

LOCATION:	23 Prior Road, Camberley, Surrey, GU15 1DB,
PROPOSAL:	Erection of a part two storey and part single storey side extension to the existing, detached garage, following the demolition of the existing store, and the conversion of the games room in the loft space to form an annexe.
TYPE:	Full Planning Application
APPLICANT:	Mr MARK TERRY
OFFICER:	Miss Shannon Kimber

This application has been reported to the Planning Applications Committee because the applicant's wife is a Council employee.

RECOMMENDATION: GRANT subject to conditions

1.0 SUMMARY

- 1.1 The application is for the erection of a part two storey and part single storey side extension to the existing, detached garage, following the demolition of the existing store, and the conversion of the games room in the loft space to form an annexe. It is considered that this proposal would result in no adverse impact on the character of the area, host building, health of protected trees or residential amenities of the occupiers of the neighbouring dwellings. The application is therefore recommended for approval subject to conditions.

2.0 SITE DESCRIPTION

- 2.1 23 Prior Road is detached, two storey dwelling located to the north of the highway. It is a large dwelling in a large plot. To the rear there is a detached outbuilding. This has low eaves and a steeply pitched roof with accommodation over two floors. It is located within the wooded hills housing character area. The site is immediately bounded by Camberley Health Golf Course, which is designated as a green space within a settlement area. There is a group Tree Preservation Order (reference: TPO 64/89 G1) beyond the northern boundary of the site. The wider surrounding area is predominantly residential and the site lies within the Wooded Hills Character Area.

3.0 RELEVANT HISTORY

- 3.1 No relevant planning history.

4.0 THE PROPOSAL

- 4.1 Full planning permission is sought for the erection of a part two storey and part single storey side extension to the existing, detached, enclosed garage, following the demolition of the existing store. The development will also include the conversion of the games room in the loft space to form an annexe. This part of the proposal will not alter the dimensions of the existing loft space.
- 4.2 The proposed two storey element will have a width of 3.3 metres, a depth of 2.3 metres, a maximum height of 6 metres, with an eaves height of 4.3 metres.

This will be a dual-pitched structure, with a gable to the front and will provide a lobby and staircase.

- 4.3 The proposed single storey element will have a width of 1.9 metres, a depth of 1.3 metres, a maximum height of 2.8 metres, with an eaves height of 2.2 metres. This will be a mono-pitched structure and will provide a store.

5.0 CONSULTATION RESPONSES

- 5.1 No consultations were required.

6.0 REPRESENTATION

- 6.1 At the time of preparation of this report no representations 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. 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 guidance. The development is not CIL liable.

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

- ☒ Impact on character and appearance of the area, host building and trees; and,
- ☒ Impact on residential amenity of neighbouring properties

7.3 Impact on the character and appearance of the area, host building and trees

- 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. Policy DM9 also seeks to protect trees worthy of retention.
- 7.3.2 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 Wooded Hills Character Area characterised by hilly areas, large irregular plots, winding roads, heavy vegetation and a scattering of Victorian/Edwardian buildings. This area has a semi-rural residential character, despite its proximity to Camberley Town Centre.
- 7.3.3 One of the guiding principles of the WUAC (WH2) states that the low density of dwellings contribute to the semi-rural character, proposal which appear cramped or result in the loss of a side garden will not be supported. Guiding principle WH6 states that high quality design that reflects the wooded, hilly character of the area in terms of materials and building form will be expected.
- 7.3.4 The proposed development will be screened from the highway by the existing dwelling. No removal of the vegetation denoting the front of the site is proposed by this development, therefore the proposal will not result in a dominating impact on the streetscene, and nor would it have a negative effect on the green character of the area. Whilst it is acknowledged that the proposal will reduce the gap between the existing outbuilding and the host dwelling, this is considered acceptable due to the size of the plot, the development will consolidate the built form and the sense of spaciousness surrounding the site will be retained.

- 7.3.5 The proposed extension would result in a minor increase in footprint of 3.7 sq.m. The ridgeline over the proposed two storey element will be set 0.7 metres lower than the ridge over the existing outbuilding. It has been confirmed in the submitted application form that the materials to be used for the proposed development will match in appearance those used in the host building, as such the development will be considered in keeping.
- 7.3.6 The single storey element of the proposal will be sited 2.3 metres from the boundary. Due to land levels falling to the south, the outbuilding is sited at a lower level than the vegetation on the boundary. In addition, the proposal will be erected on an area already laid to hardstanding. As such, it is not considered that the proposed development will result in an adverse impact on the health of protected trees.
- 7.3.7 Subject, therefore, to a condition to ensure that the outbuilding remains ancillary to the main house, the proposal would comply with Policy DM9 of the CSDMP and the WUAC on character grounds.

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 Camberley Health Golf Course surrounds the application site. As such, there are no residential properties close enough to the application site to be materially affected by the proposed development. The proposal would therefore comply with CSDMP Policy DM9.

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

9.0 CONCLUSION

- 9.1 The proposed development would have no adverse impact on the character of the area, host building or residential amenities of the occupiers of the neighbouring dwellings. The proposal will not have a detrimental impact on the health of protected trees. The proposed development will comply with the NPPF, policy DM9 of the CSDMP, the RDG and the WUAC.

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, Existing Elevations and Floor Plans, Drawing reference: Sheet 1, Received 07.10.2019
Proposed Block Plan, Elevations and Floor Plans, Drawing reference: Sheet 1, Received 07.10.2019
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 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 first floor of the outbuilding, hereby enlarged and converted, shall be used for purposes ancillary to the use of 23 Prior Road as a single dwellinghouse. It shall not be sub-divided, sub-let or form a separate dwelling unit unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of the amenities enjoyed by current and future occupiers of surrounding properties 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.