

WA/2020/2014 - Alterations to elevations and fenestration at Shambles, Coxcombe Lane, Chiddingfold GU8 4QF

Committee Meeting Date: 20 July 2021
Ward: Chiddingfold and Dunsfold
Case Officer: Olivia Gorham
Expiry Date: 26/01/2021
Neighbour Notification Expiry Date: 09/02/2021

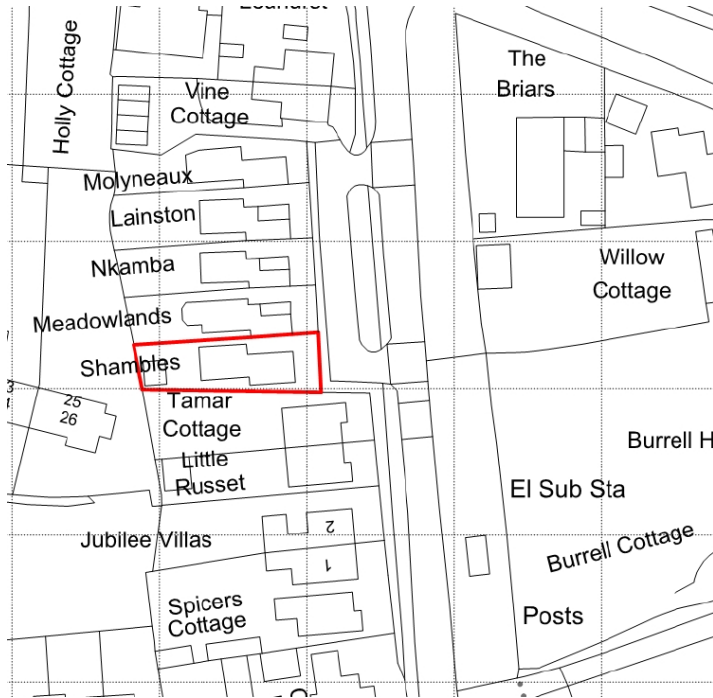
RECOMMENDATION That, subject to conditions, permission be GRANTED

1. Summary

The application has been brought before the Area Committee because the agent is married to a member of staff. The application proposes alterations to elevations and fenestration in the form of a change in external materials from red brick, clay tiles and white UPVC windows to the use of render, slate roof tiles and aluminium doors and windows on all elevations.

Officers have carefully considered the impact on the character and appearance of the area. It is considered that, as the street scene features a mix of design styles and the proposal would retain the architectural form of the existing dwelling, the proposal would preserve the character and appearance of the area. Furthermore, as no enlargements or additional windows are proposed, there would be no impact to neighbouring amenity.

2. Location Plan



3. Site Description

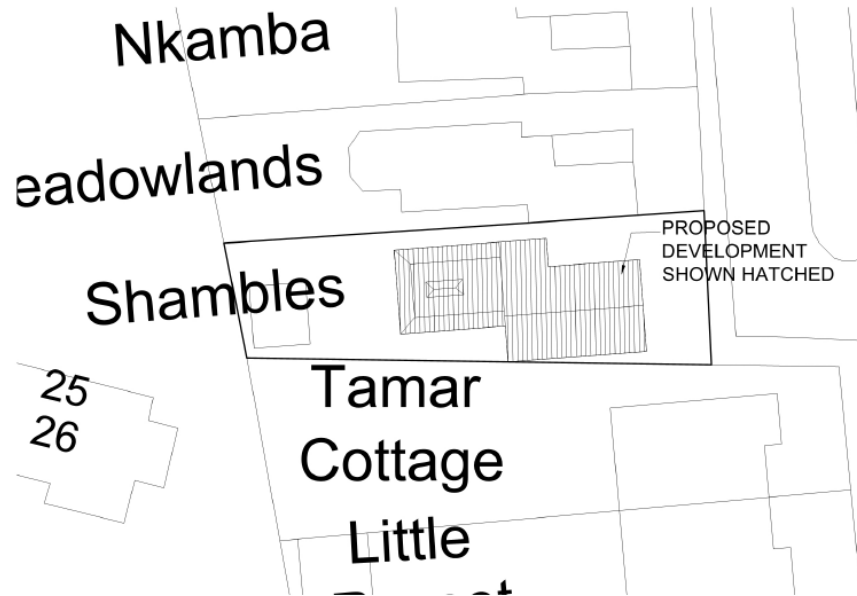
- The application site is located to the west of Coxcombe Lane.
- The site comprises a detached two storey dwelling.
- The surrounding area is residential in character.

4. Proposal

The application seeks permission for:

- Use of render on all elevations
- Replacement PPC aluminium double glazed casement windows
- Roof finish to be blue/black roofing slates with clay ridge and hip tiles

Proposed Block Plan:



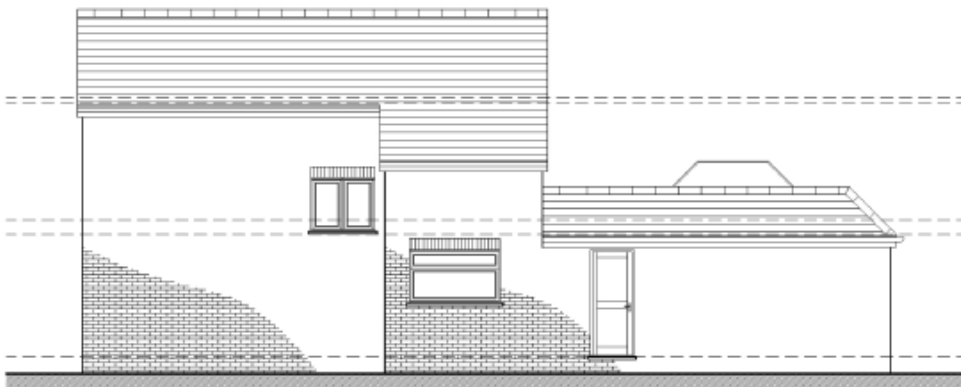
Existing Elevations:



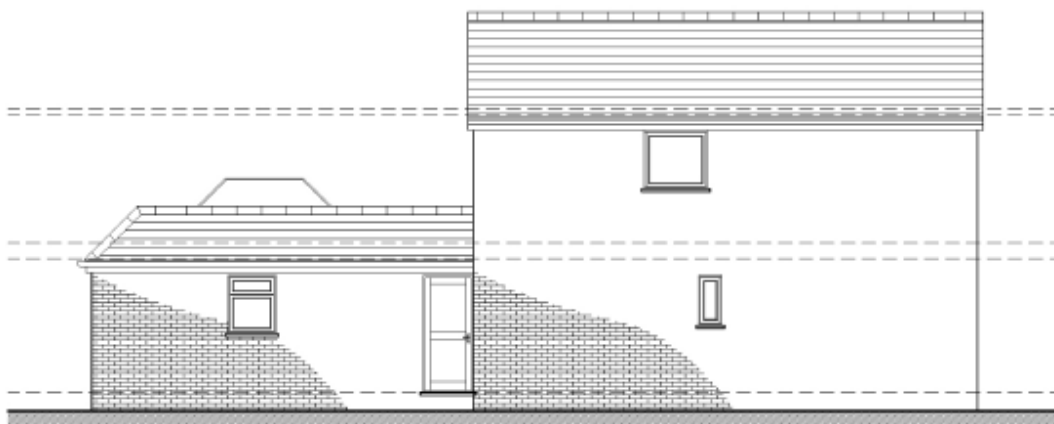
FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATION



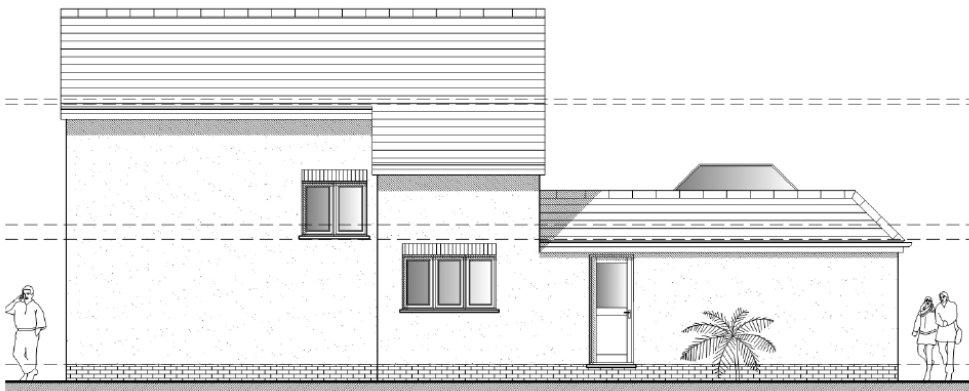
Proposed Elevations:



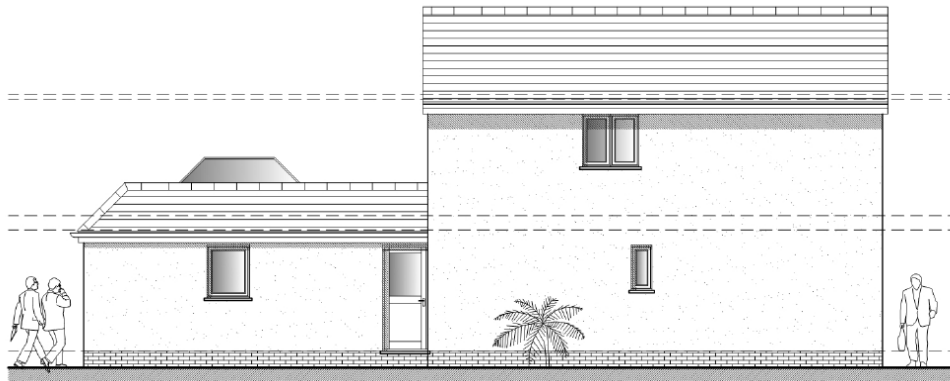
FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATION



5. Relevant Planning History

None relevant

6. Planning Policy Constraints

Developed Area of Chiddingfold - Rural settlement boundaries
Surrey Hills AONB & AGLV
Ancient Woodland 500m Buffer Zone
Wealden Heaths I SPA 5km Buffer Zone

7. Development Plan Policies and Guidance

The relevant development plan policies comprise:

- Waverley Borough Local Plan, Part 1, Strategic policies and sites (adopted February 2018): SP1, TD1, NE1, NE3
- Waverley Borough Local Plan 2002 (retained policies February 2018): D1, D4, RD1

In accordance with the National Planning Policy Framework (NPPF) due weight has been given to the relevant policies in the above plans.

Other guidance:

- The National Planning Policy Framework 2019 (NPPF)
- The National Planning Practice Guidance 2014 (NPPG)
- Residential Extensions Supplementary Planning Document 2010 (SPD)
- Council's Parking Guidelines (2013)
- Surrey Vehicular and Cycle Parking Guidance (2018)
- Surrey Hills AONB Management Plan (2020-2025)

- National Design Guide (2019)

8. Consultations and Parish Council Comments

Chiddingfold Parish Council	No objection
-----------------------------	--------------

9. Representations

In accordance with the statutory requirements and the “Reaching Out to the Community – Local Development Framework – Statement of Community Involvement – August 2019” neighbour notification letters were sent on 12/01/2021.

One letter has been received expressing support for the following reasons:

- The proposed alterations will enhance the property.

Planning Considerations

10. Principle of development

The site lies within the developed area wherein the principle of development is acceptable subject to the impact on visual and residential amenities.

The site also lies within the Rural Settlement of Chiddingfold. Retained Policy RD1 of the Local Plan 2002 states that within the Rural Settlement boundaries the Council will only permit development which is well related in scale and location to existing development, and which takes account of the form, setting, local building style and heritage of the settlement. Policy RD1 is afforded substantial weight in relation to its accordance with the NPPF 2019.

11. Impact on visual amenity

Alterations are proposed to all external materials in the form of replacement blue/black roof slates with clay ridge and hip tiles, replacement aluminium casement windows, aluminium doors and the use of render on all elevations.

The existing property features facing brickwork, concrete roof tiles and UPVC windows. The immediate surrounding area also features predominantly traditional finishes with red brick and clay tiles, and while there are some examples of render within the street scene, this is incorporated into a traditional finish.

The proposal would therefore result in a contemporary finish. Whilst the street scene features predominantly traditional finishes, there are variations in the

design and form of the surrounding properties. Furthermore, the use of a contemporary design approach which is limited to a change in materials only, with the traditional architectural form of the property being retained, would ensure that the property would result in a modern twist on a traditional design and add variation to the street scene without undermining its character.

Therefore, whilst the proposal would not match other properties on Coxcombe Lane, having regard to the variation of architectural styles in the street scene, together with the existing form of the dwelling being retained, the proposal would not be at odds with the appearance of the area, and would not detract from the prevailing character and visual amenity of the area.

The proposal would therefore be acceptable and in accordance with Policies TD1 of the Local Plan (Part 1) 2018, D1, D4 and RD1 of the Local Plan 2002 and the Residential Extensions SPD.

12. Impact on residential amenity

- No enlargements or additional windows are proposed. Therefore no adverse impacts to residential amenity.

Therefore acceptable and in accordance with Policies TD1 of the Local Plan (Part 1) 2018, Policy FNP1 and FNP16 of the Farnham Neighbourhood Plan 2017 (and subsequent 2019 review), D1 and D4 of the Local Plan 2002 and the Residential Extensions SPD.

13. Impact on Landscape Character

Taking into account the location of the proposal and the proposal being of an appropriate design and scale in relation to the landscape, the scheme would not detract from the character and beauty of the AONB & AGLV.

Therefore acceptable and in accordance with Policy RE3 of the Local Plan (Part 1) 2018 and the NPPF.

14. Effect on the SPAs

As the proposed development is for alterations to a dwelling it is not likely to result in a significant increase in the number of people permanently residing on the site and therefore would not have a likely significant effect on the integrity of the SPAs in accordance with Policy NE1 of the Local Plan 2018 (Part 1). An appropriate assessment is not therefore required.

15. Biodiversity

Policy NE1 of the Local Plan (Part 1) 2018 states that the Council will seek to conserve and enhance biodiversity. Development will be permitted provided it retains, protects and enhances biodiversity and ensures any negative impacts are avoided or, if unavoidable, mitigated.

Further, Circular 06/2005 states 'It is essential that the presence or otherwise of protected species and the extent that they may be affected by the proposed development, is established before planning permission is granted.'

The application property does not fall within a designated SPA, SAC, SNCI or SSSI. It is not within 200m of ancient woodland or water, and is not an agricultural building or barn. Having regard to this, and the completed biodiversity checklist, it is considered that a biodiversity survey is not required in this instance.

16. Conclusion

In light of the above assessment, the proposal would preserve the character and appearance of the area and amenities of adjoining occupiers and would therefore be acceptable.

The planning balance assessment concludes that the proposal is in accordance with the Development Plan, as such, planning permission is recommended for approval.

Recommendation

That permission be GRANTED subject to the following conditions:

1. Condition:

The plan numbers to which this permission relates are 576/06, 576/05, 576/04, 576/03, 576/02, 576/01. The development shall be carried out in accordance with the approved plans. No material variation from these plans shall take place unless otherwise first agreed in writing with the Local Planning Authority.

Reason:

In order that the development hereby permitted shall be fully implemented in complete accordance with the approved plans and to accord with Policy TD1 of the Local Plan 2018 (Part 1) and retained Policies D1 and D4 of the Local Plan 2002.

2. Condition:

No above ground works (excluding demolition) shall take place until samples or specifications of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason:

In the interests of the character and amenity of the area in accordance with Policy TD1 of the Waverley Borough Local Plan 2018 (Part 1) and Policies D1 and D4 of the Local Plan 2002.

Informatives

1. The Council confirms that in assessing this planning application it has worked with the applicant in a positive and proactive way, in line with the requirements of Paragraph 38 of the National Planning Policy Framework 2019.