statutory Expiry Date</b>
16/09/2019	06/11/2019	11/11/2019

Site Visit(s): 11/10/2019

#### **1.0 NEIGHBOURS CHECKED**

1.1 Yes – See file for details

#### **2.0 RELEVANT PLANNING HISTORY**

2.1 84/0176

Two storey extension  
Approved 16.04.1984

2.2 87/0767

Erection of double length garage  
Approved 21.08.1987

2.3 19/0026

Erection of first floor side extensions either side of property, single storey front extension, roof extension, five front rooflights and two rear dormer windows, and two side rooflights.

Withdrawn 11.03.2019

2.4 19/0234

Proposed single storey front extension including 2 rooflights, first floor side extension to both sides of property, change to main roof form and increase in ridge

height, 6 rooflights to main front roof slope, two rear dormers and fenestration alterations to front and rear elevations.  
Approved 01.08.2019

### 3.0 CONSULTATION RESPONSES

3.1 Surrey Wildlife Trust No comments received

### 4.0 REPRESENTATION

- 4.1 An objection has been received from 54 Roundway, the property opposite the application site. This comment has been summarised below:
- The development results in a materially larger property than the original, it is not in keeping with the neighbouring houses on the estate, is oversized and over developed. [*OFFICER NOTE: See section 7.3*]
  - The objector questions the need to so many rooflights and windows. [*OFFICER NOTE: the need behind a proposal is not material planning consideration*]
  - This application is a resubmission. [*OFFICER NOTE: this is an acceptable process as the scheme has changed from the approved development*]
  - Negative impact on the amenities of the occupiers of the neighbouring properties through overlooking impacts. [*OFFICER NOTE: see section 7.4*]
  - Detrimental impact on the infrastructure of the road. Delivery lorries also have a negative impact on parking. [*OFFICER NOTE: delivery vehicles, whilst a nuisance to local residents, are considered a short term impact of a development*]
  - Loss of hedge and trees [*OFFICER NOTE: the tree protection measures, secured by condition attached to approved application 19/0234, will be attached to this application (if approved)*]
- 4.2 At the time of preparation of this report no other representations had been received.

### 5.0 SITE DESCRIPTION

5.1 The application site is a two storey, detached dwelling, located to the south of the highway. It is located within the hedged estate character area. The surrounding area is predominantly residential.

### 6.0 THE DEVELOPMENT

6.1 Full planning permission is sought, part retrospectively, for the erection of a single storey front extension including two roof lights, a first floor extension to the eastern side elevation, a two storey extension to the western side elevation following the demolition of the existing garage, a change to the main roof form to increase the ridge height, the installation of six roof lights to main front roof slope, two rear dormers and fenestration alterations to front and rear elevations. This application is a resubmission of 19/0234 to allow for a replacement garage to the west, to increase the width of the rear dormer windows and to alter the external materials.

- 6.2 As planning permission has been granted under application 19/0234, it is only the revisions that will be assessed in this application.
- 6.3 The width of the rear dormer structures will be 2.6 metres, representing an increase of 0.6 metres. The demolition of the existing garage will result in a reduction in the width of this side extension by 0.3 metres (at ground floor level only). The alteration in the external material will not affect the bulk or mass of the approved built form.
- 6.4 The impact of the approved development on close-by trees, ecology and parking/highways, will not be altered by the revisions considered under this application. Therefore, in the event that this application is recommended for approval, any planning condition imposed on approved application 19/0234 relating to the aforementioned constrains, will be replicated.

## 7.0 PLANNING ISSUES

- 7.1 The application site is located within the defined settlement boundary, as set out in the proposals map included in the Core Strategy and Development Management Policies document 2012 (CSDMP). For this proposed development, consideration is given to policy DM9 of the CSDMP. The Residential Design Guide (RDG) Supplementary Planning Document 2017 as well as the Western Urban Area Character (WUAC) Supplementary Planning Document 2012 offer relevant guidelines.
- 7.2 The main issues to be considered within this application are:
- Impact on character and appearance of the surrounding area and host dwelling
  - Impact on residential amenity of neighbouring properties
  - Community Infrastructure Levy
- 7.3 Impact on character and appearance of the surrounding area and host dwelling
- 7.3.1 Para 127 of the National Planning Policy Framework (NPPF) requires good design principles; subparagraphs b and c clarify that a visually attractive extension which is sympathetic to local character should be acceptable. Policy DM9 of the CSDMP states that development will be acceptable where it achieves a high-quality design which respects and enhances the local character in its urban setting, paying particular regard to scale, materials, massing and bulk.
- 7.3.2 Principle 7.8 of the RDG sets out guidelines for designers detailing that design which positively contributes to the character and quality of the area will be supported. Principle 7.9 focuses on window design and principles 10.3 and 10.5 focus on site and roof alterations respectively, and as such are relevant.
- 7.3.3 The WUAC sets out the importance of achieving a good design which builds on the existing character of an area. The application site is located within the hedged estate character area, this area is characterised by a regimental layout of generous plots containing detached dwellings with hedges enclosing the plots, creating a green appearance.

- 7.3.4 One of the guiding principles of the WUAC (HE1a) states the importance of maintaining space between and around buildings. The development currently proposed will not increase the maximum width or depth of the approved dwelling, as such, this proposal will not result in a loss of spaciousness surrounding the dwelling. Guiding principle HE3 states the importance of vegetation and soft boundaries. The proposed development does not include the removal of the mature, mixed hedgerow to the front of the site, as such the green character of Middle Close will be retained.
- 7.3.5 The proposed increase in the width of the approved dormer windows will not be visible from the highway, as this element of development will be to the rear of the dwelling. The demolition of the existing garage and the erection of a replacement will not result in a significant alteration to the appearance of the approved dwelling. As such this element is also considered acceptable in terms of its impact on the streetscene.
- 7.3.6 It is acknowledged that the resulting dwelling, following the approval of application 19/0234, is materially larger than the original dwelling, however, it is not considered that the proposed increase in the width of the two rear dormer windows will result in a dominating impact on the host dwelling.
- 7.3.7 Whilst the surrounding dwellings are predominantly red brick, there are examples of alternative materials, including hanging tiles and upvc boarding, although no fully rendered dwelling was noted during the site visits. However, part of the existing building is already rendered. Therefore, the proposed use of render will be considered in keeping with the host dwelling.
- 7.3.8 The proposal will not be considered contrary to the NPPF, Policy DM9 of the CSDMP, RDG or the WUAC.
- 7.4 Impact on residential amenity of neighbouring properties
- 7.4.1 Policy DM9 of the CSDMP states that development will be acceptable where the proposal respects the amenities of the occupiers of neighbouring properties and uses. This is supported by para 127(f) of the NPPF, which seeks to create a high standard of amenity for existing and future users. The importance of appropriate design for extensions, so as not to result in a material loss of amenity for the occupiers of neighbouring properties, is set out in principles 8.1 and 10.1 of the RDG.
- 7.4.2 It is acknowledged that the proposed alterations to the rear dormers will result in larger windows, however they will not be sited any closer to the rear boundary than the previously approved windows, as such it is not considered that they will result in material alteration in the approved pattern of overlooking. This alteration, whilst increasing the volume of the approved dormer windows, will not result in an adverse impact on the residential amenities of the neighbouring properties to the side or rear in terms of overbearing or overshadowing impacts.
- 7.4.3 The removal of the existing garage and the erection of a replacement results in a reduction of the width of the western side extension by 0.3 metres, at ground floor level only. There will be no alteration in the height or depth of the approved

extension. As such, this element of the development does not result in a significant alteration in the approved levels of overbearing and overshadowing. There are no windows proposed to the western elevation, as such this development will not result in an adverse overlooking impact to the neighbouring property.

7.4.4 The proposed alteration in the external materials will not result in a significant impact to the residential amenities of the neighbouring properties.

7.4.5 The proposal will comply with the NPPF, Policy DM9 of the CSDMP, and the RDG.

#### 7.5 Community Infrastructure Levy

7.5.1 The proposed development is not for a net increase in dwellings, nor is it for a residential extension of over 100 square metres, as such the proposal will not be CIL liable.

### 7.6 **CONCLUSION**

7.6.1 The proposed development is acceptable in principle. It is not considered to result in an adverse impact on the character of the area, host dwelling or residential amenities of the occupiers of the neighbouring dwellings. The proposed development will comply with the NPPF, policy DM9 of the CSDMP, the RDG and the WUAC.

The application is recommended for conditional approval.

### 8.0 **POSITIVE/PROACTIVE WORKING**

In assessing this application, officers have worked with the applicant in a positive, creative and proactive manner consistent with the requirements of paragraphs 38 to 41 of the NPPF. This included the following:

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

### RECOMMENDATION

GRANT subject to the following conditions:-

1. The development shall be built in accordance with the following approved plans:

Site Location Plan, Drawing reference: S02, Received 16.09.2019

Proposed Block Plan, Drawing reference: D07, Received 27.08.2019

Proposed Ground Floor Plan, Drawing reference: D01, Received 27.08.2019

Proposed First Floor Plan, Drawing reference: D02, Received 27.08.2019

Proposed Second Floor Plan, Drawing reference: D03, Received 27.08.2019

Proposed Roof Plan, Drawing reference: D04, Received 27.08.2019  
Proposed Side and Front Elevations, Drawing reference: D05, Received 27.08.2019  
Proposed Side and Rear Elevations, Drawing reference: D06, Received 27.08.2019  
Proposed Block Plan Bird Box Details, Drawing reference: D08, Received 03.10.2019  
Proposed Block Plan Tree Protection Plan, Drawing reference: D09, Received 03.10.2019

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. Prior to the application of any render on the development hereby approved, samples and details (including colour and finish) shall be submitted to and approved in writing by the Local Planning Authority. The roof tile and facing brickwork to be used in the development hereby approved shall match in appearance those in 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 development hereby approved shall be undertaken in accordance with all recommendations for precautionary measures and enhancements of Section 7 "Recommendations" of the "Protected Species Report: Bat Presence and Absence Surveys" prepared by Brindle & Green (dated July 2019) and the Proposed Block Plan Bird Box Details, Drawing reference: D08, received 03/10/2019.

Reason: To ensure the protection of protected species and to contribute to the enhancement of biodiversity, in accordance with Policy CP14 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework.

4. The development hereby permitted shall be carried out wholly in accordance with the submitted Tree Protection Plan (D09) received 03/10/2019. Within one week of this decision being issued, photographs shall be provided by the retained Consultant and forwarded to and approved by the Council's Arboricultural Officer. This should record all aspects of any facilitation tree works and the physical tree and ground protection measures having been implemented and maintained in accordance with Tree Protection Plan. The tree protection measures shall be retained until completion of all works hereby permitted.

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. The decision has been taken in compliance with paragraphs 38-41 of the NPPF to work with the applicant in a positive and proactive manner. Further information on how this was done can be obtained from the officer's report.
3. The applicant is reminded that if during development, including site clearance or demolition works, a bat is seen then work should cease immediately and advice sought from Natural England or a qualified specialist. There is a requirement to apply for a European Protected Species derogation Licence for any activity that may adversely impact on a potential bat roost or disturb bats, in order to avoid contravention of Section 9(1) and Schedule 5 of the Wildlife and Countryside Act 1981 (as amended) and Schedule 2 of the Conservation of Habitats and Species Regulations 2017.
4. The applicant is informed that if the proposed development would involve the removal of dense shrubbery/vegetation, then this should be done outside of the main bird nesting season (March-August) to avoid adverse effect on nesting wild birds. Alternatively, if this is not possible and only a small area of dense vegetation would be affected, an ecologist could inspect the site for active nests immediately prior to clearance, and if any are found they should be left undisturbed with a buffer zone around it until it can be confirmed that the nest is not in use. This is in order to avoid contravention of Section 1 of the Wildlife and Countryside Act 1981 (as amended) and the Countryside and Right of Way Act 2000.
5. The applicant is advised to use native species when planting new trees and shrubs, preferably of local provenance from seed collected, raised and grown only in the UK, suitable for site conditions and complimentary to surrounding natural habitat. Planting should focus on nectar-rich flowers and/or berries as these can also be of considerable value to wildlife.

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## **ANNEX B**

Delegated officer report for application 19/0234/FFU:

### **OFFICER'S DELEGATED REPORT**

**APPLICATION NO:** 19/0234

**LOCATION:** 1 Middle Close, Camberley, GU15 1NZ

**PROPOSAL:** Proposed single storey front extension including 2 rooflights, first floor side extension to both sides of property, change to main roof form and increase in ridge height, 6 rooflights to main front roof slope, two rear dormers and fenestration alterations to front and rear elevations (Amended plans recv'd 15/4/19 & change of description). (Additional info rec'd 08/07/2019). (Additional plan recv'd 18/7/19).

**TYPE:** Full Planning Application

**APPLICANT:** Mr B Mudgal

**OFFICER:** Miss Amy Myer

**EXPIRY DATE:** 15.05.2019

#### **1.0 NEIGHBOURS CHECKED**

1.1 Yes – Statutory consultation requirements met.

#### **2.0 RELEVANT PLANNING HISTORY**

2.1 19/0026

Erection of first floor side extensions either side of property, single storey front extension, roof extension, five front rooflights and two rear dormer windows, and two side rooflights.

Withdrawn 11.03.2019

2.3 84/0176

Two storey extension

Approved 16.04.1984

#### **3.0 CONSULTATION RESPONSES**

3.1 Surrey Heath Borough Council Arboricultural Officer: No objection. No trees on or adjacent to site with TPOs. No significant trees to the front of the site which would be affected by the proposed front extension. The mature cypress trees within the rear garden of the site have already been heavily pruned. Had they been in good condition then

the Council would have wanted to protect these trees from construction impacts and also potential canopy damage from the proposed first floor extension to this side of the property.

3.2 Surrey Wildlife Trust

No objection, subject to planning conditions and informatives, including: development being undertaken in accordance with the Ecology Report and bird box plan submitted, no net increase in artificial lighting and having regard to the protection of bats and wild nesting birds.

4.0 **REPRESENTATION**

4.1 At the time of preparation of this report, six letters of objection had been received. These raise the following issues:

Overdevelopment: application property has already been heavily extended/developed, proposed development would have 3 storey height across length of plot, loss of gaps between boundaries, disproportionate development in relation to existing nearby housing and street scene, out of character with spacious open character of rest of close and estate, could result in 'terracing' effect if no.3 were to develop the property in the future. [Officer comment: see section 7.3]

Overbearing/loss of outlook: proposed first floor side extension would result in high flank wall directly adjacent to the annexe occupied by elderly relatives and also a conservatory at no.3 Middle Close and would also appear overbearing to no.56 Roundway.

Overshadowing/loss of light: Proposed first floor side extension, increase to roof height and proposed dormers under amended scheme would still result in loss of light to living areas and small garden at no.56 Roundway (which is set lower than application site).

Overlooking/loss of privacy: large viewing window to front elevation at first floor landing level would directly overlook no.54 Roundway, as would rooflights. Increase to number, size and height of windows at the rear, and removal of trees and vegetative screening on rear boundary, would provide views into no.58 Roundway. [Officer comment: see section 7.4]

Hedges: being removed during wild nesting bird season, must be against regulations.[Officer comment: see section 7.6]

Highways: front extension would result in reduction in size to driveway/loss of parking on site which could result in cars parking in road and obstructions.[Officer comment: see section 7.7]

Construction works already started, noise and disturbance impacts.[Officer comment: this matter has been passed to the Planning Enforcement team to investigate and to remind the applicant of the Code of Construction hours]

Question why do applicants need a cinema when there are local cinemas and why do they need a shower room in the roof when there are shower rooms at the property at lower level.[Officer comment: the need and proposed internal layouts of the extension are not a material planning consideration]

## 5.0 **SITE DESCRIPTION**

5.1 The application site is located on the southern side of Middle Close, a small residential cul-de-sac, within the settlement area of Camberley & Frimley. The site is within a 'Hedged Estate' Character Area, as designated within the Western Urban Area Character SPD. This type of area is characterised by small to medium infill housing estates with a very green character, generous plots accommodating detached dwellings, mixed architectural styles, on plot parking and enclosure of the street scene with hedges and street trees.

5.2 The site consists of a two storey, detached residential property, with a double gable ended roof to the front and a dual pitched roof to the rear. The property has a single storey double length garage to the south west elevation (approved in 1987) and a two storey front/side extension (approved in 1984). The property is enclosed to the front by a medium height hedge and has on plot parking provision on the gravel driveway and within the double length garage. The property has a rear garden which includes a rear patio area, swimming pool, and a number of mature trees to the side and rear boundaries.

## 6.0 **THE DEVELOPMENT**

6.1 The current application seeks planning permission for the erection of a single storey front extension including two front roof lights, a first floor side extension to both sides of the property, a change to the main roof form and increase in ridge height, six rooflights to the main front roof slope, two rear roof dormers and alterations to the fenestration to the front and rear elevations.

6.2 The front extension to the property would be approximately 2.8m deep on the north east elevation and 1.4m on the south west elevation, 16m wide, and would have a mono pitched roof with an eaves height of 2.7m and a ridge height of 4m. The front extension to the garage would be 1.4m deep, 2.9m in width and would have a mono pitched roof with an eaves height of 2.7m and a ridge height of 4m. It would have two rooflights. The gap between the property and the garage would be retained internally at ground floor level providing an access passageway from the front to the rear of the site.

6.3 The first floor side extension (on the south west side) would be approximately 9.9m deep, 3.9m wide, and would have a dual pitched roof with an eaves height of 5.4m and a ridge height of 8.3m when taken from ground level at the front. The first floor side extension (on the north east side) would be smaller and approximately 5.6m

deep, 1m wide, and would have a dual pitched roof with an eaves height of 5.4m and a ridge height of 8.3m when taken from ground level at the front of the site.

- 6.4 The roof alterations would change the main roof from a double gable ended roof at the front and dual pitched rear roof to a dual pitched and crown roof with two front gable ends and two rear roof dormers. The height of the roof would increase at the front when taken from ground level from a ridge height of 7.2m to a ridge height of 8.3m and at the rear (as the land slopes upwards) from a ridge height of 6.7m to a ridge height of 7.8m. The proposals would also introduce six front rooflights to the main roof and two rear dormer windows.
- 6.5 The drawings confirm that the extensions would be constructed with brickwork elevations and roof tiles to match the existing property. The proposals would also include a number of alterations to the fenestration at the front and rear, including a Juliette balcony to the existing first floor rear French doors and the change from a window and door to a set of ground floor rear aluminium bi-folding doors.
- 6.6 The current application follows a previous withdrawn application (ref. 19/0026). The previous scheme proposed two full-width first floor side extensions either side of the property, the extension on the north east side of which extended at two storey deeper along the rear of the site. The current scheme proposes one first floor side extension to the south west side of the property and a small first floor side extension to the other north east side and which would not extend beyond the main rear building line. The previous scheme proposed a hipped roof design, whereas the current scheme proposes a dual pitched/crown roof form. The previous scheme also proposed to increase the height of the main roof more than the current scheme.

## 7.0 **PLANNING ISSUES**

- 7.1 The following policies and guidance are relevant and material considerations in the assessment of the application:  
The National Planning Policy Framework 2019 (NPPF)  
DM9 (Design Principles), DM11 (Traffic Management and Highways Safety) and CP14 (Biodiversity and Nature Conservation) of the Surrey Heath Core Strategy and Development Management Policies 2012 (CSDMP)  
Principles 10.1 (Extensions), 10.2 (Front Extensions), 10.3 (Side Extensions) and 10.5 (Roofs) of the Residential Design Guide SPD 2017 (RDG SPD)  
Guiding Principles for the 'Hedged Estates' Character Areas in the Western Urban Area Character SPD 2012 (WUAC SPD)  
Surrey County Council Vehicular and Cycle Parking Guidance 2018
- 7.2 The main issues to be considered within this application are:  
Impact on appearance of host building and character of the local area  
Impact on neighbouring residential amenity  
Impact on trees  
Impact on ecology

Impact on parking/highways  
Community Infrastructure Levy

7.3 Impact on character and appearance of the surrounding area and host dwelling

- 7.3.1 The National Planning Policy Framework (2019) promotes high quality design standards with the objective to achieve sustainable development. Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies Document (2012) promotes high quality design. Development should respect and enhance the character of the local environment and be appropriate in scale, materials, massing, bulk and density.
- 7.3.2 The RDG SPD (2017) provides further guidance on extensions and alterations to properties within the borough. In particular, Principle 10.1 states that extensions should be subordinate and consistent with the form, scale, architectural style and materials of the original building. Principle 10.2 advises that front extensions should not protrude too far forward of the main front building line or be prominent in the street scene. Principle 10.3 states that side extensions should maintain important gaps and not erode the character of the street scene and local area. Proposals should remain sympathetic and subservient to the main building and not project beyond the building line on the street. Principle 10.5 advises that roof alterations should be sympathetic and subservient to the design of the main building and not undermine streetscene or local character.
- 7.3.3 The WUAC SPD (2012) identifies the key features of the 'Hedged Estate' Character Area and provides guiding principles for future development in these areas. Guiding Principle HE1 advises that new development should pay regard to the fact that buildings are set in spacious, regular shaped plots which provides for space between and around buildings and a verdant character. Guiding Principle HE2 states that development forms that are contrary to the prevailing development form of detached houses set in spacious individual enclosed plots will be resisted. Guiding Principle HE4 confirms that high quality contemporary designs will be welcomed.
- 7.3.4 Concern has been raised by objectors that the proposals would result in overdevelopment of the existing property, which has already undergone extensions, and that it would result in disproportionate development in relation to nearby properties. Concern has also been raised that the loss of the gap between the application property and no.3 Middle Close would harm the open spacious character of the close and estate. The proposed first floor side extension (on the south west side, adjacent to no.3) would be set in a total of 1m from the side boundary with no.3 Middle Close. The area at no.3 directly adjacent to the side boundary to the application property is currently single storey level and forms an annexe extension. Whilst it is acknowledged that there would be a reduction in the existing gap and space between these two buildings, a visual gap at first floor level would still be retained between the two buildings by reason of the set in at first floor level and adjacent single storey development at no.3. Furthermore, on the other (north eastern) side, the proposals would be set in and a substantial gap retained at first floor level between the application property and the rear boundary to no.56 Roundway. The proposals would not result in two storey development

across the entire width of the property or plot, and given the set in on one side and the retention of the gap on one side of the property, would not impact the spacious character of the street scene to such a degree as to warrant a refusal. Sufficient space would still be retained around the property and between nearby buildings and the verdant backdrop within the rear gardens (assisted by the fact the land slopes upwards) would still be visible. This accords with the key features identified and the Guiding Principles for Hedged Estates within the WUAC SPD and also guidance in the RDG SPD for side extensions. The matching materials and fenestration design would ensure the side extensions would have a sympathetic appearance in relation to the host dwelling, in accordance with policy DM9 and the Principles in the RDG SPD.

- 7.3.5 The proposals would result in a change to the roof form and an increase in the ridge height by approximately 1m to a maximum height of around 8.3m. The gable end features to the front would still be retained but the main roof would become a dual pitched/crown roof. There is currently no consistent roof form or roof height within the surrounding street scene. No.3 has a dual pitched roof, no.5 has a dual pitched and hipped roof, no.7 has a hipped roof. Therefore, the proposed change to a dual pitch with crown roof form (with the two front gable ends retained) would not be visually prominent nor harmful to the street scene, given the range of roof forms and designs in the immediate area. Due to Middle Close being set on a small hill, the properties are set at different levels, with the application being significantly lower than no. 56 Roundway, no. 3 being marginally lower than the application property and no. 5 being substantially lower than no.3, and so on as the land falls away down the hill. Whilst the application property is sited on the crest of this hill at the top of the Close, its existing roof is only marginally higher than the ridge height at no.3 next door, no.56 Roundway is set substantially higher up, and thus the proposed increase in ridge height would not be unduly prominent when viewed in the overall context. Given the variation of roof heights, the proposed change to the roof height of the application property would not break an existing uniformity that exists in the roof line of the area and this would lessen its visual prominence. The property would still essentially remain as a two storey detached property, which is characteristic for the 'Hedged Estate' Character Area. The matching roof tiles for the extended roof would ensure it would have a sympathetic appearance in relation to the existing building.
- 7.3.6 The proposed rooflights would be modest in scale. Although six rooflights to the main front roof slope could be quite dominant in the street scene, against guidance in the RDG SPD, given their small scale and that the rooflights, in themselves, be fall under permitted development, as such it would be unreasonable to refuse the application on this basis. The rear dormers would not be visible from and thus not impact the character of the street scene. In any case, they would be set back from the sides, up from the eaves and down from the ridgeline of the roof and would be an appropriate scale, in accordance with advice in the RDG SPD for dormer roof extensions.
- 7.3.7 The proposed single storey front extension would not project significantly forward of the main front building line, would be single storey, of modest depth projection, and set back from the road. As such, it would accord with the advice of the RDG SPD for front extensions. The matching materials and fenestration design would

ensure the front extension would have a sympathetic appearance in relation to the host dwelling, in accordance with policy DM9 and the Principles in the RDG SPD.

- 7.3.8 The more contemporary fenestration design, of the ground floor double doors with fixed sidelights and the first floor gable end window on the front elevation would give the property a more contemporary appearance. However, this would not itself be harmful to the appearance of the building nor area, and accords with Guiding Principle HE4 which confirms that high quality contemporary designs in Hedged Estate areas will be welcomed. The proposed fenestration alterations at the rear of the property would not be visible in public views, only in a limited range of private views from neighbouring properties, and would not impact the character or appearance of the street scene.
- 7.3.9 In conclusion, the proposals would maintain the appearance of the host building and the character of the area. As such, the proposals would accord with the NPPF, CSDMP Policy DM9, the RDG SPD and the WUAC SPD.

#### 7.4 Impact on residential amenity of neighbouring properties

- 7.4.1 Policy DM9 of the CSDMP 2012 states that development should respect the amenities of the adjoining properties and uses. Principle 10.1 of the RDG SPD states that extensions should not result in a material loss of amenity to neighbouring properties as a result of overshadowing, eroding privacy or being overbearing. Paragraphs 8.3-8.4 of the RDG SPD provides guidance on privacy, paragraphs 8.5-8.7 on outlook and paragraphs 8.8-8.17 on daylight and sunlight.
- 7.4.2 The proposed first floor side extension on the south western elevation of the property would be adjacent to the side boundary with no.3 Middle Close. The extension would be set in at first floor level by around 1m from this boundary to no.3. The area at no.3 directly adjacent to the boundary with the application property consists of a single storey annexe, with a rear facing and side facing window (which appear to serve a kitchen) and rear facing double doors (serving a dining/living room). Concern has been raised by objectors that the proposed extension would result in significant overbearing impacts and loss of outlook, in particular to the residents of this annexe. It is acknowledged that the proposals would result in development being brought closer to the boundary with no.3 with an increased mass and bulk due to the side and roof extensions. This is likely to result in some increased enclosure to the nearest rear facing kitchen window and dining area double doors. However, it is necessary to take into account; that the extensions would be set in from the boundary by 1m, the orientation of the nearest openings at no.3 in relation to the proposed extensions and the limited depth projection beyond these, and that the openings to no.3 are secondary openings to these rooms and not the sole/primary outlook/light source to these rooms. On this basis, it is concluded that the extension would not result in a significant overbearing impact nor loss of outlook to these occupants. In addition, the 45 degree indicator (for daylight impacts of two storey extensions), as set out in the RDG SPD, has been undertaken in relation to the nearest rear facing opening to the annexe at no.3. This demonstrates that the proposed first floor extension would not breach a 45 degree angle when taken from the nearest rear kitchen window at no.3, which indicates the proposed extension would not result in significant overshadowing nor

loss of daylight to this window. In terms of sunlight, the proposals would be sited to the south west of no.3 and thus may have some impact on late afternoon/evening sunlight levels to the nearest openings at no.3. Notwithstanding this, given the orientation of the neighbouring openings in relation to the proposed extension and that the nearest openings to no.3 are secondary openings to these rooms and not the sole/primary outlook/light source to these rooms, it is concluded that the extension would not result in a material overshadowing nor loss of sunlight.

- 7.4.3 The proposed first floor side extension on the north eastern elevation of the property would be modest in scale, and would retain a significant gap between the side of the application property and the boundary with no.56 Roundway and would therefore have limited impact. The proposals would still result in a change to the roof form, the ridge height of the property being increased by around 1m, and two rear dormers in the roof, the impact of which on no.56 has been considered. Concerns have been raised by objectors that the changes to the roof would result in an overbearing and overshadowing impact to the garden area and living rooms at no.56 (the garden area of which is set at lower ground level than the application property). However, on consideration of the proposed increase in the scale of the roof and the scale and distance of the new dormers, it is concluded that, whilst it may have some impact, the development would not result in a significant overbearing or overshadowing impact to the adjacent garden area at no.56. Given the separation distance between the proposed development and the nearest habitable room windows (around 18m) at no.56 and, taking account of the fact that no.56 is on higher ground than the application property, the proposals would not have a significant overbearing impact and loss of outlook to these openings at no.56. The 25 degree indicator (for daylight impacts, for development opposite neighbouring windows) as set out in the RDG SPD, has been undertaken in relation to the nearest rear facing habitable room openings at no.56. Given that no.56 is set much higher than the application property, even after proposed development, the 25 degree angle would rise well above the highest point of the proposed side and roof extension when taken from these openings. This indicates the proposed extensions would not result in significant overshadowing nor loss of daylight to these openings at no.56. In terms of sunlight, the proposals would be sited to the north east of no.3 so would have limited impact on sunlight levels to this neighbouring property. Notwithstanding this, given the orientation and distance of the neighbouring openings in relation to the proposed extension, it is concluded that the extension would not result in a material overshadowing nor loss of sunlight.
- 7.4.4 Objection has been raised with regard the proposed gable end window on the front elevation, and its potential impact of overlooking toward the garden and property at no.54 Roundway. Given the existing boundary treatment to the side of no.54 which would provide vegetative screening, and given the separation distance of 19m between this new window and the boundary to no.54 and further to the nearest windows at no.54, it is concluded that this new window would not result in significant overlooking and loss of privacy to no.54. The front rooflights would be angled skyward and, given this orientation and the separation distances to neighbouring properties, would therefore not have any impact on the privacy of neighbouring occupants. At the rear, there already exists a first floor a set of doors and the proposals only seek to add a Juliette balcony railing to this, so this would not result in any increased overlooking to neighbours. At ground floor level, the



change from a window and double doors to a five panel set of doors would not increase overlooking given their siting at ground floor level and distance from neighbouring properties. Concern has been raised that trees and vegetation on the side and rear boundary of the application property that provide screening between it and nos 56 and 58 Roundway is being removed and this will allow views into these neighbouring properties from the proposed rear dormer windows. However, the proposed dormers would not provide any additional, intrusive angles of view nor facilitate any significant increase in overlooking towards these properties than is already possible from the existing first floor openings below at the application property. The angles of view towards the rear gardens of no.56 would also be primarily oblique rather than direct. The separation distance between these new dormer windows and the boundary with the garden at no.58 would be around 22m and to the nearest openings at no.58 would be around 29m. Given these separation distances and the existing pattern of overlooking, the proposed dormers would not give rise to significant additional overlooking nor loss of privacy to these neighbouring occupants.

7.4.5 The proposals would have an acceptable impact on neighbouring residential amenity, and would accord with the NPPF, policy DM9 of the CSDMP 2012 and the Principles of the RDG SPD 2017.

7.5 Impact on trees

7.5.1 Policy DM9 requires trees and vegetation worthy of retention are protected from development. The site is also located within a 'Hedged Estate' Character Area, which is characterised by its green and verdant nature and enclosure with hedges. Guiding Principle HE1 advises that front gardens should be enclosed by hedges and that the green character should be retained by the retention of existing large trees and mature vegetation. The property is not in a conservation area and there are no trees with Tree Protection Orders on or in close vicinity of the site. There are a range of hedges around the front and sides of the site, Cypress trees on the side boundary with no.3 Middle Close (which appeared to have been heavily coppiced at the time of the site visit in February 2019), and a number of trees and some vegetation at the end of the rear garden.

7.5.2 The Council's Arboricultural Officer has been consulted on the application and raised no objection. They have confirmed that there is no significant trees or vegetation to the front of the site which would be affected by the proposed front extension. The mature Cypress trees within the rear garden of the site, adjacent to the side boundary with no.3 Middle Close, had already been heavily coppiced at the time of the site visit in February 2019). Had they been in good condition then the Council would have wanted to protect these trees from construction impacts and also potential canopy damage from the proposed first floor extension to this side of the property.

7.5.3 A Tree Protection Plan has been submitted which shows that hedging and trees would be protected from construction impacts, by the erection of protective Heras fencing around them, and the creation of Construction Exclusion Zones to ensure that no construction vehicles/materials or equipment would be stored or used in

these areas. Subject to a planning condition requiring the development to be undertaken in accordance with these tree protection measures, the proposals would protect vegetation and trees worthy of retention and the green and verdant character of the area, in accordance with policy DM9 of the CSDMP and the Guiding Principles of the WUAC SPD.

## 7.6 Impact on ecology

7.6.1 The NPPF states that the planning system should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes and minimising the impacts on biodiversity and providing net gains in biodiversity where possible. Policy CP14A of the CSDMP states that the Council will seek to conserve and enhance biodiversity and development that results in harm to or loss of features of interest for biodiversity will not be permitted.

7.6.2 An Ecology Report (Bat survey) has been submitted during the course of the determination period of this application. Surrey Wildlife Trust have been consulted and have advised that, on the basis of the report, bats do not appear to present a constraint to development. Subject, therefore, to advisory informatives and conditions being imposed as recommended by SWT (including: development to be undertaken in accordance with all recommendations for precautionary measures and enhancements contained in the Ecology Report and the bird box plan, no net increase in external artificial lighting and an informative prohibiting the removal of dense shrubbery/vegetation during the main wild bird nesting season) no objection is raised on ecology grounds, with the proposal complying with CSDMP policy CP14A.

## 7.7 Highways/parking impact

7.7.1 The NPPF states that planning decisions should take account of whether safe and suitable access to the site can be achieved for all people. Policy DM11 of the CSDMP states that development which would adversely impact the safe and efficient flow of traffic movement on the highway network will not be permitted unless it can be demonstrated that measures to reduce such impacts to acceptable levels can be implemented.

7.7.2 Concern has been raised by objectors that the proposed front extension would result in a reduction in the size of the existing driveway and thus loss of parking on site which could result in cars parking in the road and causing obstructions. The driveway would still retain vehicular parking for 3 vehicles and 1-2 spaces within the garage, providing a total of 5 car parking spaces after development. Surrey County Council's Vehicular and Cycle Parking Guidance (2018) advises that for 4 bedroom + properties within a location such as this ('suburban') a minimum of 2 parking spaces should be provided on site.

7.7.3 As such, the proposals would retain adequate parking provision on site, and would not result in a material impact on local parking conditions nor highways safety. The proposals would accord with Surrey County Council's Vehicular and Cycle Parking Guidance (2018) and policy DM11 of the CSDMP

## 7.8 Community Infrastructure Levy

7.8.1 The Council implemented a CIL Charging Schedule on 1 st December 2014 and all new dwellings and extensions over 100sqm are CIL liable, though exemptions can be applied for in some cases. The amount of CIL payable would be dependent on floorspace. The proposals would result in a net increase in floor space of 137.7sqm. This application site is located within the Western Charging Zone for which the charge is £180 per square metre of floorspace. On this basis, the proposals would be liable for a total CIL charge of £24,786. However, a Self-Build Residential Extension Exemption form has been submitted.

## 8.0 **CONCLUSION**

8.1 Subject to planning conditions and informatives, the proposed development would not have an unacceptable impact on the appearance of the host building and character of the local area, on the residential amenity of neighbouring occupants, on trees, ecology or parking/highways. The proposals would accord with the NPPF and Policies DM9, DM11 and CP14 of the CSDMP 2012. The application is therefore recommended for approval.

## 9.0 **POSITIVE/PROACTIVE WORKING**

In assessing this application, officers have worked with the applicant in a positive, creative and proactive manner consistent with the requirements of paragraphs 38 to 41 of the NPPF. This included the following:

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

## **Conditions(s)**

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: Proposed Ground Floor Plan (C01 Rev C), Proposed First Floor Plan (C02 Rev C), Proposed Second Plan (C03 Rev C), Proposed Roof Plan (C04 Rev C), Proposed Elevations (C05 Rev D), Proposed Elevations (C06 Rev D) and Proposed Site Plan (C07 Rev C) received 15/04/2019, 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. The development hereby approved shall be undertaken in accordance with with all recommendations for precautionary measures and enhancements of Section 7 "Recommendations" of the " Protected species report: Bat Presence and Absence Surveys" prepared by Brindle & Green and dated July 2019, and the Proposed Site Plan: bird box details (C08) received 18/07/2019.

Reason: To ensure the protection of protected species and to contribute to the enhancement of biodiversity, in accordance with Policy CP14 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework.

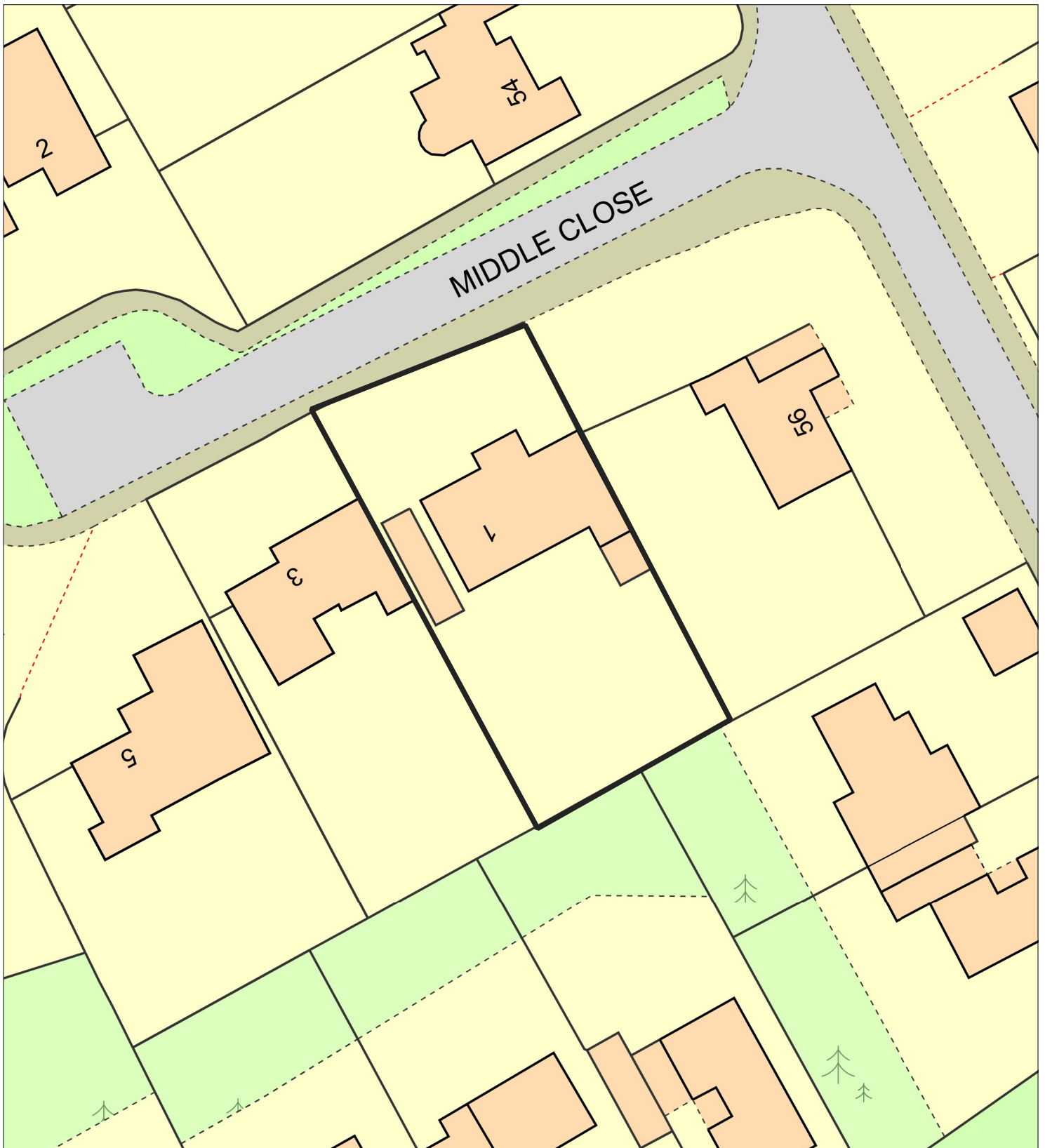
5. The development hereby permitted shall be carried out wholly in accordance with the submitted Tree Protection Plan (C09 Rev F) received 30/07/2019. Prior to commencement of development, digital photographs shall be provided by the retained Consultant and forwarded to and approved by the Council's Arboricultural Officer. This should record all aspects of any facilitation tree works and the physical tree and ground protection measures having been implemented and maintained in accordance with Tree Protection Plan. The tree protection measures shall be retained until completion of all works hereby permitted.

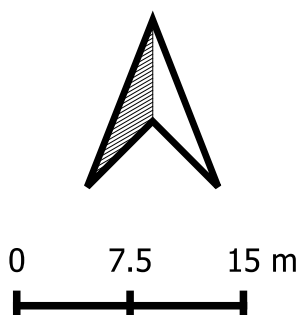

Reason: To preserve and enhance the visual amenities of the locality in accordance with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012.

### **Informative(s)**

1. This decision notice is a legal document and therefore should be kept in a safe place as it may be required at a later date. A replacement copy can be obtained however there is a charge for this service.
2. The decision has been taken in compliance with paragraphs 38-41 of the NPPF to work with the applicant in a positive and proactive manner. Further information on how this was done can be obtained from the Officer's report.
3. The applicant is reminded that if during development, including site clearance or demolition works, a bat is seen then work should cease immediately and advice sought from Natural England or a qualified specialist. There is a requirement to apply for a European Protected Species derogation Licence for any activity that may adversely impact on a potential bat roost or disturb bats, in order to avoid contravention of Section 9(1) and Schedule 5 of the Wildlife and Countryside Act 1981 (as amended) and Schedule 2 of the Conservation of Habitats and Species Regulations 2017.
4. The applicant is informed that if the proposed development would involve the removal of dense shrubbery/vegetation, then this should be done outside of the main bird nesting season (March-August) to avoid adverse effect on nesting wild birds. Alternatively, if this is not possible and only a small area of dense vegetation would be affected, an ecologist could inspect the site for active nests immediately prior to clearance, and if any are found they should be left undisturbed with a buffer zone around it until it can be confirmed that the nest is not in use. This is in order to avoid contravention of Section 1 of the Wildlife and Countryside Act 1981 (as amended) and the Countryside and Right of Way Act 2000.
5. The applicant is advised to use native species when planting new trees and shrubs, preferably of local provenance from seed collected, raised and grown only in the UK, suitable for site conditions and complimentary to surrounding natural habitat. Planting should focus on nectar-rich flowers and/or berries as these can also be of considerable value to wildlife.

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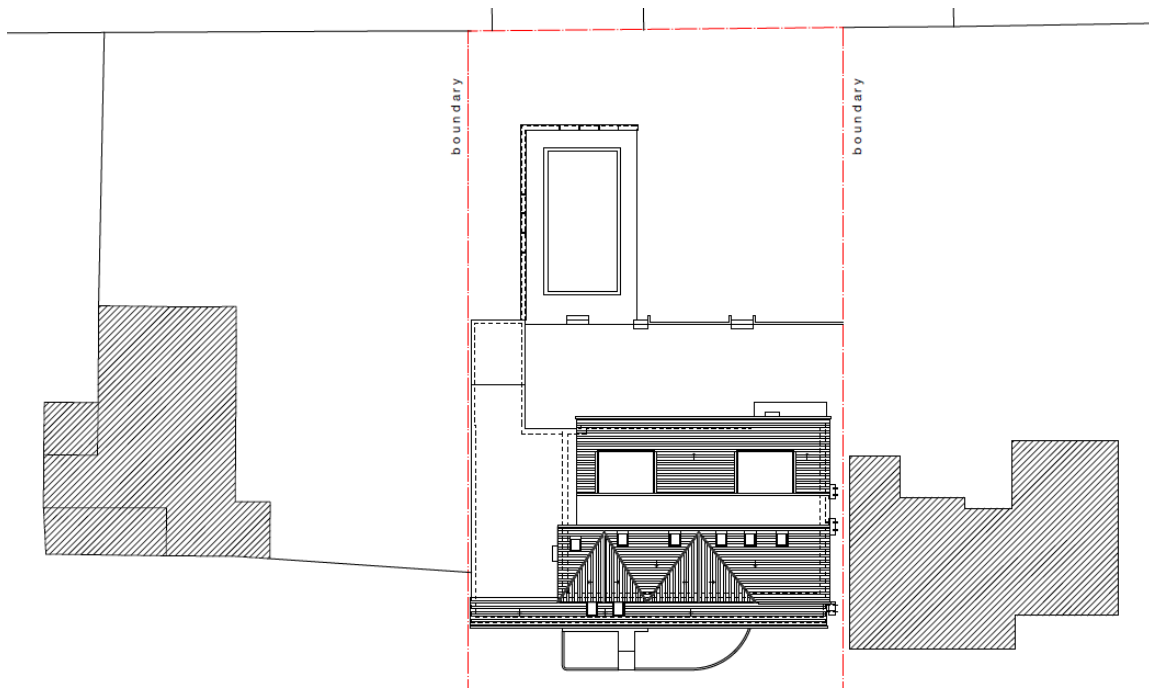


<b>Title</b>	Planning Applications		
<b>Application number</b>	20/0514/FFU		<b>Scale @ A4</b> 1:500
<b>Address</b>	1 Middle Close Camberley Surrey GU15 1NZ		<b>Date</b> 29 Jun 2021
<b>Proposal</b>	Resubmission of 19/0701 (extensions and alterations) to allow for overall lower roof with higher pitched front gables and air conditioning units (part retrospective)		
<p>Page 47</p> <p>Version 5 © Crown Copyright. All rights reserved. Surrey Heath Borough Council 100018679 2021 Author: DE</p>			

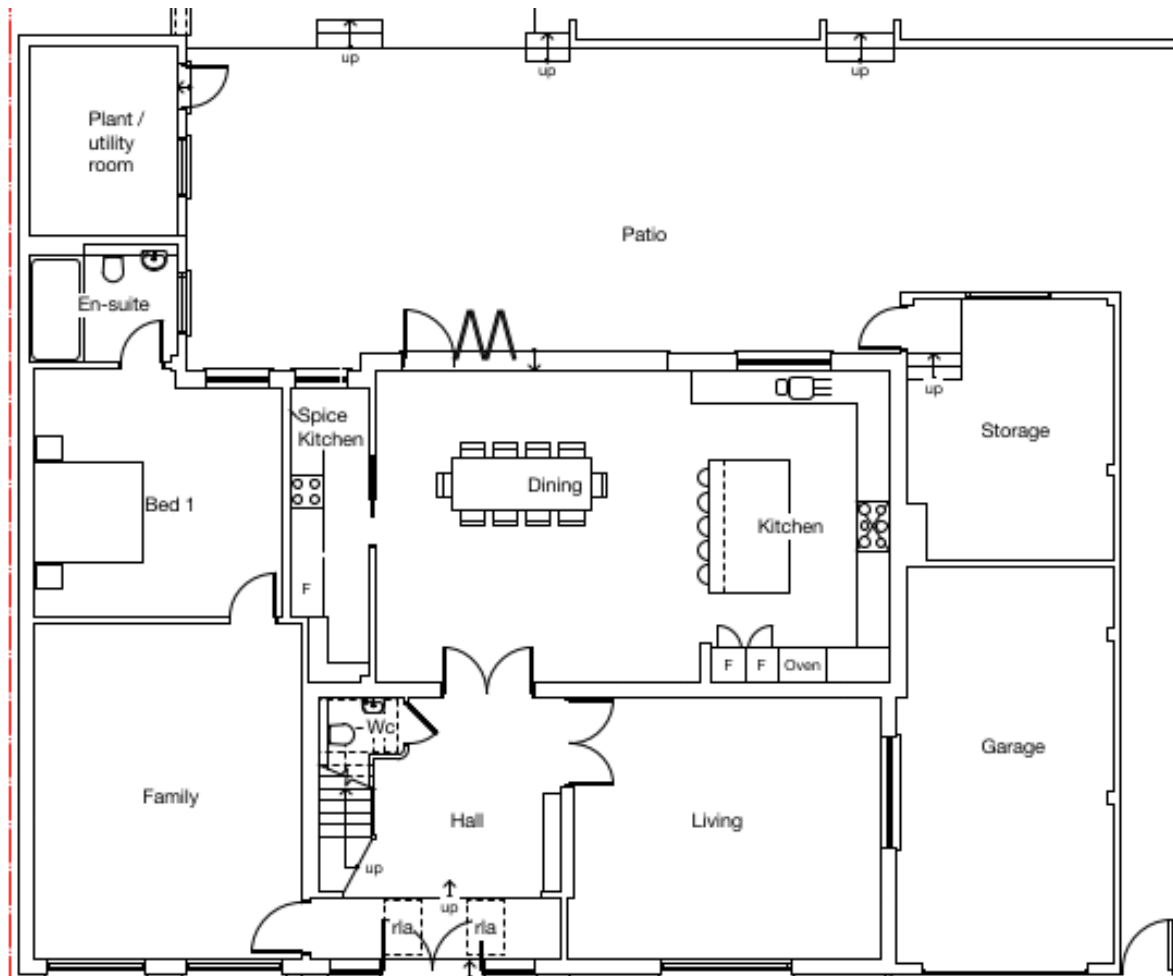
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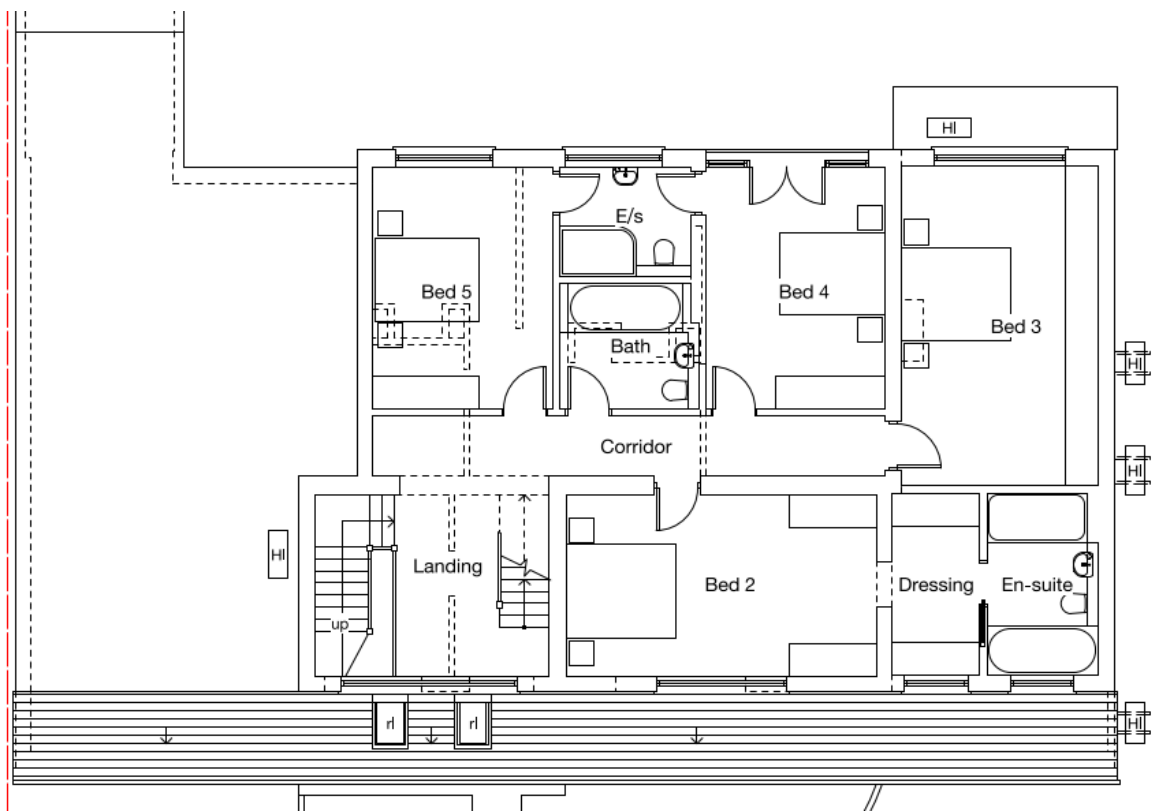
Block Plan (as built)



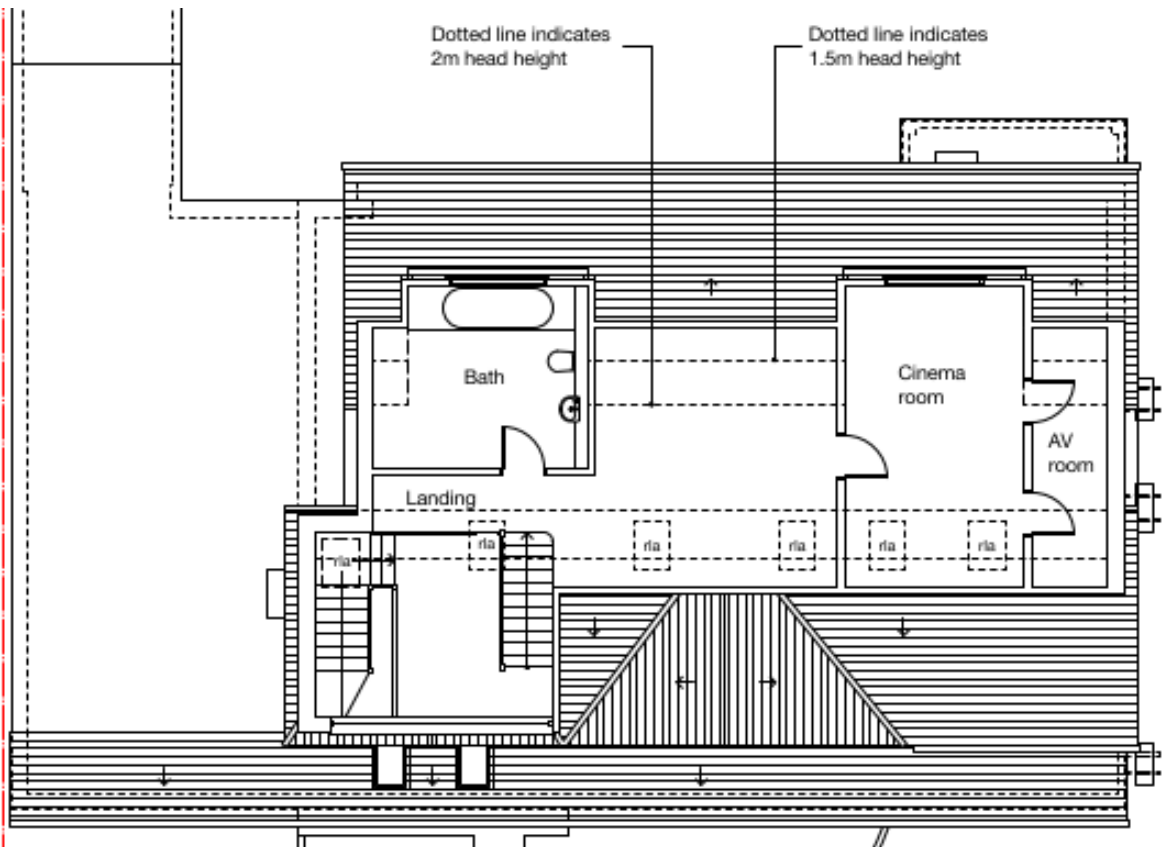
As built ground floor plan



As built first floor plan



As built second floor plan



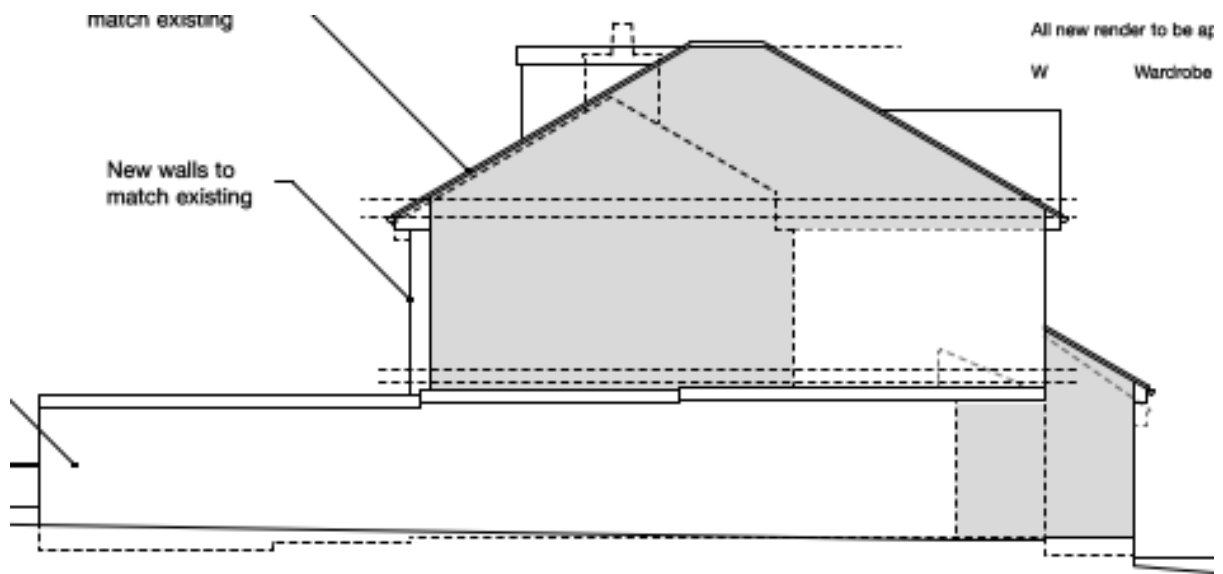
Front elevation as approved by application 19/0701/FFU



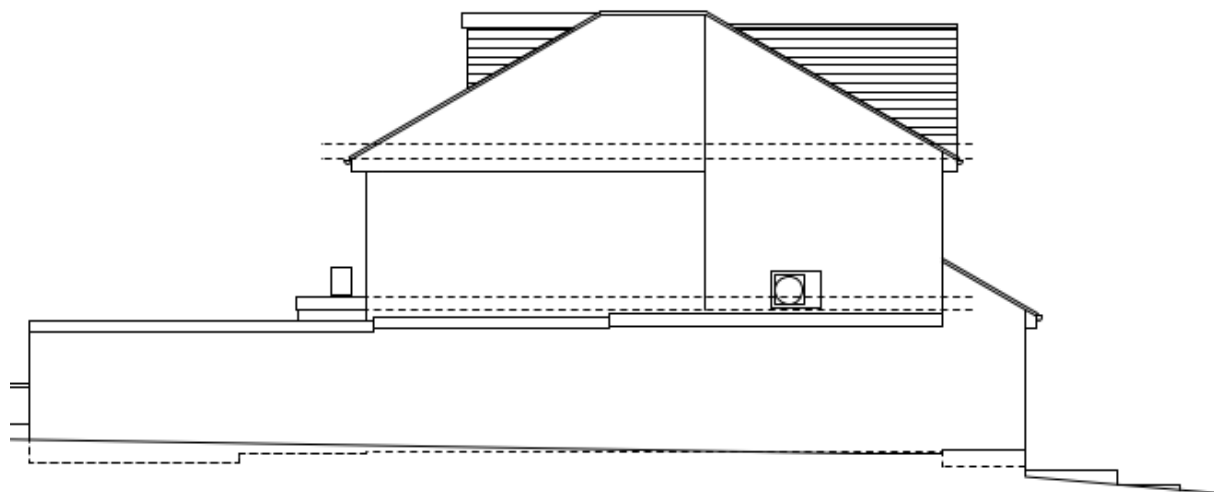
Front elevation as built



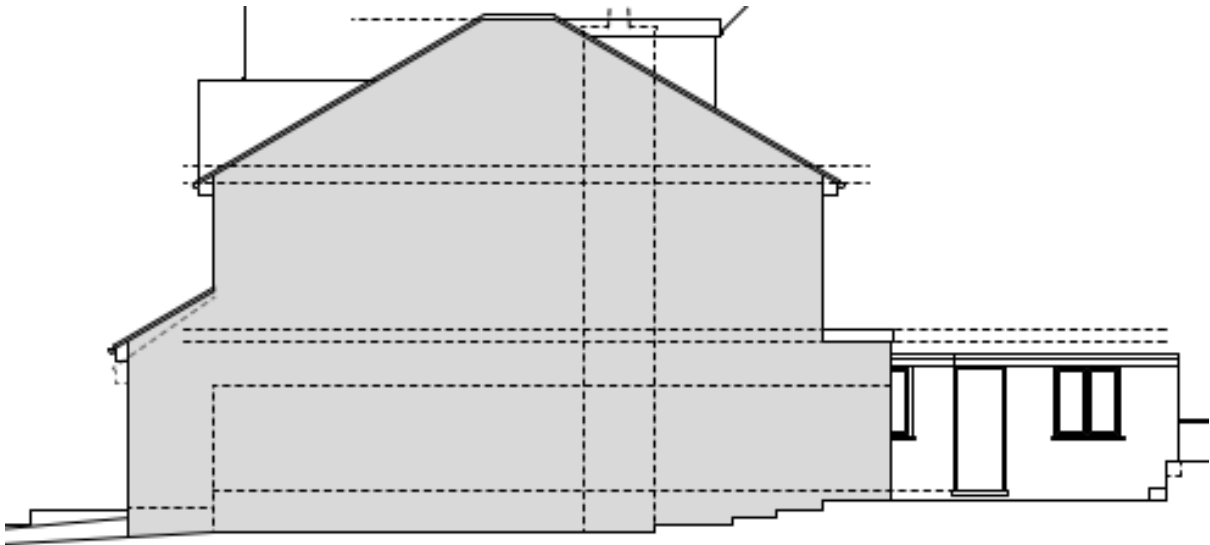
Eastern side elevation as approved by application 19/0701/FFU



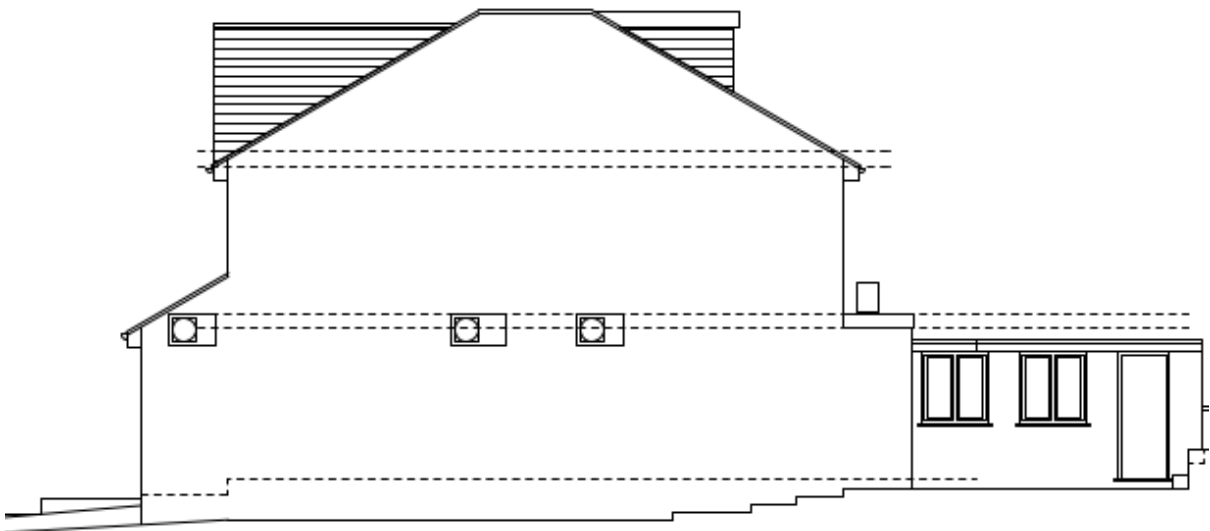
Eastern side elevation as built



Western side elevation as approved by application 19/0701/FFU



Western side elevation as built



Rear elevation as approved by application 19/0701/FFU



Rear elevation as built



Image of the front of the property



Image of the front of the property, as scene from Middle Close



Image of western side elevation with A.C. units and part of 3 Middle Close



Image of application site facing east, with 56 Roundway beyond





Image of the rear of the application site



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<b>LOCATION:</b>	11 Blackdown Road, Deepcut, Camberley, Surrey, GU16 6SH,
<b>PROPOSAL:</b>	Erection of a part single storey and two storey rear/side extension with the installation of a side window at first floor level to the existing dwelling.
<b>TYPE:</b>	Full Planning Application
<b>APPLICANT:</b>	Mr Lee Cable
<b>OFFICER:</b>	Miss Shannon Kimber

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 Cllr Helen Whitcroft, due to concerns that the proposal would be overdevelopment and out of character with the existing street scene.

**RECOMMENDATION: GRANT, subject to conditions**

**1.0 SUMMARY**

- 1.1 The application is for a part single storey and a part two rear and side extension. It is considered that the proposal would result in no adverse impact on the character of the surrounding area, the host dwelling or the residential amenities of the occupiers of the neighbouring dwellings.

**2.0 SITE DESCRIPTION**

- 2.1 The application site is a two storey, detached dwelling. It is located to the south-east of the highway. The surrounding area to the south is predominantly residential. The land opposite, on the northern side of Blackdown Road, is Countryside beyond the Green Belt.

**3.0 RELEVANT HISTORY**

- 3.1 There is no relevant planning history.

**4.0 THE PROPOSAL**

- 4.1 Full planning permission is sought for the erection of a part single storey and part two storey rear and side extension. This will provide an extended kitchen and family room at ground floor level with a bedroom over. The proposed extension will have a pitched roof over the two storey element, with a gable end to the rear, and a mono-pitched roof to the single storey element. The proposed development also includes the installation of a side window at first floor level to the existing dwelling. This will serve a bedroom.
- 4.2 The proposed two storey extension will have a maximum width of 4 metres (projecting 1.3 metres from the side elevation of the existing rear projection), a maximum depth of 4.2 metres (projecting 3 metres from the rear most elevation), a maximum height of 6.3 metres, with an eaves height of 5 metres to the south-west elevation and a height of 4.3 to the north-east elevation.

4.3 The proposed single storey extension will have a width of 4 metres, and will project 1.9 metres beyond the rear elevation of the two storey element. It will have a maximum height of 3.5 metres, with an eaves height of 2.4 metres.

## **5.0 CONSULTATION RESPONSES**

5.1 No consultation was required.

## **6.0 REPRESENTATION**

6.1 At the time of preparation of this report no letters of representation have been received.

## **7.0 PLANNING CONSIDERATION**

7.1 The application site is located within the defined settlement boundary, as set out in the proposals map included in the Core Strategy and Development Management Policies document 2012 (CSDMP). For this proposed development, consideration is given to policy DM9 of the CSDMP and the National Planning Policy Framework (NPPF). The Residential Design Guide (RDG) Supplementary Planning Document 2017 also offers relevant advice.

7.2 The main issues to be considered within this application are:

- Impact on character and appearance of the surrounding area and host dwelling; and,
- Impact on residential amenity of neighbouring properties

Other considerations include Community Infrastructure Levy.

### **7.3 Impact on character and appearance of the surrounding area and host dwelling**

7.3.1 Para 127 of the National Planning Policy Framework (NPPF) requires good design principles; subparagraphs b and c clarify that a visually attractive extension which is sympathetic to local character should be acceptable. Policy DM9 of the CSDMP states that development will be acceptable where it achieves a high-quality design which respects and enhances the local character in its urban setting, paying particular regard to scale, materials, massing and bulk.

7.3.2 Principle 7.8 of the RDG sets out guidelines for designers detailing that design which positively contributes to the character and quality of the area will be supported. Principle 7.9 focuses on window design and principles 10.1, 10.3 and 10.4 relate to extensions to the side and rear of dwellings.

7.3.3 The proposed development will be screened to the front by the existing dwelling. As such, the proposal will not have an impact on the street scene of Blackdown Road. There is a single carriageway, restricted local access road running behind the rear boundary of the application site. There will be a minimum distance of 24.7 metres between the rear elevation of the proposed extension and the rear boundary of the site. Whilst the development will be visible from the public realm, due to the separation distance it is not considered to have an overly dominant impact. As such, the development will not have a significant impact on the character of the surrounding area.

7.3.4 There is an existing outbuilding to the rear of The Nook which will be demolished to make way for the proposed development. The proposed extension will project 1 metre less to the south-east than the existing outbuilding. The proposed extension will not project beyond either of the existing side-most elevations. The proposed development is therefore considered to centralise development on the site. The proposed two storey element will be set 0.5 metres lower than the ridgeline over the host dwelling. The pitch of the roof, roof form

and the external materials will match those of the host dwelling. As such, it is not considered that the proposed development will result in an overly dominating impact on the host dwelling.

- 7.3.5 In character terms the proposal is considered to comply with Policy DM9 of the CSDMP and the RDG.

#### **7.4 Impact on residential amenity of neighbouring properties**

- 7.4.1 Policy DM9 of the CSDMP states that development will be acceptable where the proposal respects the amenities of the occupiers of neighbouring properties and uses. This is supported by para 127(f) of the NPPF, which seeks to create a high standard of amenity for existing and future users. The importance of appropriate design for extensions, so as not to result in a material loss of amenity for the occupiers of neighbouring properties, is set out in principles 8.1 and 10.1 of the RDG.

- 7.4.2 The neighbouring property to the north-eastern side of the application site is 9 Blackdown Road. This dwelling is will be most impacted by the proposal. The application dwelling is sited to the south-west of this neighbouring property. Therefore, any overshadowing impacts to number 9 will only be from the afternoon to evening. There is a side door and a window serving a W.C. at ground floor level and a window serving the landing at first floor level in the south-western side elevation of number 9. As these are not habitable spaces, it is not considered that the proposed development will result in an adverse overshadowing impact on these side facing openings of number 9. A loss of light assessment has been conducted for the rear elevation of number 9 in accordance with figure 8.7 of the RDG. The 60 degree line drawn from the rear facing kitchen window does not intersect the proposed development. The 45 degree line drawn from the closest first floor level window does intersect the proposed extension, when measured on the horizontal plane. However, due to the modest eaves height of 4.3 metres, then measured on the vertical plane, it is not considered that the proposal would result in a loss of light so adverse as to warrant a refusal.

- 7.4.3 The proposed extension will project 6.5 metres beyond the rear elevation of number 9 (when measured from first floor level to first floor level on the rear elevations) and 5 metres at ground floor level. To this side, the eaves will have a height of 4.3 metres. The proposed extension will be sited 1.5 metres from the shared boundary and there will be a separation distance of 2 metres between built forms. Due to the separation distance, the modest eaves height and the existing built form to the rear of number 11, it is not considered that the proposed development will have an adverse overbearing impact on the occupiers of this neighbouring property.

- 7.4.4 The window to the side elevation at first floor level has already been inserted. It is acknowledged that there are possible oblique views from this window towards the first floor level windows on the rear elevation of number 9. However, it is also noted that this new window is inserted into the existing side elevation of the application site. If this window were to be obscure glazed and fixed shut, below 1.7 metres when measured internally from the floor level of the room in serves, then it would comply with the permitted development requirements. As such, it is recommended that a condition be added to the decision stating that this side facing window should be obscure glazed to a minimum Pilkington level 3 or equivalent (with the exception of the high level, top-hung window pane which can be clear glazed). The window pane to the left side will be openable, as the obscure gazed pane will screen the rear elevation of number 9 as the window is hung from the left hand side (when looking from the inside). As the top-hung, high level window will be clear glazed, it is considered acceptable for the future occupiers of the site. The obscure glazed, side hung window will provide a means of escape. There is an existing single storey rear extension to number 9. This does not extend the full width of the property. The most private amenity space for this neighbouring dwelling is located to the north and east of this extension. Therefore, this space will be screened by the existing extension from the proposed first floor level window to the side of number 11. As such, it is not considered that the proposal will result in an adverse loss of privacy to the occupiers of this neighbouring dwelling.

- 7.4.5 The neighbouring property to the south-western side, 13 Blackdown Road, has been extended previously. The proposed extension will not project beyond the rear elevation of number 13. Therefore, the proposal will not result in an adverse impact on the private amenity space to the rear of this neighbouring property. There are no windows proposed to the south-western side elevation, as such there will be no significant alteration to the existing pattern of overlooking. There are windows and doors to north-eastern side elevation of number 13, however, the proposal will not be directly in line with this openings and, in any event, they do not serve habitable spaces, instead they serve landing and staircases.
- 7.4.6 There is an un-adopted access track to the rear (south-east) of the application. Beyond this there is a mixture of two storey commercial buildings with some mixed use, including residential. There will be a distance of greater than 30 metres between the proposed extension and 117B Deepcut Bridge Road, the closest residential dwelling in this direction. This distance is considered sufficient to overcome any adverse impacts the development may have on the occupiers of the residential dwelling to the rear.
- 7.4.7 There is no residential dwelling directly to the front (north-west) of the application site. As such, there will be no adverse impact on residential amenities in this direction.
- 7.4.8 Subject to the recommended condition, the proposal will cause no adverse impact upon neighbouring amenities in compliance with Policy DM9 of the CSDMP and the RDG.

## **7.5 Community Infrastructure Levy**

- 7.5.1 The proposed development is not for a net increase in dwellings, nor is it for a residential extension of over 100 square metres, as such the proposal will not be CIL liable.

## **8.0 POSITIVE/PROACTIVE WORKING**

- 8.1 In assessing this application, officers have worked with the applicant in a positive, creative and proactive manner consistent with the requirements of paragraphs 38-41 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.

## **9.0 CONCLUSION**

- 9.1 The proposed development is acceptable in principle. It is not considered to result in an adverse impact on the character of the area, host dwelling or residential amenities of the occupiers of the neighbouring dwellings. The proposed development complies with the NPPF, Policy DM9 of the CSDMP and the RDG. The application is therefore 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:  
Site Location Plan, Drawing reference: 7/8, Received: 11.02.2021  
Block Plan, Drawing reference: 6/8, Received: 11.02.2021  
Proposed Ground Floor Plan, Drawing reference: 2/8, Received: 11.02.2021  
Proposed First Floor Plan, Drawing reference: 4/8, Received: 11.02.2021  
Existing and Proposed Rear and Side Elevations, Drawing reference: 5/8, Received: 11.02.2021  
Existing and Proposed South-West Elevations, Drawing reference: 8/8, Received: 11.02.2021  
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 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. Within 1 month of the date of this decision, the first floor level window in the north-eastern side elevation facing 9 Blackdown Road, shall be completed in obscure glazing (minimum Pilkington level 3 or equivalent), with the exception of the high level, top-hung window pane which can be clear glazed. The lower, opening window pane will be obscure glazed and hung from the left hand side (when looking from the inside). Thereafter, the window shall be retained as such at all times.

No additional openings shall be created in this flank elevation without the prior approval in writing of the Local Planning Authority.

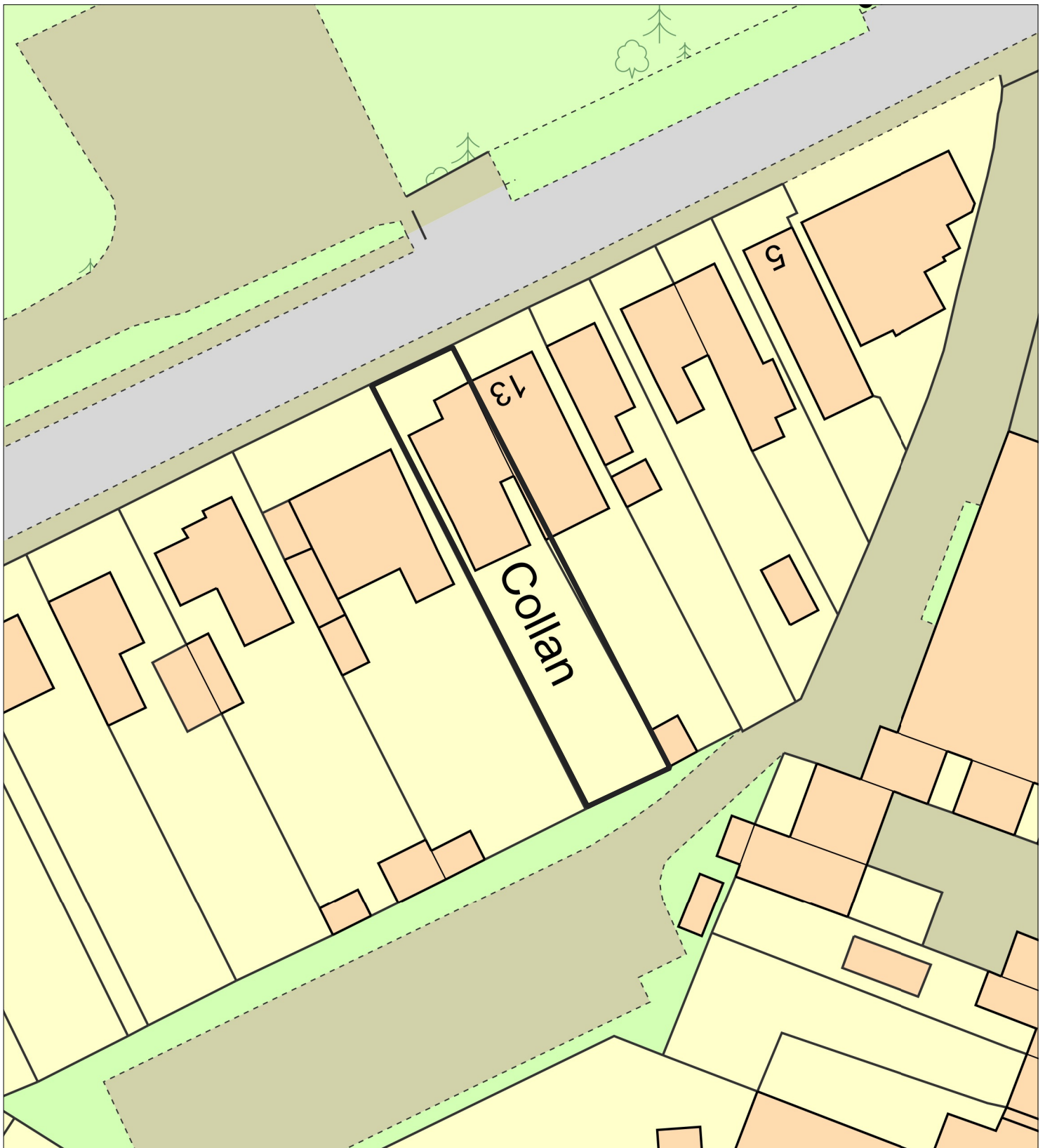
Reason: In the interests of the amenities enjoyed by neighbouring residents and to accord with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012.

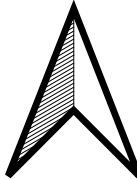
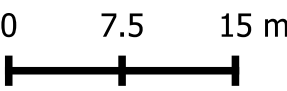

### **Informative(s)**

1. This Decision Notice is a legal document and therefore should be kept in a safe place as it may be required if or when selling your home. A replacement copy can be obtained, however, there is a charge for this service.
2. The applicant is advised that this permission is only pursuant to the Town and Country Planning Act 1990 and is advised to contact Building Control with regard to the necessary consents applicable under the Building Regulations and the effects of legislation under the Building Act 1984.
3. The decision has been taken in compliance with paragraphs 38-41 of the NPPF to work with the applicant in a positive and proactive manner. Further information on how this was done can be obtained from the officer's report.

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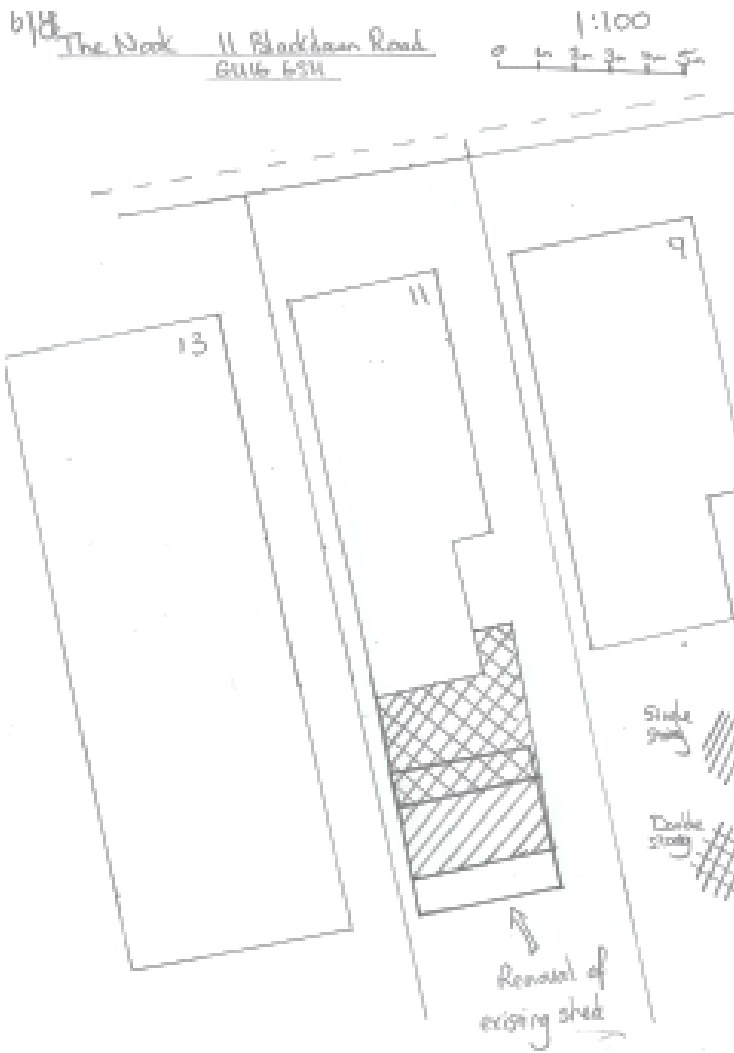




<b>Title</b>	Planning Applications		
<b>Application number</b>	21/0005/FFU	 	<b>Scale @ A4</b> 1:500
<b>Address</b>	11 Blackdown Road Deepcut Camberley Surrey GU16 6SH		<b>Date</b> 29 Jun 2021
<b>Proposal</b>	Erection of a part single storey and two storey rear/side extension with the installation of a side window at first floor level to the existing dwelling		
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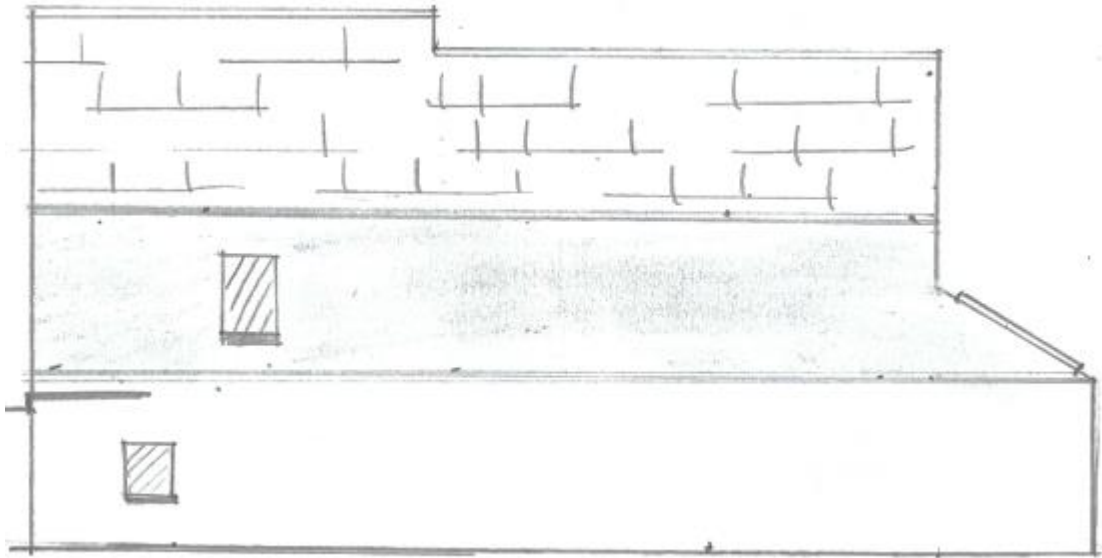
# Block Plan



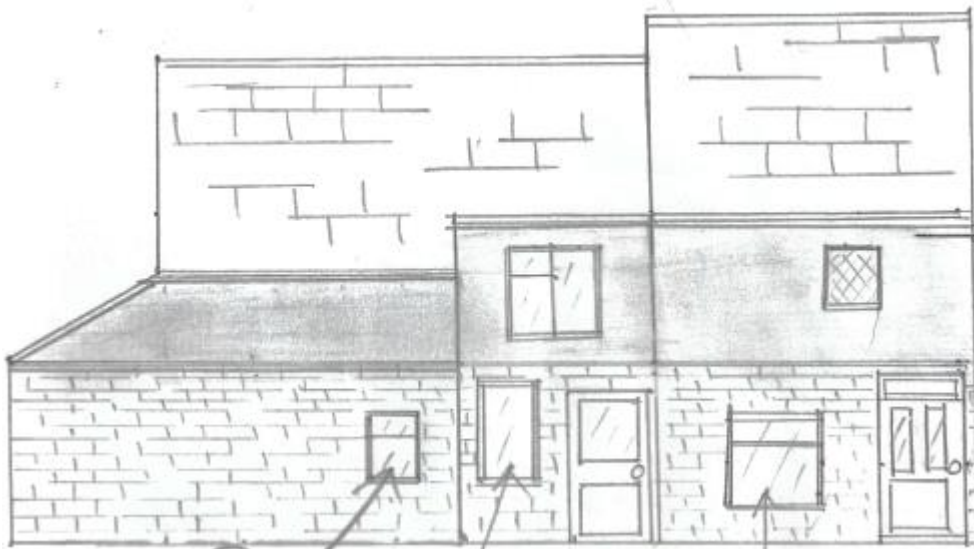
## Proposed rear elevation



Proposed western side elevation



Proposed eastern side elevation



Proposed ground floor plan and proposed first floor plan

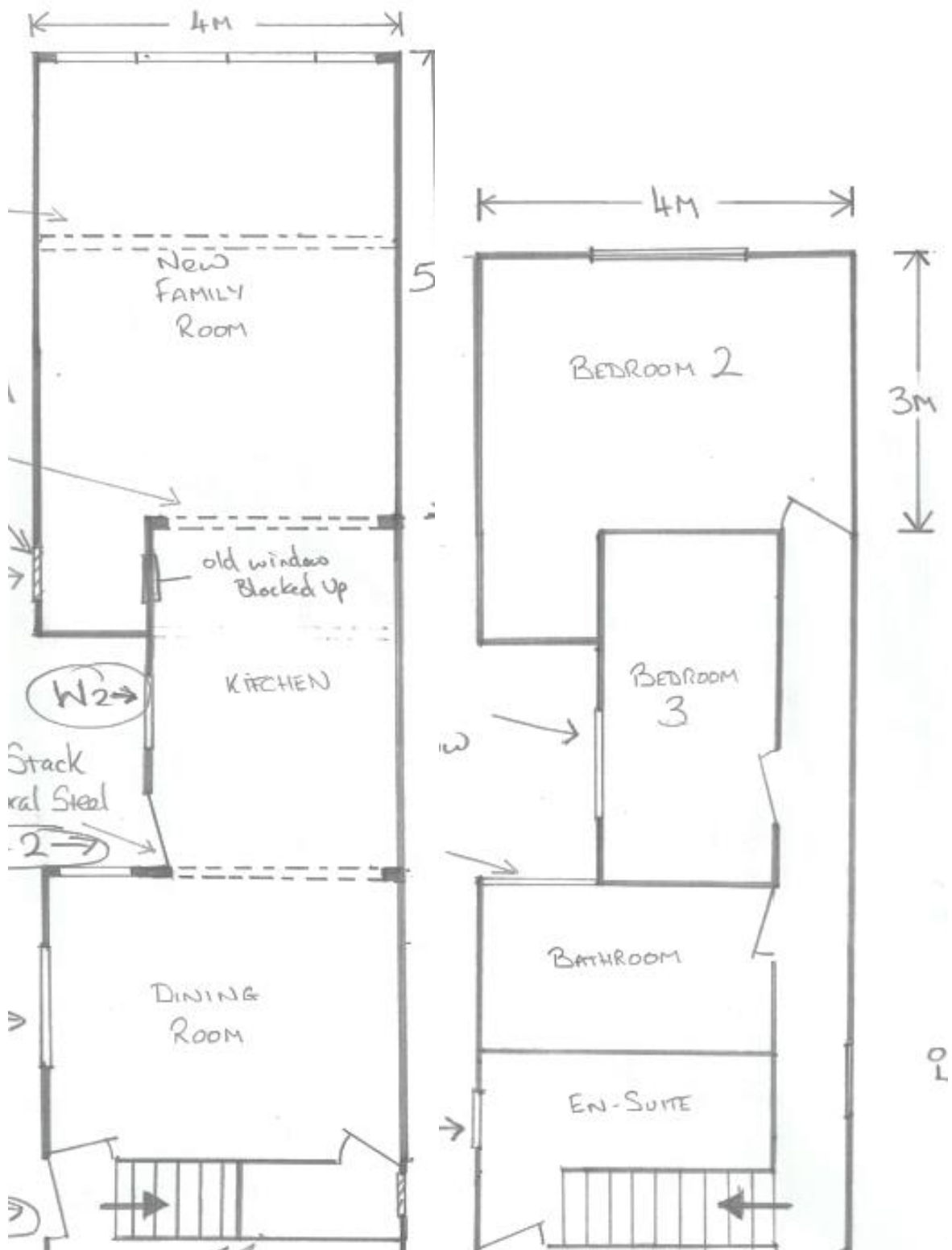


Image from Blackdown Road



Image of rear (site indicated by arrow)



Image of rear garden and land beyond



Image of side window



Image from side window

