

**WA/2022/00419** – Erection of extensions and alterations. at Santis 42 COURTS MOUNT ROAD HASLEMERE GU27 2PP

Applicant: Mr & Mrs Hannant -  
Case Officer: Sam Wallis  
Neighbour Notification Expiry Date: 17/02/2022  
Extended Expiry Date: 29/05/2022  
Committee Meeting Date: Western Planning Committee  
(committee only)  
RECOMMENDATION That, subject to conditions, permission be  
**GRANTED**

### 1. Summary

The application has been brought before the Planning Committee at the request of the Ward Member **Stephen Mulliner** who wishes to further explore any potential harm to neighbouring residential amenity. The application site lies within the Developed Area of Haslemere.

Officers consider the proposal is acceptable with regard to the impact on visual and residential amenity. The planning balance assessment concludes that the proposal is in accordance with the Development Plan, as such, planning permission is recommended for approval.

### 2. Site Description

The application site is located to the south of Courts Mount Road, accessed via a driveway on the junction with Courts Hill Road, Haslemere.

- Property Type: Detached two-storey dwellinghouse with detached double garage forward of the dwelling.
- Character: Residential. Mix of detached and semi-detached dwellings of differing appearance.
- Site Levels: Steep site levels that slope from south to north from Courts Mount Road to Long Dene Road.

### 3. Proposal

The application seeks permission for:

- Erection of first-floor side extension.
- Erection of single-storey rear extension.
- Insertion of 5x rooflights.

### 4. Relevant Planning History

Reference	Proposal	Decision
WA/1985/0573	Erection of a single storey extension to provide sitting room	GRANT 12/07/1985 IMPLEMENTED
WA/1979/0898	Single storey extension to form additional living room	GRANT 07/08/1979
HAS246/66	Two-storey extension	GRANT 21/09/1966 IMPLEMENTED
HAS199/66	Two-storey extension	REFUSE 21/07/1966
HAS8385	Erection of detached single storey dwelling	GRANT 20/12/1961 IMPLEMENTED

#### 5. Relevant Planning Constraints

- Developed Area of Haslemere
- Ancient Woodland 500m Buffer Zone
- East Hants SPA 5km Buffer Zone
- Wealden Heaths II Special Protection Area 5km Buffer Zone

#### 6. Relevant Development Plan Policies and Guidance

- Waverley Borough Local Plan (Part 1): Strategic policies and sites (adopted February 2018): SP1, TD1, NE1, NE3
- Haslemere Neighbourhood Plan 2013-2032: H6
- Waverley Borough Local Plan 2002 (retained policies February 2018): D1, D4

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)
- Haslemere Design Statement (2012)
- National Design Guide (2019)

#### 7. Consultations and Town Council Comments

Haslemere Town Council	No objection. (17/02/2022)
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## 8. Representations

5 letters have been received from 5 different addresses raising objection on the following grounds:

### Impact on residential amenity

- Loss of light impact to neighbouring dwellings.
- Reduction in morning sun to properties to the south.
- Loss of privacy from overlooking into neighbouring amenity space.
- The proposed full height roofline would be overbearing in form.

### Impact on visual amenity

- Large two-storey brick wall would be visually intrusive.
- Design, appearance and materials would be unacceptable.
- Issue of site levels adds to overbearing impacts.
- Local plan highlights larger family homes are already oversupplied within the local area.

### Other Comments

- Previously rejected two-storey extension.

2 letters have been received from 2 different addresses received expressing support for the following reasons:

- Attractive scheme that will improve on existing dwelling.
- No overlooking with no windows located on the side elevation.

### Planning Considerations:

#### 9. Principle of development

The site is located within the developed area of Haslemere wherein development may be considered acceptable subject to its impact on visual and residential amenities.

#### 10. Planning history and differences with previous proposal

Officers note the comments by neighbours regarding a previously refused two-storey extension (HAS199/66). This scheme was refused on the basis that: 'the proposal is considered to be out of keeping with the existing development and to be detrimental to the character and visual amenities of adjoining properties'.

A revised scheme was then submitted with minor amendments including a slight variation in materials of windows. This was approved (HAS246/66).

Whilst officers do note these comments, the principle of development for a first-floor side extension on an existing two-storey dwelling is wholly different from the erection of a first-floor and raising of the ridge height on a bungalow dwelling.

#### 11. Design and impact on visual amenity

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 2018.

- Santis is sat back and down from the road behind No.40 Courts Mount Road along a private driveway, approximately 62m in length. Coupled with site levels that slope down to the north, the proposal would not be readily visible from the street scene and thus not prominent or intrusive in the surrounding area.
- The proposal would represent an increase in bulk and form of the dwelling. The existing single-storey ridge height of 5m would increase to a ridge height of 7m. Officers note that Residential SPD Guidance states that two storey fully integrated side extensions will not normally be permitted unless exceptional circumstances can justify such a design approach. In this instance, the proposal is not readily visible from the street scene and would tie-in with an existing two-storey southern flank. The dwelling sits within a large plot, which could comfortably take a dwelling with the extensions as proposed. Furthermore, Courts Mount Road is characterised by a mix of architectural styles comprising detached dwellings of differing appearance. Owing to these factors, officers consider the proposed design is not constrained by the need to directly harmonise with adjacent buildings and a fully integrated first-floor extension would be acceptable.
- The proposed single-storey rear extension would be modest in scale and form, extending off the existing rear elevation line by 0.9m. The addition would appear suitably subservient in nature and would not cover the entire rear width of the dwellinghouse, in line with Residential SPD Guidance.
- The proposed extensions above the existing single-storey northern flank and to the rear would satisfactorily tie-in with the existing dwellinghouse, through the use of matching materials. This includes rendered brick, a tiled roof and white/grey UPVC doors and windows.
- Minor alterations to the front elevation to remove a door to insert one window would be reasonable and acceptable.

Based on the above, the proposed development is acceptable and in accordance with Policies TD1 of the Local Plan (Part 1) 2018, Policy H6 of the Haslemere Neighbourhood Plan, retained Policies D1 and D4 of the Local Plan 2002 and the Residential Extensions SPD.

#### 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 and full weight respectively due to their consistency with the NPPF 2021.

### **38 and 40 Courts Mount Road**

- Officers note the comments of objection from No.38 regarding residential amenity. Whilst officers do note the ridge height would increase to 7m, Santis is set down on significantly lower site levels. Furthermore, the proposed first-floor side extension would be set behind an existing two-storey southern flank. Coupled with a side-to-side distance of 26m and 32m respectively, officers consider there would be no material impact to loss of light, loss of privacy or overbearing form.

### **Properties along Long Dene Road (19A – 25)**

- Officers do note the comments of objection regarding loss of light, overlooking impact and overbearing form.
- Residential SPD Guidance states that there should be a distance of at least 21 metres between proposed windows and those of neighbouring properties. The proposed first-floor side extension is located from the properties along Long Dene Road as follows:
  - 31m from No.19A
  - 26m from No.19
  - 28m from No.21
  - 25m from No.23
  - 27m from No.25
- Officers also note that guidance states this may be further relaxed if the character of the immediate area suggests that lesser distances may be appropriate. The site is within the built-up area of Haslemere and thus this separation distance would be considered acceptable. Officers note that no windows are proposed on the northern side elevation. Furthermore, owing to the angled orientation of the dwelling, the first-floor windows to the rear of the property would not have direct outlook into neighbouring amenity space.
- Officers do note the properties are located to the north and set down on lower site levels as the site slopes steeply down from Courts Mount Road to Long Dene Road. Whilst the proposed extension would be notable from the rear of these properties, owing to the previously mentioned separation distances, officers consider there would be not be a material impact on light, morning sun and would not be overbearing in form.

Based on the above, the proposed development is acceptable and in accordance with Policies TD1 of the Local Plan (Part 1) 2018, Policy H6 of the Haslemere Neighbourhood Plan, Retained Policies D1 and D4 of the Local Plan 2002 and the Residential Extensions SPD.

### 13. Conclusion

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 P\_2017\_01, P\_2017\_02, P\_2017\_03, P\_2017\_04, P\_2017\_05, and P\_2017\_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 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.

3. Condition:

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no windows/dormer windows or other openings other than those expressly authorised by this permission shall be constructed in the northern side elevation of the extension hereby permitted without the written permission 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

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.