

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

Registration Date	Earliest Decision Date	Statutory Expiry Date
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Withdrawn 11.03.2019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.