

2019/0660

Reg Date 06/08/2019

Chobham

LOCATION: 15 RED LION ROAD, CHOBHAM, WOKING, GU24 8RG
PROPOSAL: Retrospective Planning Application for the formation of a new brickwork boundary wall.
TYPE: Full Planning Application
APPLICANT: Mr Mater
Admiral Taverns
OFFICER: Patricia Terceiro

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 Tedder, due to concerns over the proposal's impact on the character of the area.

RECOMMENDATION: GRANT subject to conditions

1.0 SUMMARY

- 1.1 The application site currently comprises a public house and this proposal seeks retrospective planning consent for the erection of a buff sandstone brick wall, measuring 1.5m in maximum height on its easternmost section, where the land levels drop. It is a material consideration that a wall to a maximum height of 1m could be erected on this location under the current permitted development rights which, in addition, do not restrict the materials.
- 1.2 The proposal is not considered to have an adverse impact on local character, residential amenity and highway safety and is therefore recommended for approval.

2.0 SITE DESCRIPTION

- 2.1 The Red Lion is a public house located within the settlement of Chobham. The property benefits from a beer garden to the site which is laid to lawn and contains tables providing for outside seating area. The property's frontage is laid to hardstanding and also contains tables. Vehicle parking is provided to the rear of the building and is laid to hardstanding. There are level changes in the area, with the land sloping up from the road towards the rear of the application site.
- 2.2 The previous boundary treatment to the front consisted of a 0.6m high picket fence, small length of brick wall and hedging. The picket fence and brick wall have been replaced by a brick wall.

3.0 RELEVANT PLANNING HISTORY

- 3.1 19/0030 Erection of a rear extension to expand seating area, erection of a side extension to form sheltered smoking area with associated alterations to existing public house and erection of a new front wall with associated works. Approved, 2019.

[Officer note: the wall that is subject to this application has not been built in accordance with the plans approved under this application].

4.0 THE PROPOSAL

- 4.1 Retrospective planning application is sought for the formation of a new brickwork boundary wall built not in accordance with Planning Approval reference 19/0030 (wall constructed in materials and height not as detailed on the approved drawings).
- 4.2 Application 19/0030 approved a red brick wall with piers to a maximum height of 1.2m. However, the wall has been constructed in buff sandstone bricks with one course of red bricks above, with a height ranging from 0.9m to 1.5m due to the level changes on site. In terms of length, the wall measures approximately 15.2m to the front boundary (including a 1.7m opening) and 3m to the side boundary.

5.0 CONSULTATION RESPONSES

- 5.1 Surrey County Highway Authority No objections
- 5.2 Chobham Parish Council Objects to the proposal on the following grounds:
- The development fails to respect the local character and streetscene due to the use of visually prominent materials;
 - The wall is an unnecessarily incongruous feature and has a detrimental effect on the character and setting of the Red Lion public house.

6.0 REPRESENTATION

- 6.1 At the time of preparation of this report no written representations have been received.

7.0 PLANNING CONSIDERATIONS

- 7.1 The application site is located in a residential area within a defined settlement, as set out in the Proposals Map of the Surrey Heath Core Strategy and Development Management Policies 2012 (CSDMP). In this case, consideration is given to Policies DM9 and DM11 of the CSDMP. The Residential Design Guide (RDG) SPD 2017.

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

- Impact on character and appearance of the surrounding area.
- Residential amenity.
- Highways considerations.

7.3 Impact on character of area

- 7.3.1 Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies Document (CSDMP) 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 proposed enclosure is widely visible from public vantage points along Red Lion Road and the road directly to the west of the site, as it is located in a corner plot. The site's vicinity is residential in nature and these properties contain some form of boundary treatment, ranging from hedging only to a combination of low height hard boundary treatments with planting.
- 7.3.3 The previously agreed brick wall along the site's front and side boundaries was in red brick and limited to 1.2m in height. The submitted plans for this current application show that the wall was built to a maximum height of 1.5m and in buff sandstone brick. This current proposal therefore comprises a wall about 0.3m higher than the previously approved structure and it is noted that this would be limited to the eastern-most section of the front elevation, where the land slopes slightly down. Furthermore, the wall to the side elevation remains as previously approved in terms of height. Weight is also afforded to the current permitted development rights, where a wall facing a highway can be erected up to 1m. In light of the above the proposal's height is considered acceptable.
- 7.3.4 In respect of the materials, the streetscene is varied, as there are examples of off-white render, pebble dash, sandstone, red and off-brown bricks. For example, the neighbouring property at no 13 Red Lion Road has identical brickwork on its flank elevation, which is also visible within the streetscene of Red Lion Road. As such, the use of buff sandstone bricks is considered to sufficiently integrate into the surrounding context.
- 7.3.5 In conclusion, the scale of the proposal is considered to reflect the character of the site as a public house. Furthermore, the hedge that encloses the beer garden, in combination with the opening on the wall to provide for pedestrian access to the pub avoid the creation of a long length of unrelieved hard boundary to the front.
- 7.3.6 Concerns have been raised regarding the proposal's impact on the character and setting of the Red Lion public house. However, it is noted that the site does not fall within a Conservation Area and the building is not listed (either locally or nationally). As such, the wall does not adversely affect the character and appearance of the surrounding area and is in accordance with Policy DM9 of the CSDMP.

7.4 Impact on residential amenity

- 7.4.1 Policy DM9 of the CSDMP 2012 states that development should respect the amenities of the adjoining properties and uses.

7.4.2 Due to the relationship between the wall and the adjoining properties, it is not considered that the development causes a negative impact on the amenities of the occupiers of the neighbouring dwellings in terms of overlooking, overshadowing or overbearing.

7.4.4 As such, the proposal does not affect the residential amenities of the neighbouring properties and is in accordance with Policy DM9 of the CSDMP.

7.5 Parking and access

7.5.1 Policy DM11 states that development which would adversely impact the safe and efficient flow of traffic movement on the highway network will not be supported by the Council, unless it can be demonstrated that measures to reduce such impacts to acceptable levels can be implemented.

7.5.2 The County Highway Authority has undertaken an assessment in terms of the likely net additional traffic generation, access arrangements and parking provision and are satisfied that the proposal does not have a material impact on the safety and operation of the adjoining public highway.

7.5.3 The proposal is therefore in line with Policy DM11 of the CSDMP.

7.6 Other matters

7.6.1 Due to the nature of the development, the proposal would not be CIL liable.

8.0 WORKING IN A POSITIVE/PROACTIVE MANNER

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 1 or more of the following:

a) 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.

b) Have proactively communicated with the applicant through the process to advise progress, timescale or recommendation.

9.0 CONCLUSION

9.1 It is considered that the proposed development does not result in an adverse impact on the character and appearance of the surrounding area, nor on residential amenities and highways. Therefore, the proposal complies with Policies DM9 and DM11 of the CSDMP and the application is therefore recommended for approval.

RECOMMENDATION

GRANT subject to the following conditions:-

1. The proposed development shall be retained at all times in accordance with the following approved plans, unless the prior written approval has been obtained from the Local Planning Authority.
 - Drawing no 1003/103 – proposed external elevations, received 5 August 2019.
 - Drawing no 1003/01 - proposed layout, received 5 August 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.

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.