

**WA/2022/02754** – Erection of two storey extension following demolition of existing extension at LAKE COTTAGE 7 VICARAGE LANE THE BOURNE FARNHAM GU9 8HN

Applicant: Mr Edward Hurley -  
Parish: Farnham CP  
Ward: Farnham Bourne  
Grid Reference: E: 484894  
N: 145183  
Case Officer: Matt Ayscough  
Neighbour Notification Expiry Date: 28/11/2022  
Expiry Date/Extended Expiry Date: 28/12/2022 /  
RECOMMENDATION That, subject to conditions, permission be  
**GRANTED**

1. Summary

The application has been brought before the Planning Committee given the number of objections 12 letters from 10 addresses exceeds the limit for householder applications set out in the scheme of delegation.

The proposal seeks consent to remove an existing domestic extension and to erect a new side extension with front projection.

12 letters have raised objection to the proposals. The reasons for objection are listed below in Section 8 of the report.

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

2. Site Description

- The application site: Located to the south of Vicarage Lane, from which only pedestrian access is possible via a steep footpath. Vehicle access to the property is via Deepdene, and Public Right of Way No. 63 and Public Right of Way No. 214.
- Property Type: The property is a 2 storey older style dwelling with white painted brick walls beneath a clay tiled roof. A single storey addition is present to either flank of the dwelling. A group of 2/3 old outbuildings are located to the south-west of the dwelling.
- Character: The character of the area is mixed style properties. However, the application property is not easily visible from Vicarage Lane.

- Boundaries: Steep bank to the north-west, with hedges and mature trees on all other boundaries.
- Site Levels: The property is set into a hill that slopes downwards to the south-east away from Vicarage Lane. The curtilage which is mainly to the south of the dwelling is a small valley which contains a brook known as The Bourne Stream.

### 3. Proposal

The proposed development comprises:

Demolition of existing extension

Erection of two storey extension with front projecting single storey element

### 4. Relevant Planning History

| <b>Reference</b> | <b>Proposal</b>  | <b>Decision</b>               |
|------------------|--|-------------------------------|
| WA/2013/0096     | Erection of extensions and alterations following demolition of part of existing building (revision of WA/2012/1048).             | Full Permission<br>14/03/2013 |
| WA/2012/1048     | Erection of extensions and alterations following demolition of part of existing building.  | Refused<br>22/08/2012         |
| WA/2009/0825     | Erection of ground floor and first floor extensions (as amplified by email dated 30.7.09 and flood risk matrix received 30.7.09) | Full Permission<br>03/08/2009 |
| WA/2005/1437     | Erection of extensions and alterations.  | Full Permission<br>06/09/2005 |
| WA/2005/0647     | Erection of extensions and alterations.  | Full Permission<br>26/05/2005 |

### 5. Relevant Planning Constraints

- Developed Area of Farnham / Built Up Area Boundary
- South Farnham Arcadian Area
- Neighbourhood Plan Designation
- PROW 63 / PROW 214
- Conservation Area - Old Church Lane
- Thames Basin Heath 5km Buffer Zone
- Wealden Heaths I Special Protection Area 5km Buffer Zone

- Flood Zone 2

## 6. Relevant Development Plan Policies and Guidance

- Waverley Borough Local Plan (Part 1): Strategic policies and sites (adopted February 2018): SP1, TD1, NE1, NE3, CC1, CC2.
- Farnham Neighbourhood Plan 2013-2032: FNP1, FNP8, FNP12, FNP16.
- Waverley Borough Local Plan (Part 2) 2023: DM1, DM2, DM4, DM5, DM11, DM13
- South East Plan: Saved policy NRM6

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 Hills AONB Management Plan (2020-2025)
- Farnham Design Statement (2010)
- National Design Guide (2019)
- Climate Change and Sustainability Supplementary Planning Document (October 2022)

## 7. Consultations and Town/Parish Council Comments

| <b>Consultee</b>                            | <b>Response</b> |
|---|-----------------|
| Farnham Town Council                        | Object          |
| Surrey Wildlife Trust                       | No Objection    |
| Local Lead Flood Authority (LLFA Surrey CC) | No Comment      |
| Surrey County Council Highways              | Objection       |
| Surrey County Council Rights of Way         | Objection       |
| British Horse Society                       | No Response     |
| Byways & Bridleways Trust                   | No Response     |
| Ramblers London (Ramblers Association)      | No Response     |
| Auto-Cycle Union Ltd                        | No Response     |
| Cyclists Touring Club                       | No Response     |
| British Driving Society                     | No Response     |
| The Open Spaces Society                     | No Response     |
| Environment Agency South-East               | No Response     |

## 8. Representations

11 letters have been received raising objection on the following grounds:

- Vehicular access to the site via Deepdene and Public Right of Way
- Damage to Deepdene road surface
- Limitations on vehicular access concerning weight, speed and parking on footpath
- Damage to vegetation from lorry movements
- Decision should be made by Planning Committee
- Application does not assess the sensitivity of the whole site
- Application does not present a plan for the construction that overcomes access difficulties
- Dumped raw materials during previous works
- Builders' lorries not friendly to unmade surface of Deepdene
- Public footpath at risk of damage
- School children and lorries using Public Footpath- Health and Safety concerns
- Utilities / services will be damaged by heavy traffic
- Cost of repairs to Deepdene
- All materials should arrive via Vicarage Hill
- Concerns that vehicles / materials will be left on Deepdene which will prevent residents parking
- Cost of repairs due to damage by HGVs to Deepdene being responsibility of Deepdene residents
- Safety of school children and visitors to Spotted Cow PH
- Parking on School Lane making accessing Deepdene difficult
- Additional noise caused by the vehicles
- Construction vehicles will damage already fragile lane. Why should cost of repairs be funded by Deepdene residents?
- Width of footpath only enough for cars not construction vehicles
- Disruption and noise along Deepdene will affect residents
- Access should be along Vicarage Lane

The representations will be address later in the report.

## 9. Planning Considerations:

### 10. 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 application site is in the developed area of Farnham where the principle of development may be acceptable subject to the impact on visual and residential amenity.

### 11. 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.

Within the area designated South Farnham Arcadian Area in the Farnham Neighbourhood Plan, development is required to maintain the informal rural character and the well-wooded appearance of the area, retain and reinforce trees and hedged boundaries important to the area, and demonstrate that the design, layout and siting of the proposal will not have any adverse effect upon the setting and amenities of adjoining residential properties and the wider residential area.

A visit to the site revealed that views of the dwelling are afforded from Public Right of Way. However, the site visit took place in the winter months when the deciduous trees and shrubs on the boundary were not in leaf. It is reasonable to assume that views of the dwelling in the spring and summer months would be less direct.

Officers note that no objections have been received from neighbours or from The Bourne Conservation Group on design or visual amenity grounds.

It is noted that the design of the extension does not fully meet the design guidance provided within the Residential Extensions SPD, as it would not appear subservient to the original building.

The proposed two-storey extension with single-storey element constitutes significant additions to the dwelling, albeit with some of the additions offset by the removal of an existing extension.

However, the generous size of the application site would accommodate a larger extension that would appear subordinate, without the plot appearing cramped and overdeveloped.

The subject property is not of a standard design and its position, being built into the hillside, prevents conventional extension to the rear. Therefore, officers consider that the forward projecting side extension can be justified.

The materials proposed in the application are matching to those present in the existing dwelling and the result would be extensions that compliment the existing building.

The views from Right of Way 63 and 214 would not be materially harmed by the design. The dwelling is not easily visible in Vicarage Lane, and Officers consider that no material harm to the streetscene of Vicarage Lane would result from the proposal.

Officers consider that the proposal would not result in material harm to visual amenity and would therefore accord with Policies TD1 of the Local Plan (Part 1) 2018, FNP1, FNP8 and FNP16 of the Farnham Neighbourhood Plan 2017 (and subsequent 2019

review), Policy DM5 of the Local Plan (Part 2) 2023 and the Residential Extensions SPD.

## 12. Impact on residential amenity

Policy TD1 of the Local Plan 2018 (Part 1) 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.

Lake Cottage is set into a steep hillside. The closest neighbouring dwelling is no.10 Vicarage Lane to the north. 'Hope Cottage' is situated 39m to the south-east. The two properties are those most likely to be affected by the proposed development.

### **10 Vicarage Hill**

10 Vicarage Hill is situated significantly above Lake Cottage, positioned further up the slope than Lake Cottage is set into. The result of the difference in relative heights is that Officers consider that no material harm from overbearing, overlooking or loss of light would occur to no. 10.

### **Hope Cottage**

- Overbearing development

The proposed extension would be positioned more than 33m from the shared boundary with Hope Cottage. This separation distance complies with guidance given within the Residential, Extensions SPD and Officers consider that no material harm from overbearing would result from the proposed development.

- Harmful loss of light

The proposed extension complies with guidance given within the Residential Extensions SPD in respect of loss of light. Officers consider that no material loss of light would result from the proposed development.

- Harmful loss of privacy

The separation distance between the proposed extension and Hope Cottage, would result in the windows in the side (south-west) elevation of the extension being more than 21m from the amenity space and 18m from windows at Hope Cottage in compliance with the Residential Extensions SPD.

Officers note that no objections have been received regarding overbearing development, harmful loss of light or harmful loss of privacy.

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, FNP1 and FNP16 of the Farnham Neighbourhood Plan 2017 (and subsequent 2019 review), Policies DM4 and DM5 of the Local Plan (Part 2) 2023, and the Residential Extensions SPD

### 13. Effect on the SPAs

The proposed development is for a residential extension and therefore 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 Policies NE1 and NE3 of the Local Plan 2018 (Part 1). An appropriate assessment is not therefore required.

### 14. 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 DM1 of the Local Plan (Part 2) 2023 sets out that development should follow the mitigation hierarchy to g)

1. avoid negative impacts upon biodiversity deliver the minimum biodiversity net gain of 10% as required by the Environment Act 2021. The biodiversity net gain should be compared to the baseline and calculated using the most up to date national Biodiversity Metric;
2. protect and enhance geological assets.

The application is supported by the following documents:

- Biodiversity Checklist
- Ecological impact Assessment, Darwin Ecology, 7 Vicarage Lane (June 2023)

The application property does not fall within a designated SPA, SAC, SNCI, however, the Ecological Impact Assessment (Darwin ecology, June 2023) advises that the application site is within Gosh Hill SSSI. The site is not within 200m of ancient woodland, and is not an agricultural building or barn.

The Ecological Impact Assessment (June 2023) reports that the building has negligible potential to support roosting bats and no signs of bat presence was noted

anywhere in the building. The report advised, based on the evidence collected on site, the building does not support roosting bats.

The Council considers that no further ecological surveys are required in respect of bats. An informative will be added to the permission, should it be granted, to advise the applicant that it is an offence to harm protected species and to contact Natural England if protected species are found.

The Council has consulted Surrey Wildlife Trust (SWT) with regards to potential impact upon protected species and their habitats as vehicular access to the site is via footpath 68 and footpath 214 which runs through deciduous woodland that has been identified by Natural England as a priority habitat.

SWT has advised that a suitable approach in this instance is that a planning condition is added to the permission to require that a Construction Environmental Management Plan (CEMP) be submitted and approved prior to commencement of the development.

A small water course, 'The Bourne Stream', runs close to the southern boundary of the site. Given the separation between the location of the proposed extension and the stream, the proposed development is not considered materially harmful.

Having regard to the above, and the completed biodiversity checklist, it is considered that further biodiversity surveys are not required.

### Flood Risk

The site is located within Flood Zones 2 & 3.

As the proposal is householder development it is considered to be a minor development that is unlikely to raise significant flood risk issues.

The proposal is accompanied by a Flood Risk Assessment which sets out that floor levels within the extension will be set no lower than existing development and that flood proofing of the proposed development has been incorporated where appropriate. Such measures include:

Construction from masonry engineering bricks with good water penetration, drying ability and dimensional stability.

Cavity construction to be maintained and clear to a minimum of 225mm below DPC and mortar joints continuous to avoid water ingress.

Ceramic floor finishes proposed throughout the kitchen, dining and utility areas which will be resilient to water ingress.



As such, the proposal would be safe from flood risk in accordance with Section 14 of the NPPF.

#### 14. Response to Third Party Comments

- Farnham Town Council

As stated in Section 6, Farnham Town Council have raised objection to the scheme. The reason for this objection is that they believe the scheme would result in material harm to the street scene. Officers have assessed the proposal and consider that the proposal is in accordance with the relevant policies based on the scale and impact of the development.

- Other Third Party Comments

Officers note the objections raised by the Bourne Conservation Group and residents. The objections largely focus on the means of access to the site and the resulting harm to safety, living conditions and road condition, should planning permission be granted.

The concerns will be addressed in section 15.

#### 15. Highways and site access

Officers note that several objections have been received from The Bourne Conservation Group and local residents who have voiced concerns as summarised in section 7 of this report. In addition, Surrey County Council Rights of Way & Highways teams have raised objection.

The Council has been advised that the applicant has lawful right of way for vehicles up to 3.5 tonnes to use rights of way 63 and 214 to access Lake Cottage, at a speed no greater than 10mph.

Officers consider that this matter is a not a planning consideration.

In order to address concerns regarding the impact of vehicles in connection with the proposed development on the local area, a condition would be added to the permission requiring a Construction Transport Management Plan to be submitted to and agreed in writing by the Local planning Authority prior to the commencement of the permitted works.

#### 16. Climate Change and Sustainability

Waverley Borough Council has declared a climate emergency. The motion was passed at a Full Council meeting on Wednesday 18th September 2019 which sets out the Council's aim to become carbon neutral by 2030.

Policy CC1 of the Local Plan (Part 1) 2018 seeks to support development which contributes to mitigating and adapting to the impacts of climate change, including measures that use renewable and low carbon energy supply systems.

Policy CC2 of the Local Plan (Part 1) 2018 seeks to promote sustainable patterns of development and reduce the level of greenhouse gas emissions.

Policy DM2 of the Local Plan (Part 2) 2023 states that all development should seek to maximise energy efficiency and reduce carbon emissions through its design, structure, orientation and positioning, landscaping and relevant technology.

The Council's Climate Change and Sustainability SPD (October 2022) is relevant.

A Climate Change and Sustainability Checklist has been submitted in support of the application. The proposals include the use of new double glazed windows and doors, loft insulation and internal insulation.

The measures outlined in the Climate Change and Sustainability are considered proportionate to the scale of development proposed and would comply with the relevant policies and guidance. No concern is therefore raised.

## 17. 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:  
Location & Site Plan 1992 2001  
Proposed Planning Drawings - Floorplans 1992 2110  
Proposed Planning Drawings - Elevations 1992 2111 Rev A

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 Policies DM4 and DM5 of the Local Plan (Part 2) 2023.

2. Condition:

The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those in the existing building(s), other than the exceptions noted on the application form which are windows and sliding doors to the gable end and dining room extension.

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 Policies DM4 and DM5 of the Local Plan (Part 2) 2023.

3. Condition:

The development should be carried out in strict accordance with the flood proofing measures as outlined with the Flood Risk Assessment submitted with the application, unless otherwise agreed in writing by the Local Planning Authority.

Reason:

To reduce the risk of flooding of the proposed development and occupants, in accordance with Policy CC4 of the Local Plan 2018 (Part 1) and with Paragraphs 163 and 164 of the NPPF 2019

4. Condition:

Prior to the commencement of the development hereby permitted, a Construction Environmental Management Plan (CEMP) must be submitted and approved in writing by the Local planning Authority. The CEMP must include suitable measures to safeguard the ecology of woodland through which run Public Right of Ways, Nos. 63 and 214. The development shall be carried out in accordance with the approved CEMP.

Reason:

To protect the ecological interests of the site in accordance with Policy NE2 of the Local Plan 2018 (Part 1) and Policies DM1 and DM11 of the Local Plan (Part 2) 2023.

5. Condition:

The development hereby approved shall be completed at all times in accordance with all recommendations within the report entitled 'Darwin Ecology, Ecological Impact Assessment (June 2023) as submitted with this application.

Reason:

To ensure ecological protection of the site in accordance with Policy NE1 of the Local Plan (Part 1) 2018, Policy DM1 of the Local Plan (Part 2) 2023, and guidance contained in the NPPF.

6. Condition:

No development shall commence until a Construction Transport Management Plan has been submitted to and approved in writing by the Local Planning Authority. The Construction Transport Management Plan shall include details of:

- (a) parking for vehicles of site personnel, operatives and visitors;
- (b) loading and unloading of plant and materials;
- (c) storage of plant and materials;
- (d) Vehicle movements to or from the site, whereby no vehicle movements to or from the site shall take place between the hours of 8.15 and 9.15 am and 3.00 and 4.00 pm, nor shall the contractor permit any vehicles associated with the development at the site to be laid up, waiting in School Lane, Lodge Hill Road or Deepdene during these times; and
- (e) measures to prevent the deposit of materials on the highway.

Only the approved details shall be implemented during the construction of the development.

Reason:

In order that the development should not prejudice highway safety nor cause inconvenience to other highway users and to protect the amenities of the adjacent properties in accordance with Policies ST1 and TD1 of the Local Plan Part 1 2018.

**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.

Case Officer Matt Ayscough

Signed:

Date: 19 September 2023

Agreed by Team or DC Manager.....Date:.....

Time extension agreement in writing seen by signing off officer:

Yes

No

N/A

Agreed by Development Manager or Head of Planning Services

.....

This report has been agreed under the delegated authority by the Head of Planning Services.

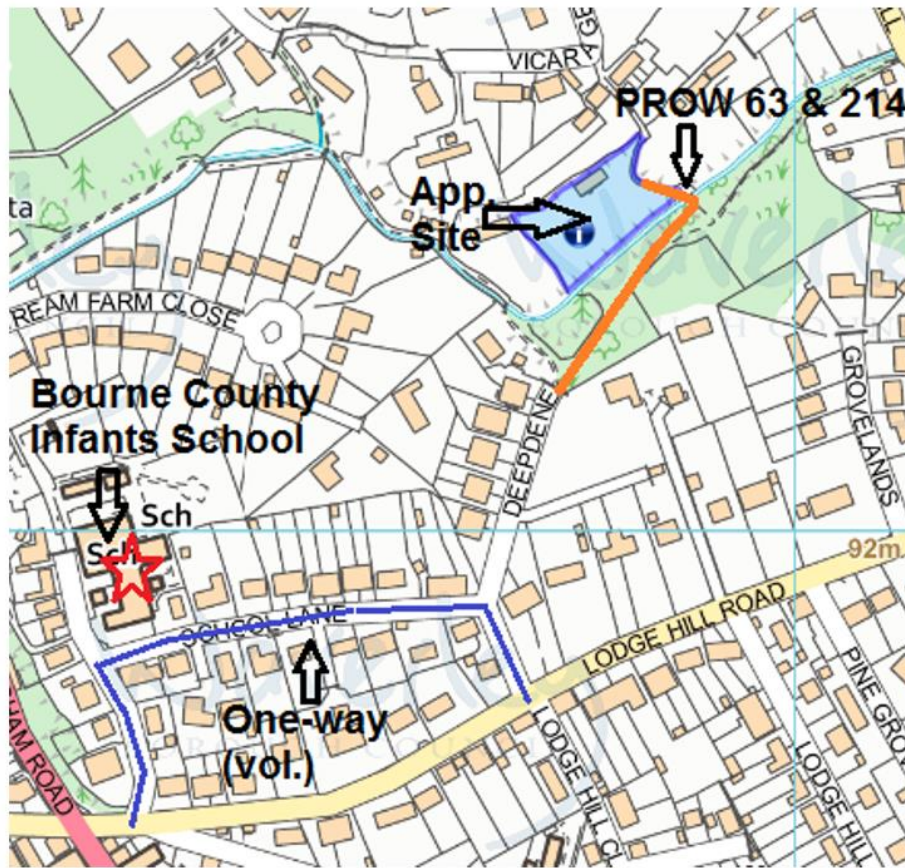
Decision falls within ....(number reference) of the Scheme of Delegation  
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**ANNEX**

**Site Location Plan**



# Wider Area around development



## Existing Front and Side (NE) Elevation



# Existing Side (SW) Elevation



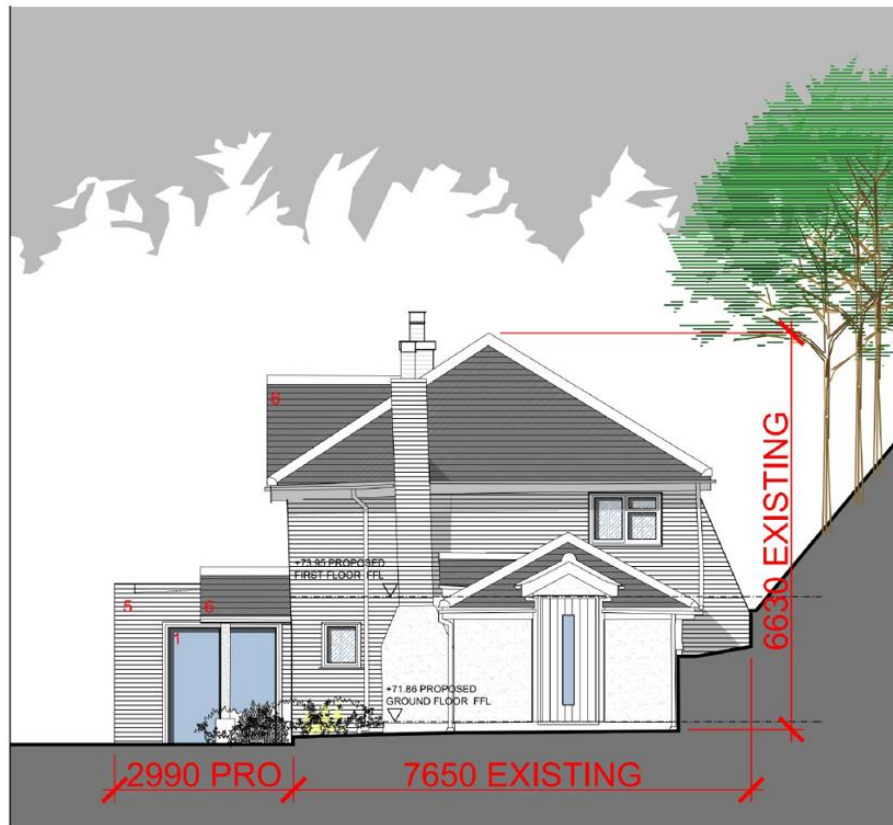
# Proposed Front Elevation



## Proposed Side (SW) Elevation

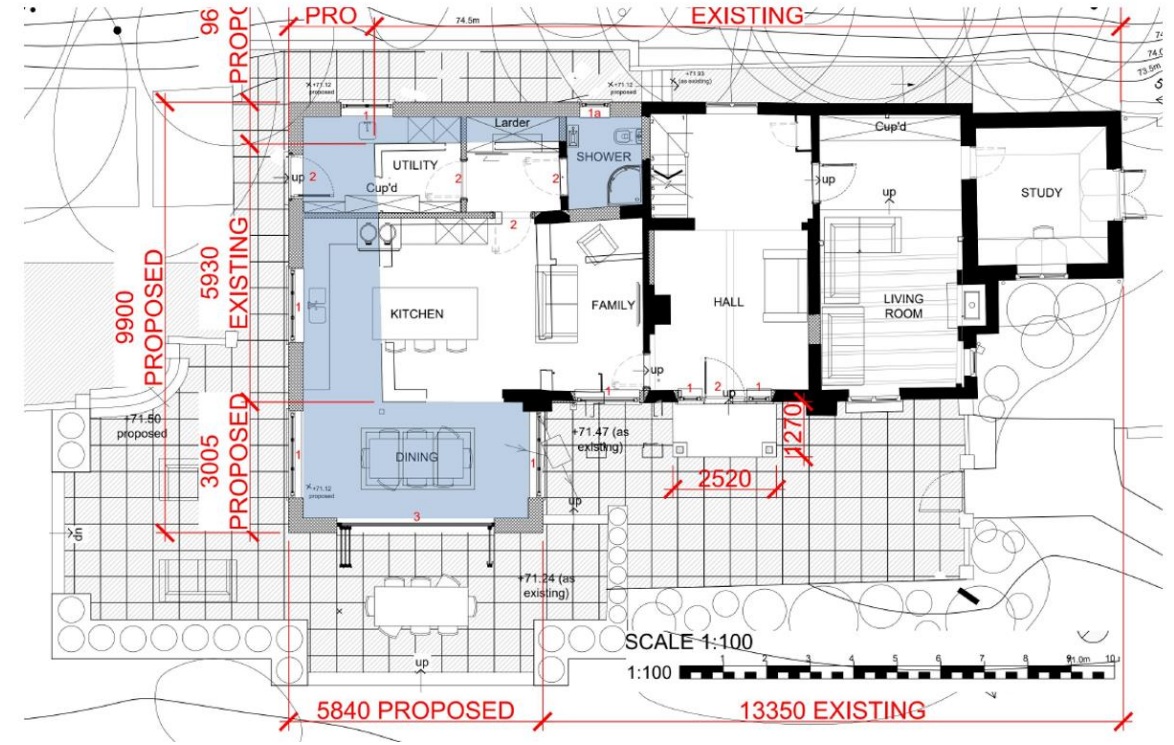


## Proposed Side (NE) Elevation





# Floor Plan (existing and proposed)



# Public Rights of Way (Footpath 63)



# View to South from Lake Cottage towards PROW 63



## School Lane

