

WA/2022/00251 – Erection of extension and raised flagstone terrace with guardrails (revision of WA/2021/02436) (as amended by plans received 05/05/2022) at ORCHARD VIEW, 4 STURT ROAD, HASLEMERE, GU27 3SB

Applicant: PHIL MONNERY -
Parish: Haslemere
Ward: Haslemere Critchmere Shottermill
Grid Reference: E: 488842
N: 132432
Case Officer: Clare Woodhatch
Neighbour Notification Expiry Date: 09/02/2022
Expiry Date/Extended Expiry Date: 28/02/2022 / 27/05/2022
Committee Meeting Date: 25 May 2022
Western Area
RECOMMENDATION That, subject to conditions, permission be
GRANTED

1. Introduction

The application has been brought before the Committee because the agent is related to a member of staff.

Permission is sought for the erection of a single storey extension to the side and rear of the property together with the provision of a raised flagstone terrace with guardrails.

The proposed location, scale, form, design and materials would be well-related to the existing built form and would protect the intrinsic character and beauty of the Countryside beyond the Green Belt.

The proposal would preserve the character of the Conservation Area and would not cause harm to neighbouring amenities. Furthermore, the proposal would be acceptable with regards to the SPA Buffer Zones, ordinary watercourse to the rear, biodiversity and access/parking.

Officers are therefore recommending that permission be granted for the application.

2. Site Description

- The application site is located to the southwest of Sturt Road
- The property, as viewed from the front is 2 storey. To the rear there is a lower ground floor
- The immediate area is residential in character and semi-rural
- The site slopes down to the rear

3. Proposal

Permission is sought for the erection of a single storey extension to the northwest side and rear of the property, at lower ground floor level, to provide a family room, utility room and shower room.

The extension, at its maximum, would be 13.84m wide by 5.94m deep and 3.99m in height from the finished floor level of the terrace. It would have a crown pitched roof as viewed from the sides and rear with roof lantern inserted. To the front the extension would have a parapet wall, viewed as a low wall from the frontage parking area.

Internal and external alterations are proposed to include the provision of a new lower ground floor window and door to the rear, to serve the dining room, following the removal of existing doors.

The raised flagstone terrace proposed would, at its maximum, be approx. 18.6m wide by 6.96m deep and 1.6m in height as viewed from the rear. It would have brick faced walls beneath with steps leading down to the lawn at the rear. The guardrails would comprise metal/glazing. To the southeast side of the terrace there would be a 1.7m high privacy screen comprising obscured glass.

The existing timber steps, leading up to the frontage parking area, on the northwest side of the terrace, would be retained. The existing block retaining wall adjacent to the steps, as viewed from the rear, would be replaced by brick to match the rest of the proposed works.

4. Relevant Planning History

WA/2019/1843	Erection of replacement detached garage following demolition of existing detached garage	Granted 04/03/2020
WA/1986/2149	Erection of detached garage and construction of new vehicular accessway	Granted 19/02/1987
WA/1978/0729	Demolition of existing building and erection of two new dwellings	Refused 18/07/1978
WA/1976/1628	Demolition of existing house and construction of two new houses and garages on site (outline)	Refused 25/02/1977

5. Relevant Planning Constraints

Within the Countryside beyond the Green Belt
River Wey Conservation Area
East Hants SPA 5km Buffer zone
Wealden Heaths II SPA 5km Buffer Zone
Ordinary watercourse to rear of site (outside site red line)

6. Relevant Development Plan Policies and Guidance

- Waverley Borough Local Plan (Part 1): Strategic policies and sites (adopted February 2018): SP1, ST1, TD1, RE1, NE1, NE2, HA1 and CC2
- Haslemere Neighbourhood Plan 2013-2032 (made November 2021): H1, H6, H7, H10, and H12
- Waverley Borough Local Plan 2002 (retained policies February 2018): D1, D4, D8, D9 and HE8
- South East Plan: N/A

Other guidance:

- The National Planning Policy Framework 2021 (NPPF)
- The National Planning Practice Guidance 2016 (NPPG)
- Residential Extensions Supplementary Planning Document 2010 (SPD)
- Council's Parking Guidelines (2013)
- Surrey Vehicular and Cycle Parking Guidance (2018)
- Haslemere Design Statement (2012)
- Springhead and River Wey Conservation Area Appraisal 2020
- National Design Guide (2019)

7. Consultations & Town Council Comments

Town Council No objection

8. Representations

None received.

9. Planning Considerations:

10. Principle of development / impact on the Countryside beyond the Green Belt

The site is within the Countryside beyond the Green Belt outside any defined settlement area.

Policy RE1 of the Local Plan (Part 1) 2018 states that in this area the intrinsic character and beauty of the countryside will be recognized and safeguarded in accordance with the NPPF.

Policy H1 of the Haslemere Neighbourhood Plan 2013-2032 states that development outside the settlement boundaries will be strictly controlled. Development proposals in such locations will only be supported which otherwise conform with national and local planning policies.

The proposals, which would be of an appropriate size, scale and form and well related to the existing built form, would not harm the character and beauty of the countryside.

The proposals would therefore be in accordance with Policy RE1 of the local Plan 2018 (Part 1) and Policy H1 of the Haslemere Neighbourhood Plan 2013-2032.

11. Design and impact on visual amenity/Conservation Area

Policy TD1 of the Local Plan (Part 1) 2018 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 2021. Policy H6 of the Haslemere Neighbourhood Plan 2013-2032 is relevant.

The proposals are considered to be appropriate to the site in terms of their scale, height, form and appearance.

The design would complement the existing property and, having regard to the location predominantly to the rear of the property, would not appear prominent or intrusive in the street scene.

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, Policy H6 of the Haslemere Neighbourhood Plan 2013-2032 and the Residential Extensions SPD.

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that in considering applications within a Conservation Area, Local Planning Authorities must pay special attention to the desirability of preserving, or enhancing the character and appearance of the area.

Policy HA1 of the Local Plan (Part 1) 2018 outlines that the Council will ensure that the significance of heritage assets are conserved or enhanced to ensure the continued protection and enjoyment of the historic environment.

Retained Policy HE8 of the Local Plan 2002 is afforded substantial weight due to its level of consistency with the NPPF and seeks to ensure that the development preserves or enhances the character of Conservation Areas.

Significance of River Wey Conservation Area:

The conservation area developed as a result of small water-powered industries which were taking advantage of the infant Wey whose moderately consistent flow was ideal. Its links to its industrial heritage can still be clearly seen through the type of buildings and natural and artificial channels alongside the river.

No.4 is an Edwardian house which was built during the boom in housing in the early 1900s, and features the typical details used in speculative housing by builders at the time.

The Council's Conservation Area Officer is satisfied that, due to the topography of the site, the proposed development would not be prominent from the public realm. The proposals, would be well related in scale, form and appearance, to the existing built form.

In light of the above, the proposal would not harm the significance of the Conservation Area and would preserve its character. As no harm has been identified, it is not necessary to weigh up the public benefits against any identified harm. The proposal would therefore be in accordance with Section 72 of the Planning (Listed Buildings and Conservation Areas Act 1990, Policy HA1 of the Local Plan (Part 1) 2018 and retained Policy HE8 of the Local Plan 2002.

Policy H10 of the Haslemere Neighbourhood Plan 2013-2032 states that proposals should be designed to minimize the effect of external lighting.

Having regard to the location of the application site outside any settlement area, should permission be granted an informative is recommended to ensure that any external lighting meets the Institute of Lighting Professional guidance for the E1 Dark Skies environmental zone it is in.

The proposal would therefore accord with Policy H10 of the Haslemere Neighbourhood Plan 2013-2032.

12. Impact on residential amenity

Policy TD1 of the Local Plan (Part 1) 2018 seeks to ensure that new development is designed to create safe and attractive environments that meet the needs of users and incorporate the principles of sustainable development. Retained Policies D1 and D4 of the Local Plan 2002 are given substantial and full weight respectively due to their consistency with the NPPF 2021. Policy H6 of the Haslemere Neighbourhood Plan 2013-2032 is relevant.

Overbearing form and loss of light:

Due to the distance and relationship of the proposals to the neighbouring properties, the proposals comply with the guidance contained within the Council's Residential Extensions SPD (2010) in this respect.

Overlooking and loss of privacy:

Having regard to the close proximity (3.3m to the shared boundary) of the proposed flagstone terrace to the southeast site boundary and its raised floor level, at 1.6m above the level of the rear garden, should permission be granted, a condition is recommended to ensure the provision of a 1.7m screen to the southeast side of the terrace to prevent material overlooking or loss of privacy to the occupiers of No. 6 Sturt Road.

In relation to No. 2 Sturt Road, to the northwest of the application site, the proposed terrace would be located at least 12m from the shared boundary with this neighbouring property and the rear extension at least 17.5m from the shared boundary. At the site visit it was noted that there is a shed, a double garage and a raised vegetable garden directly adjacent to the boundary at No. 2 Sturt Road. This relationship is considered acceptable as the land at the neighbouring property, closest to the proposals, does not form main, private, garden amenity space, which is located to the rear of No. 2 Sturt Road. The distance between the terrace and the main garden amenity area accords with the guidance of 18m separation. The proposals would accord with the guideline of 21m to neighbouring windows.

No concern is raised in relation to the amended lower ground floor fenestration in the rear elevation of the property, which would have their main aspect over the rear garden.

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, Policy H6 of the Haslemere Neighbourhood Plan 2013-2032 and the Residential Extensions SPD.

13. Effect on SPAs

As the proposed development is for residential extensions and alterations 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.

14. Impact on Ordinary Watercourse

It was noted at the site visit that there is an ordinary watercourse to the rear of the site.

Policy NE2 of the Local Plan 2018 (Part 1) states that the benefits to the existing river corridor will be protected and enhanced, including landscaping, water quality or habitat creation. This will be partially achieved, on development sites, by retaining or creating undeveloped buffer zones to all watercourses of 5 meters for ordinary watercourses.

The land adjacent to the watercourse comprises garden laid to lawn. The proposed development would retain a 5m gap to the watercourse in accordance with Policy NE2 of the Local Plan 2018 (Part 1).

No concern is therefore raised in this regard.

15. Biodiversity and compliance with Habitat Regulations 2017

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. Policy H12 of the Haslemere Neighbourhood Plan 2013-2032 is relevant.

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 submitted Biodiversity Checklist does not identify that any further surveys are required.

No concern is therefore raised in this respect.

16. Access and Parking

Policy ST1 of the Local Plan 2018 (Part 1) states that development schemes should be located where it is accessible by forms of travel other than by private car; should make necessary contributions to the improvement of existing and provision of new transport schemes and include measures to encourage non-car use. Development proposals should be consistent with the Surrey Local Transport Plan and objectives and actions within the Air Quality Action Plan. Provision for car parking should be incorporated into proposals and new and improved means of public access should be encouraged.

The NPPF supports the adoption of local parking standards for both residential and non-residential development. The Council has adopted a Parking Guidelines Document which was prepared after the Surrey County Council Vehicular and Cycle Parking Guidance in January 2012. Policy ST1 of the Local Plan (Part 1) 2018 states that development schemes should have appropriate provision for car parking. Policy H7 of the Haslemere Neighbourhood Plan 2013-2032 is relevant. Development proposals should comply with the appropriate guidance as set out within these documents.

The proposals would not affect the existing access or parking provision at the site which are considered acceptable for a property of this size.

17. Conclusion

The proposed development is considered to be acceptable in terms of location, scale, form, design and materials and would be well-related to the existing built form.

The proposals would protect the intrinsic character and beauty of the Countryside beyond the Green Belt, preserve the character of the Conservation Area, would not cause harm to neighbouring amenities or biodiversity and be acceptable with regards to the SPA Buffer Zones, the ordinary watercourse to the rear and access/parking.

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 595/: 01, 02, 03 Rev. B, 04 Rev. C, 05 Rev. C, 06 Rev. C, 07 Rev. C and 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), retained Policies D1 and D4 of the Local Plan 2002 and Policy H6 of the Haslemere Neighbourhood Plan 2013-2032.

2. Condition:

No variation of the type 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), retained Policies D1 and D4 of the Local Plan 2002 and Policy H6 of the Haslemere Neighbourhood Plan 2013-2032.

3. Condition:

Prior to the first use of the terrace hereby approved, the 1.7m high obscure glazed privacy screen, as indicated on drawing nos. 595/03 Rev. B and 595/06 Rev. C, shall be installed and thereafter retained to provide a good screening

effect.

Reason:

Having regard to the relationship to neighbouring property in accordance with Policy TD1 of the Local Plan 2018 (Part 1), retained Policies D1 and D4 of the Local Plan 2022 and Policy H6 of the Haslemere Neighbourhood Plan 2013-2032.

4. Condition:

The roof area of the extension hereby permitted shall not be used as a balcony, roof garden or similar amenity area without the grant of further specific permission from the Local Planning Authority. No railing or other means of enclosure shall be erected on the roof.

Reason:

Having regard to the relationship with neighbouring property in accordance with Policy TD1 of the Local Plan 2018 (Part 1), retained Policies D1 and D4 of the Local Plan 2002 and Policy H6 of the Haslemere Neighbourhood Plan 2013-2032.

Informatives:

1. Any external lighting installed on the development hereby permitted shall meet or exceed the Institute of Lighting Professionals Guidance for the E1: Dark Skies environmental zone in which it is proposed, as set out within Haslemere Neighbourhood Plan 2013-2032.
2. 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.

Plans Annex for WA/2022/00251

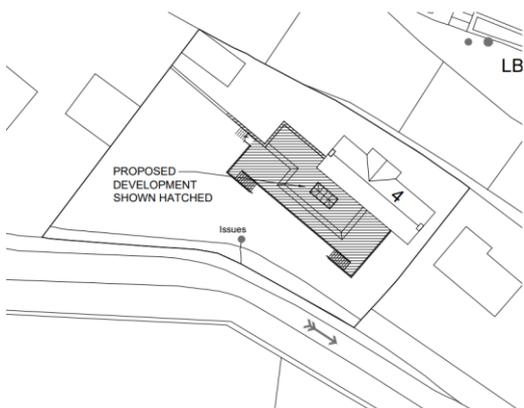
Site Location Plan



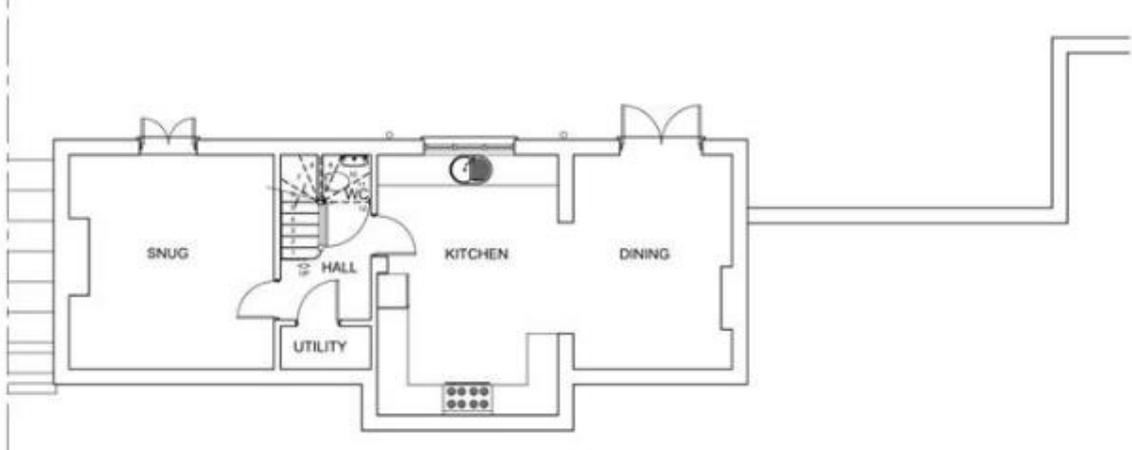
Aerial View



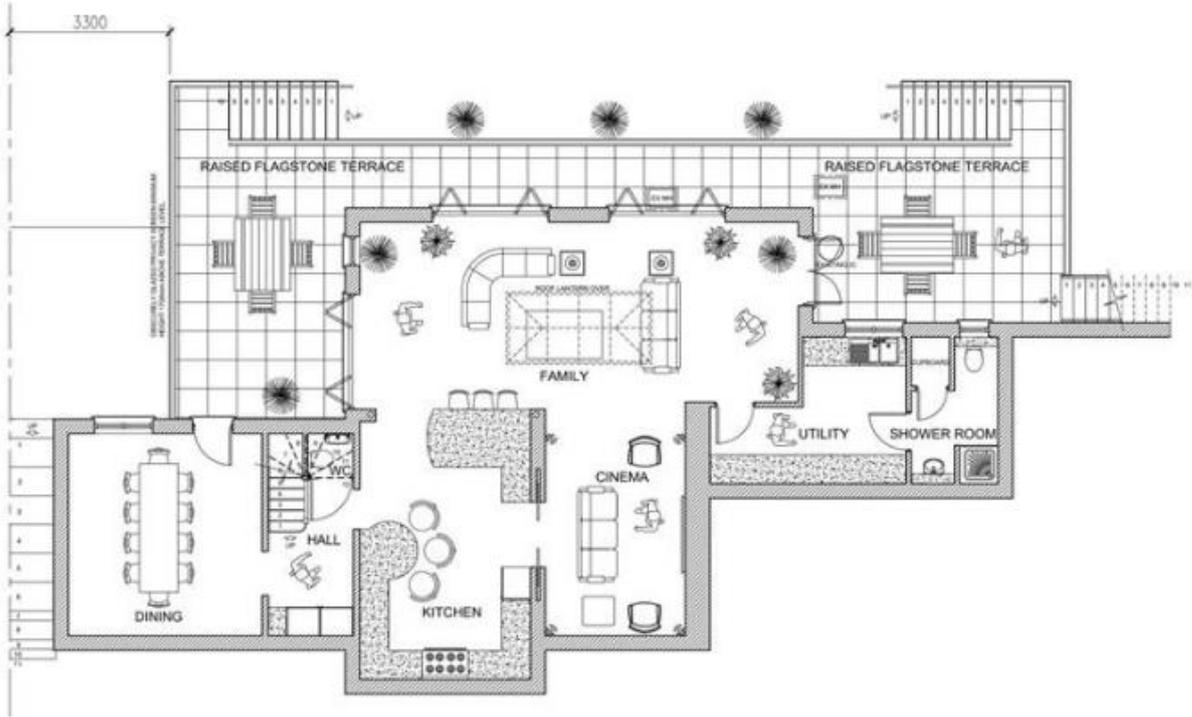
Block Plan



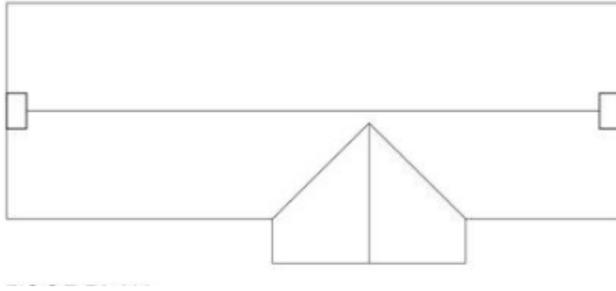
Existing Lower Ground Floor Plan



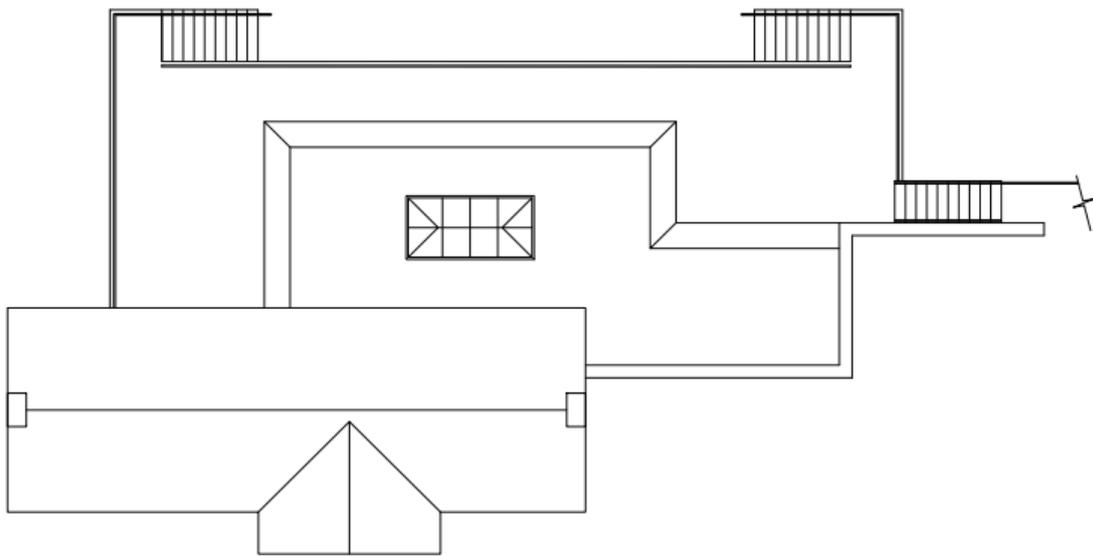
Proposed Lower Ground Floor Plan



Existing Roof Plan



Proposed Roof Plan



Existing Elevations



Proposed Elevations



