

WA/2021/02541 – Extension and alterations to existing outbuilding to provide additional habitable accommodation. at Hampton House, Tilford Road, Tilford, Farnham, GU10 2DD.

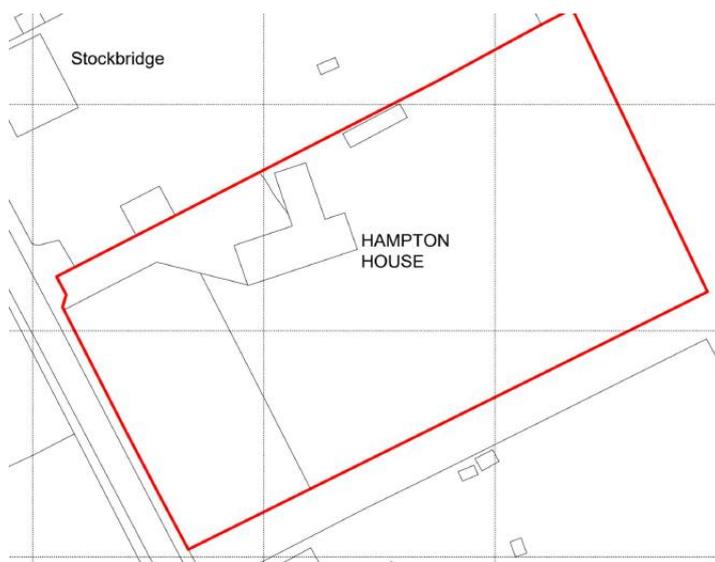
Applicant:	SUSIE ANCELL
Parish:	Tilford CP
Ward:	Frensham Dockenfield and Tilford
Grid Reference:	E: 487607 N: 142769
Case Officer:	Adam Constantinou
Neighbour Notification Expiry Date:	11/11/2021
Expiry Date/Extended Expiry Date:	22/09/2021
Committee Meeting Date:	Western Planning Committee 26/02/2022
RECOMMENDATION	That, subject to conditions, permission be GRANTED

1. Summary

This application has been brought before the committee as the application has been submitted by an Agent who is a relative of a member of staff.

The proposal would not harm neighbouring amenity, would comply with Green Belt policy and would respect the character of the area and the Area of Outstanding Natural Beauty. The Application is therefore recommended for approval.

Location Plan



2. Site Description

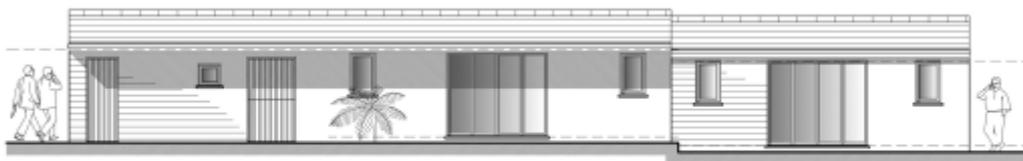
The application site is located on the eastern side of Tilford Road, Farnham just to the north of Tilford Common. The property is a large, detached dwelling with an ancillary outbuilding located to the rear. The area is residential in character and the site is flat.

3. Proposal

The application seeks permission for the erection of an extension to the existing outbuilding, conversion of outbuilding to habitable accommodation along with alterations to elevations of the outbuilding.

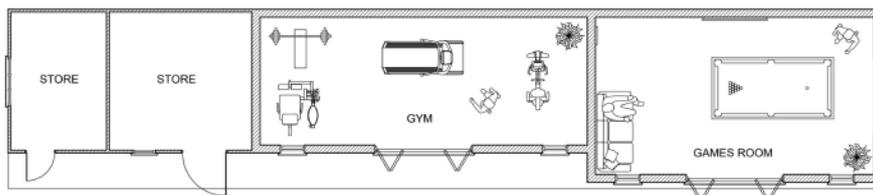
Interpretation of 'Habitable Accommodation': Habitable accommodation does not mean accommodation that a person could inhabit full-time with all amenities (cooking, washing, sleeping facilities) but an enclosure that a person can occupy with a degree of comfort. The proposed habitable accommodation would still be required to remain ancillary to the host dwelling.

Proposed Elevation



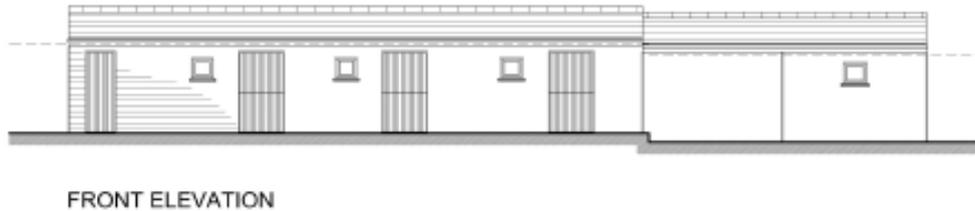
FRONT ELEVATION

Proposed Floor Plan



GROUND FLOOR PLAN

Existing Elevation



4. Relevant Planning History

Reference	Proposal	Decision
WA/2020/2039	Certificate of Lawfulness under Section 192 for extension and conversion of existing outbuilding into habitable space.	WITHDRAWN 06/07/2021
WA/2015/1705	Erection of orangery and porch together with alterations to elevations following demolition of existing conservatory	GRANT 02/11/2015

5. Relevant Planning Constraints

- Ancient Woodland 500m buffer
- Wealden Heaths I Special Area of Conservation 2km zone
- Wealden Heaths I Special Protection Area 400m zone
- Wealden Heaths II Special Protection Area 5km zone
- Green Belt
- Surrey Hills Area of Outstanding Natural Beauty (AONB) & Area of Great Landscape Value (AGLV)

6. Relevant Development Plan Policies and Guidance

- Waverley Borough Local Plan (Part 1): Strategic policies and sites (adopted February 2018): SP1, TD1, NE1, NE3, RE2, RE3
- Waverley Borough Local Plan 2002 (retained policies February 2018): D1, D4, RD1, RD2

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)

7. Consultations and Parish Council Comments

Tilford Parish Council *No Objection on the assumption the proposal meets the 40% rule. Tilford Parish Council recommend two conditions:*

- 1) that the outdoor lights noted on the plans are amber and low-level lighting in order to preserve Tilford's dark skies, and;*
- 2) That there can be no further development on this building*

The comments submitted by Tilford Parish Council will be addressed later in this report.

8. Representations

None received

9. Planning Considerations:

9.1 Principle of development

Policy SP1 of the Local Plan (Part 1) 2018 states that when considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development.

The site is located within the Green Belt outside any defined settlement area. Policy RE2 of the Local Plan (Part 1) 2018 outlines that the Green Belt will continue to be protected from inappropriate development. Inappropriate development will not be permitted unless very special circumstances can be demonstrated.

Certain forms of development are considered to be appropriate, and will be permitted provided they do not conflict with the exceptions listed in paragraphs 149 and 150 of the NPPF.

Local planning authorities are required to give substantial weight to any harm which might be caused to the Green Belt by the inappropriate development.

9.2 Impact on the Green Belt

Retained Policy RD2 of the Local Plan 2002 is accorded significant weight owing to its consistency with the NPPF 2021. Policy RE2 of the Local Plan (Part 1) 2018 states that the Green Belt will continue to be protected from inappropriate development in accordance with the NPPF. Paragraph 149 of the NPPF states that extensions of buildings can represent appropriate development so long as the extension does "not result in disproportionate additions over and above the size of the original building".

Proportionate extensions are considered appropriate Green Belt development. In assessing whether a proposed extension is disproportionate, account will be taken of the relative increase in floorspace together with the form, bulk and height of the proposal in comparison to the original building.

As a guideline, a proposal which individually or cumulatively increases the floor space of the original (or as existing in December 1968) by more than 40% will unlikely be considered proportionate and therefore would constitute inappropriate development.

The existing and original outbuilding has an internal floorspace of 73.5sqm and the whole building footprint is 78.3sqm. The proposal would see the resulting structure have a floorspace of 74.5sqm, being a 1.3% increase over the existing, complying with the 40% guideline increase stated in Retained Policy RD2 of the Local Plan 2002 whilst only appearing 0.4 sqm larger than the existing structure.

Officers consider that the proposal would constitute appropriate development in accordance with Retained Policy RD2 of the Local Plan 2002 and paragraph 149 of the NPPF.

9.3 Design and impact on visual amenity, the AGLV & AONB

The proposal would be located to the rear of the main dwelling in a large garden that is shielded on all sides by mature trees resulting in the proposal being screened from vistas in the wider landscape of the AONB & AGLV.

Officers consider that the design of the proposal would be appropriate for its setting and would not be materially harmful to the visual amenity of the area.

The proposal would therefore accord with Policies TD1, RE2 and RE3 of the Local Plan Part 1 2018, retained Policies D1 and D4 of the Local Plan 2002 and the Residential Extensions SPD.

9.4 Impact on residential amenity

The proposal would comply with the 45-degree and 25-degree rules set out in the Residential Extensions SPD and the footprint of the building would not appear materially larger than the existing structure. Officers consider that the proposal would not result in material harm to the residential amenity of neighbouring properties, Stockbridge and Herons Ghyll.

The proposed development would not result in harm to the residential amenity of neighbouring properties in accordance 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.

9.5 Response to Parish Council Comments

- 1) The proposal would comply with the 40% guidance stated in Retained Policy RD2 of the Local Plan 2002.
- 2) that the outdoor lights noted on the plans are amber and low-level lighting in order to preserve Tilford's dark skies: *No outdoor lighting is proposed*
- 3) That there can be no further development on this building: *The proposal would result in a 21.3% increase in floorspace leaving a further 18.7% of potential increase before the extension of the outbuilding could be considered inappropriate development in the Green Belt. There is no planning reason to implement a restriction on future development of the outbuilding.*

9.6 Conclusion

The proposal would not harm neighbouring amenity, would comply with Green Belt policy and would respect the character of the area and the Area of Outstanding Natural Beauty.

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 578/01, 578/02, 578/03, 578/04, 578/05 and 578/06. 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 plans 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 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.