

WA/2021/02137 – Application under Section 73 to vary Conditions 1 & 2 of WA/2021/0247 (approved plan numbers & restrictions on external materials) to allow alteration to roof design and external materials at THE TILE HOUSE, MELLERSH HILL ROAD, WONERSH WONERSH GU5 0QJ

Applicant: RUPERT MILLER
Parish: Wonersh CP
Ward: Blackheath and Wonersh Ward
Grid Reference: E: 501985
N: 144761
Case Officer: Monika Vistartaite
Expiry Date: 07/07/2021
Committee Meeting: Eastern Planning Committee
Date: 08/12/2021

RECOMMENDATION That, subject to conditions, permission be **GRANTED**

1. Summary

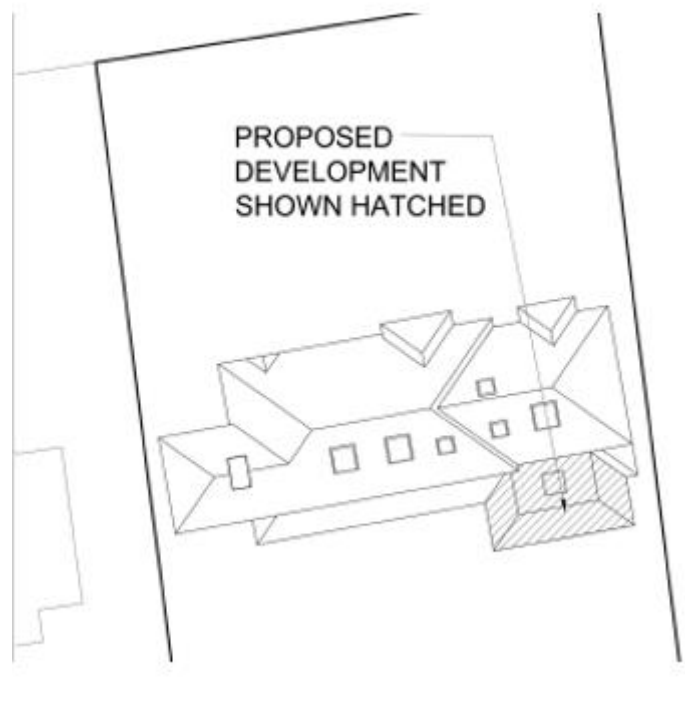
The application has been brought before the Planning Committee as the application has been submitted by an Agent who is a relative of a member of staff.

The original application approved under WA/2021/0247 was for the erection of extensions and alterations including the conversion of an attached garage into habitable accommodation and a loft conversion with roof lights. This proposal under Section 73 is solely for revising the single-storey rear extension. Taking into account the scheme as a whole, the design and layout would accord with the surrounding pattern of development. The planning balance assessment concludes that the proposal is in accordance with the Development Plan, as such, planning permission is recommended for approval.

2. Location Plan



3. Block Plan



4. Site Description

The application site is situated to the south of Mallery Road within a residential area of low density.

Tile House is a large, two-storey detached dwelling with brickwork and clay tiles hung roof elevations. It sits on a large plot of land with generous front and back gardens spaces. The property has attached garage and hardstanding area to the front.

5. Proposal

Application under Section 73 to vary Conditions 1 & 2 of WA/2021/0247.

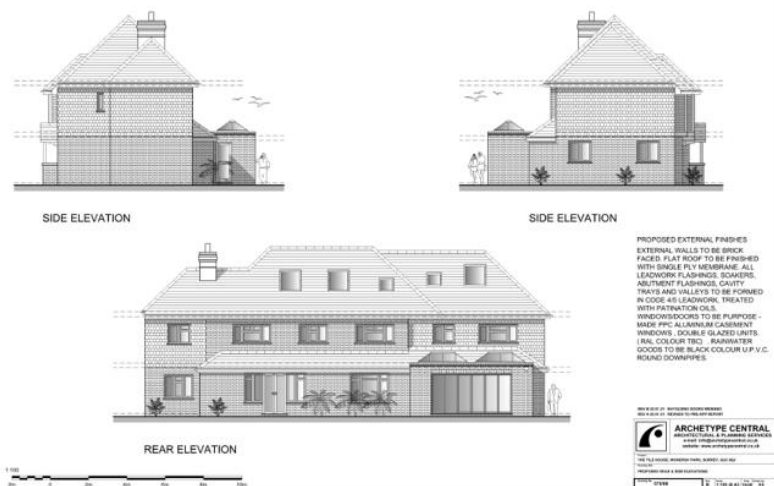
- Condition 1: approved plan numbers. The plan numbers to which this permission relates are: 570/01, 570/02, 570/03, 570/04 rev C, 570/05 rev B, 570/06 rev B, 570/07 rev B, 570/08 rev B, 570/09, 570/10 and 570/11.
- Condition 2: Restriction to external materials. The materials to be used in the construction of the external surfaces of the development shall match the existing.

The proposal seeks permission to alter a roof design and external materials. In detail the proposed changes include:

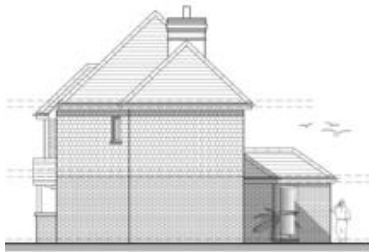
- Slightly revised single-storey rear extension which would measure 6m in width x 2m in depth x 3.6m in height from the ground to the ridge. It would have crown-pitched roof and one rooflight flush to the roof instead of two roof lanterns proposed originally.
- Revised proposed materials for the single-storey rear extension would use brickwork for walls and clay tiles for roof; the flat part of the roof would be finished with single ply membrane.

6. Elevations

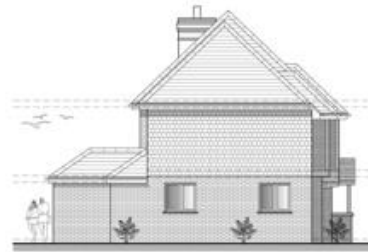
Consented under WA/202/0247



Proposed Elevations



SIDE ELEVATION



SIDE ELEVATION

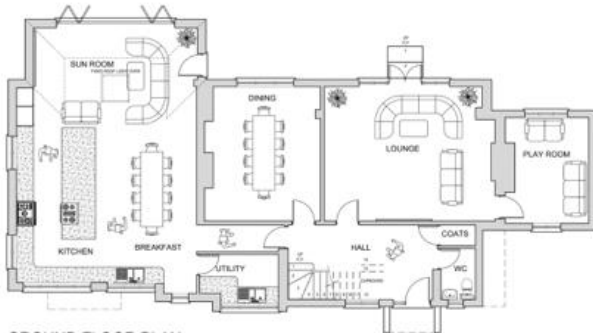


REAR ELEVATION

PROPOSED EXTERNAL FINISHES
 EXTERNAL WALLS TO BE BRICK
 FACED. ROOF FINISH TO BE CLAY
 ROOF & RIDGE TILES. ROOF PITCH 35°
 TO MATCH EXISTING. FLAT ROOF
 ZONE TO BE FINISHED WITH SINGLE
 PLY MEMBRANE. ALL LEADWORK
 FLASHINGS, SOMERS, ABUTMENT
 FLASHINGS, CAVITY TRAYS AND
 VALLEYS TO BE FORMED IN CODE 4/5
 LEADWORK, TREATED WITH
 PATINATION OILS. RAINWATER GOODS
 TO BE BLACK COLOUR U.P.V.G. ROUND
 DOWNPIPES.

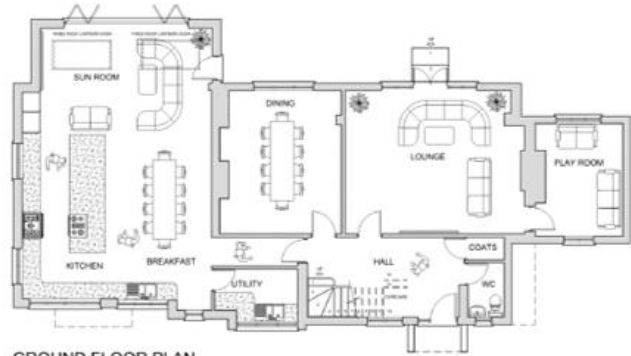
REV 3 14/04/21: SAN ROOM ROOF REVISION
 REV 2 08/04/21: REVISION TO SAN ROOM ROOF
 REV 1 08/04/21: REVISION TO SAN ROOM ROOF
ARCHETYPE CENTRAL
 ARCHITECTURAL & PLANNING SERVICES
 4 WICK, WIMBORNE, DORSET, BH20 2JG
 01202 850000
 www.archetypecentral.co.uk

Consented Floor Plans



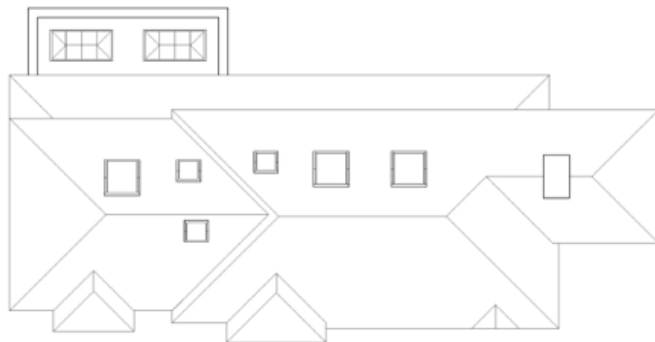
GROUND FLOOR PLAN

Proposed Floor Plans



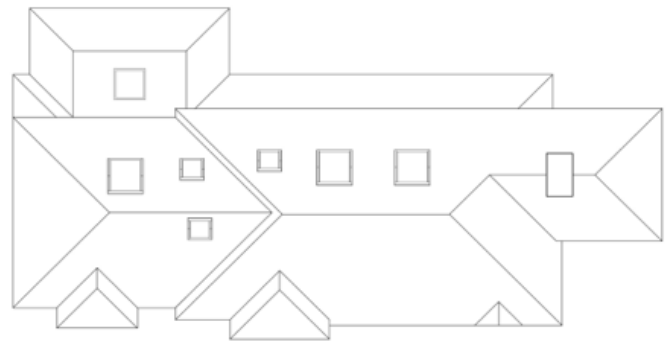
GROUND FLOOR PLAN

Consented Floor Plans



ROOF PLAN

Proposed Floor Plans



ROOF PLAN

7. Relevant Planning History

HM/R9103	One private dwellinghouse on each of the following plots: WONERSH PARK 2,7a, 28, The Drive. 14 - 17 incl.Bracken Close. 3, 3a, 4, 4a, 5 and 6 Hill Close. 41, Grantley Avenue. 10 - 29, Mellersh Hill Road. 1 - 8 incl.Lakeside. LINERSH WOOD ROAD 1, 2, 16, 1	Approved 18/04/1957
WA/2001/1154	Erection of a two storey extension	Approved 17/08/2001
WA/2011/1360	Erection of first floor extension	Approved 30/09/2011

8. Relevant Planning Constraints

Area in the Green Belt
Within the Rural Settlement of Wonersh
Low Density Residential Area
Wonersh Design Statement
Ancient Woodland 500m Buffer Zone

9. Relevant Development Plan Policies and Guidance

- Waverley Borough Local Plan (Part 1): Strategic policies and sites (adopted February 2018): SP1, TD1, NE1, NE2, NE3, RE2, CC2, ST1
- Waverley Borough Local Plan 2002 (retained policies February 2018): D1, D4, D6, D7, RD1, BE6.

Other guidance:

- The National Planning Policy Framework 2021 (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)

10. Consultations and Town/Parish Council Comments

Wonersh Parish Council has not commented on this application.

11. Representations

No letters of public representation have been received for this application.

Planning Considerations:

12. Principle of Development

The principle of development was established by the granting of planning permission WA/2021/0247.

Whilst the applicant is applying for a variation of Condition 1 and 2 of that permission, under Section 73 of the Town and Country Planning Act 1990 (as amended), this proposal is, in effect, a fresh application for the entire development, albeit with a variation to those original conditions.

In considering the current application Officers have been mindful of any material changes in planning circumstances since the granting of that original permission in March 2021, although it is considered that there are no changes which would be relevant to the reconsideration of this application.

Officers also note that there has not been a material change in site circumstances since that application. However, it is a highly material planning consideration that there is an existing permission which could be implemented on site. Therefore, it would be inappropriate and unreasonable to revisit the principle of the entire development.

Notwithstanding the changes in circumstances outlined above, Officers consider that the assessment made under WA/2021/0247 with regards to the following issues would not be affected by the variation on these conditions, and the original assessments and conclusions on these remain:

- Impact on the Green Belt
- Impact on Residential Amenity
- Impact on Highways and Parking
- Impact on Low Density Residential Area
- Biodiversity and Compliance with Habitat Regulations 2017
- Very Special Circumstances

13. Planning history and differences with previous proposal

As indicated above, this is a Section 73 application to amend conditions of the plan numbers and external materials. The differences between the current proposal and the previous application are:

The proposal is solely for revising the single-storey rear extension, revisions would include:

- Minor alteration to wall dimensions;
- Minor alteration to the roof design to increase the pitch to 35 degrees and insert one rooflight on the flat part of the roof, instead of previously proposed roof design of lower pitch and two lanterns;
- Changes to roof materials to be clay tiles and single ply membrane instead of single ply membrane proposed previously.

14. Design and impact on visual amenity

Policy TD1 of the Local Plan 2018 (Part 1) requires development to be of high quality design and to be well related in size, scale and character to its surroundings. Retained Policies D1 and D4 of the Local Plan 2002 are attributed substantial and full weight respectively due to their level of consistency with the NPPF 2019.

The proposed changes to single-storey rear extension roof design and alterations to external materials are minor and do not alter the appearance of the proposal in a significant way.

The proposal would therefore accord with Policy TD1 of the Local Plan Part 1 2018, retained Policies D1 and D4 of the Local Plan 2002 and the Residential Extensions SPD.

15. Conclusion

Permission is sought under Section 73 to vary Conditions 1 & 2 of WA/2021/0247 (approved plans and materials). The proposed changes would not be harmful to the character of the area or neighbouring amenities and would not conflict with Green Belt policy. The variation of Conditions 1 & 2 are therefore recommended.

Recommendation

That permission be GRANTED subject to the following conditions:

1. Condition:

The plan numbers to which this permission relates are:

Block plan 570/09;
Site location plan 570/10,
Existing ground and first floor plans 570/01;
Existing roof plan front elevation 570/02;

Existing rear and side elevations 570/03;
Proposed ground floor plan 570/04;
Proposed first floor plan 570/05;
Proposed second floor plan 570/06;
Proposed roof plan front elevations 570/07;
Proposed rear and side elevations 570/08.

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 variation of the type and colour of the external materials to be used in the construction of the development as shown on the approved deposited plan shall be made without the prior written consent of the Local Planning Authority.

Reason:

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

Informatives:

1. The applicant is reminded that it is an offence to disturb protected species under the Wildlife and Countryside Act 1981. Should a protected species be found during the course of the works, the applicant should stop work and contact Natural England for further advice on 0845 600 3078.

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 2021.