

WA/2023/02786 – Alterations to roof space including dormer extensions and installation of rooflights at WILLOWHAYNE BARNETT LANE WONERSH GUILDFORD GU5 0RU

Applicant: Mr & Mrs Wingfield
Parish: Wonersh
Ward: Bramley & Wonersh
Case Officer: Sera Elobisi
Neighbour Notification Expiry Date: 16/01/2024
Expiry Date/Extended Expiry Date: 15/05/2024
Committee Meeting Date: Planning Committee 08/05/2023
RECOMMENDATION That, subject to conditions, permission be
GRANTED

1. Summary

The application has been brought before the Planning Committee given the number of objections (22 letters from 13 addresses) exceeds the limit for full applications set out in the scheme of delegation.

The development is for alterations to the existing roof space to include the erection of dormer extensions and installation of rooflights to the dwelling at Willowhayne, Barnett Lane.

Officers consider the proposal is acceptable with regards to the impact on design and visual amenity, residential amenity, and other related matters.

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 appropriate conditions.

2. Site Description

The application site is located on the northern side of Barnett Lane opposite the junction with Woodyers Close. Willowhayne is a new detached two-storey dwelling, with accommodation in the basement. The building was further extended at the rear, following grant of permission (WA/2022/01333) for a two-storey rear extension. The site is within the Metropolitan Green Belt, within a Rural Settlement and the Wonersh Conservation Area. The area is semi-rural in character comprising a mix of semi-detached and detached dwellings of varying architectural style and form. Site levels are relatively flat.

3. Proposal

The application seeks permission for:

- Erection of gable roof dormers in the roof slopes. The submitted plans show a total of six dormers proposed in the front and rear roof slopes of the dwelling, with four dormers in the rear roof and two in the front roof slope.
- Installation of four rooflights in the side roof slopes of the dwelling.

4. Relevant Planning History

Reference	Proposal	Decision
WA/2022/0 2469	Alterations to roof space including dormer extensions to provide additional habitable accommodation.	WITHDRAWN 01/12/2022
WA/2022/0 1333	Erection of a two storey extension and alterations.	GRANTED 28/07/2022 (implemented)
WA/2020/2 085	Application under section 73 to vary condition 1 of WA/2020/0740 (approved plan numbers) to allow repositioning of dwelling.	GRANT 01/03/2021 (implemented)
NMA/2020/ 0164	Amendment to WA/2020/0740 for changing specific door openings to window openings and amending the internal layout.	NON MATERIAL AMENDMENT ALLOWED 05/01/2021 (implemented)
WA/2020/0 740	Erection of a dwelling and associated works following relevant demolition of existing unlisted dwelling within a conservation area (as amended by plans received 21/07/2020).	GRANT 11/09/2020
CA/2010/0 008	WONERSH CONSERVATION AREA. 1x Cherry - overall reduction by approx. 30%	NO FURTHER ACTION/DISPO SED OF 02/03/2010

5. Relevant Planning Constraints

- Rural Settlement of Wonersh
- Wonersh Conservation Area
- Metropolitan Green Belt
- Area of High Archaeological Potential
- Ancient Woodland 500m Buffer

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 (Part 2) 2023: DM1, DM2, DM4, DM5, DM9, DM13, DM14

Other guidance:

- The National Planning Policy Framework 2023 (NPPF)
- The National Planning Practice Guidance 2014 (NPPG)
- Residential Extensions Supplementary Planning Document 2010 (SPD)
- Surrey Vehicular and Cycle Parking Guidance (2018)
- Council's Parking Guidelines (2013)

- Bramley Neighbourhood Plan (2017-2032)
- Bramley Conservation Area Appraisal SPD (2005)
- Wonersh Village Design Statement (2007)
- National Design Guide (2019)
- Climate Change and Sustainability Supplementary Planning Document (October 2022)

7. Consultations and Parish Council Comments

Wonersh Parish Council	Objection. Members consider the proposals to be: <ul style="list-style-type: none"> - Overdevelopment of the plot. - Inappropriate development in the conservation area. - Overlooking neighbouring properties and leading to a loss of privacy.
WBC Heritage	The Heritage Team considers no harm to the Conservation Area.

8. Representations

22 letters from 14 addresses have been received raising objection on the following grounds and these will be addressed further in the report.

Character/amenity	Officer's comments
Overdevelopment of the site not in keeping with the development in the local area.	See Paragraphs 10-12
Residential amenity	Officer's comments
Overlooking and loss of privacy.	See paragraph 13
Overbearing impact to adjacent dwellings.	See paragraph 13
Biodiversity/natural habitat	
Light pollution to the night sky as a result of excessive glazing.	See paragraph 16
The application building is demonstrably higher than neighbouring Bay Cottage, an architectural error that should be corrected.	See paragraph 18
The submitted drawings are inaccurate depiction of the existing building. Lantern in ridge of the roof not shown on the plans.	See paragraph 18
Parking pressure on the road.	See paragraph 14

9. Planning Considerations:

The NPPF attaches great importance to the design of the built environment as a key part of sustainable development. The NPPF sets out a presumption in favour of sustainable development, requiring that development which accords with an up-to-date local plan should be approved without delay.

Paragraph 201-203 requires LPA's to identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

10. Principle of development and the impact on the Green Belt

The NPPF sets out that the essential characteristics of the Green Belt are its openness and permanence. Certain forms of development are considered to be appropriate and will be permitted provided they do not conflict with the exceptions listed in paragraphs 142 and 156 of the NPPF. Regarding this proposal the relevant section would be:

Paragraph 154 (c) - the extension or alteration of a building if it does not result in disproportionate additions over and above the size of the original building.

The application site is within the settlement boundary of Wonersh, a village within the Green Belt.

Policy DM13 of the Local Plan (Part 2) 2023 states that for settlements, except those washed over by the Green Belt, the principle of development within the settlement boundaries identified on the Policies Map is acceptable and development will be permitted, subject to compliance with other policies in the Development Plan.

The site is located within the rural settlement of Bramley and as such, would be assessed under Part a of Policy DM14, which requires extensions to not be disproportionate to the original building. Policy DM14(a) sets out that, in such areas, development, including residential extensions, may be appropriate provided it is not disproportionate to the main building, subject to appropriate consideration of other relevant planning considerations and policies. This is in order to preserve the openness of the Green belt, in accordance with Paragraphs 142-156 of the NPPF.

The proposed dormers would be well related in design and scale to the main dwelling and they would not result unacceptable scale or massing to the dwelling or roof form. The use of matching materials would help it sit well within the vernacular of the area. The development in relation to other dwellings in close proximity and the wider residential area, is not out of scale or dominant within the setting, nor is any harm identified to the Green Belt or the openness of the land within it.

The development would preserve the openness of the Green Belt. In light of the above, the proposal would be appropriate form of development in the Green Belt and would

be in accordance with Policy RE2 of the Local Plan (Part 1) 2018, Policies DM13 and DM14 of the Local Plan (Part 2) 2023 and the guidance contained in the NPPF 2023.

11. Design and impact on visual amenity

Paragraph 135 of the NPPF requires planning policies and decisions to ensure that developments are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change.

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. Policies DM1 and DM4 of Local Plan (Part 2) 2023 states that development should not cause harm or damage to existing environmental assets and, and maximise opportunities to enhance such assets. All new development will be expected to be of a high quality design and should respond effectively to its surroundings, reinforcing local distinctiveness and landscape and historic townscape character.

The proposed development would comprise the erection of pitched roof dormers in the front and rear roofslope of the dwelling and the installation of roof lights in the side roofslopes. Amendments were received during the course of the application with the numbers of dormers in the front roofslope, reduced from three to two. The dormers would be of an acceptable scale and form and their siting below the existing ridge line would ensure their subservience. The dormers would not detract from the integrity of the roof.

Officers note the concern raised over the development not in keeping with the surrounding built form. Observations following an Officers site visit noted that the proposed roof extensions and alterations would result in a dwelling that would not appear out of place or unduly prominent within the streetscene, nor would it dominate neighbouring dwellings.

Guidance contained within the Bramley Neighbourhood Plan BNP-G3, states that development must be of a high quality and inclusive design that responds to the distinctive local character of the area in which it is located. New development must be designed so that it creates safe and attractive environments that meet the needs of users and incorporate the principles of sustainable development.

Officers consider the proposal represents an acceptable level of development that would not be overly dominant or out of character with the existing street context and as such, the proposal would accord with the aims of the design policies listed under Policies TD1 of the Local Plan Part 1, DM1 and DM4 of the Local Plan Part 2 and Residential Extension SPD.

12. Impact of the development on the character of the Wonersh Conservation Area

The application site lies within Wonersh Conservation Area.

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.

Policy DM21 of the Local Plan (Part 2) 2023 states that the design of all development, within or adjoining Conservation Areas, should be of high quality and responding appropriately to the character of the surrounding buildings in terms of scale, height, layout, design, building style, detailing and materials. Proposals which would cause substantial harm to the heritage asset will not be permitted unless it can be demonstrated that the substantial public benefits gained would outweigh the loss of or harm to the heritage asset.

The Council's Heritage Officer has made comments with regards to impact of the proposal on the heritage asset's significance, taking into account paragraphs 201 - 203 of the NPPF:

The significance of Wonersh Conservation Area is that it is built on the junction of two historic routes with a number of listed buildings and a Church of Saxon origin. Wonersh's historic centre has changed very little since 1870. The sinuous street contributes greatly to the character of the place and being lined by a considerable number of listed buildings forms the nucleus of the Conservation Area. The area also includes Wonersh Park and its preserved 18th century gateway and converted stables, although the 17th century mansion was demolished in 1935.

The host building fronts the northern side of Barnett Lane and it is a modern, neutral component of the Wonersh conservation area. The dwelling is set well back from the street and is partially screened by trees and shrubbery.

The proposed front dormers are of complementary design, scale, and materials, and sit comfortably on the principal roofslope. They will not appear unduly intrusive in streetscene views and the works to the side and rear roof slopes of the dwelling will be barely perceptible. The proposed alterations to the roofscape of the building cause no harm to the significance of the Wonersh designated area.

The Heritage Officer considers the proposal not to result in harm to the heritage assets.

The proposal would 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, Policy DM21 of the Local Plan (Part 2) 2023, Bramley Conservation Area Appraisal (2005) and the revised NPPF 2023.

13. Impact on residential amenity

Policy TD1 of the Local Plan (Part 1) 2018 seeks to ensure that new developments are designed to create safe and attractive environments that meet the needs of users and incorporate the principles of sustainable development. Policy DM5 of the Local Plan (Part 2) 2023 states that new development should not harm the amenities of the occupants of neighbouring properties by way of overlooking, loss of daylight or sunlight or overbearing appearance.

The Wonersh Village Design Statement was adopted in 2007 and form part of the development plan for the area. Building extensions and improvements should maintain harmony with adjacent buildings and space between them.

The application site is surrounded by properties on all sides. Therefore, officers will assess the impact of the development on each adjacent property. Officers do note comments by neighbours regarding impact on loss of light, overbearing development and loss of privacy which will be assessed below.

The neighbours likely to be impacted by the development are:

Bay Cottage and Little Acre

'Bay Cottage' and 'Little Acre' are located west and east of the site respectively. The rooflights proposed in the side roof slopes of the dwelling would be sited 1.7 metres above floor levels with restricted levels of outlook and as such, would not have any negative impact on the living conditions of the occupiers of these dwellings. The second floor windows would be located directly above the existing first floor windows, with direct overlooking into the rear garden of the application dwelling. The proposed additional windows would not exacerbate the current levels of overlooking from the first floor rear windows to warrant a refusal on privacy grounds. It is important to note also the mutual levels of overlooking from the existing first floor rear windows of neighbouring Bay Cottage.

The Fosse Edge

The Fosse Edge is positioned north-west of the application site. There would not be direct overlooking onto neighbouring 'The Fosse Edge'. Furthermore, the separation distance from windows serving habitable rooms is such that there would be no harmful or overbearing impact on its occupants, as a result of overlooking or loss of privacy.

Nos 1 & 2 Woodyers Farm

South of the application dwelling and with their rear gardens facing Barnett Road, are Nos. 1 and 2 Woodyers Farm. The front dormer windows would be located over 15.4 metres and 18 metres from the road. Given the large-scale separation from the nearest sensitive windows (33m and 37m respectively) which is well in line with the 21m highlighted by Residential SPD, Officers do not consider there would be material overlooking or overbearing impact. Whilst the front dormer windows would be visible from the rear gardens of these dwellings, they would be positioned at angle such that there would not be direct overlooking into the neighbouring gardens.

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

14. Impact on parking

The NPPF supports the adoption of local parking standards for both residential and non-residential development. The Council has adopted a Parking Guidelines Document, prepared after the Surrey County Council Vehicular and Cycle Parking Guidance. Paragraph 111 states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

Policy ST1 of the Local Plan (Part 1) 2018 and DM9 of the Local Plan (Part 2) 2023 require developments to have appropriate provision for car parking, having regard to the type of development and its location, in accordance with local standards.

The proposed application is a householder extension to create accommodation in the existing roofspace. The proposals do not include any changes to the access or parking arrangements, and these are remaining as existing.

There are neighbour concerns that the uplift in the number of bedrooms to 7 would give rise to parking on Barnett Lane. However, the site has ample parking provision and given that this is a residential extension, Officers do not consider that the increase in the number of bedrooms would lead to reduced parking on the site to unacceptable levels which could consequently lead to a reliance of on-street parking.

The proposal accords with Policy TD1 of the Local Plan (Part 1) 2018, Policy DM9 of the Local Plan (Part 2) 2023 and the Council's Parking Guidelines (2013).

15. Archaeological impact

The site is located within an area of high archaeological potential. However, given that the development would be contained above ground level, there would be no archaeological impact. The proposal would be in accordance with Policy HA1 of the Local Plan (Part 1) 2018.

16. 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.

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.'

Due to the nature of the application, and the separation from the woodland, it is not considered to be materially harmful in this respect.

Neighbours have raised concerns over excessive glazing and possible impact to the night sky. The additional windows and rooflights would not be materially harmful to the natural habitat.

The proposal would accord to Policy NE1 of the Local Plan (Part 1), Policy DM1 of the Local Plan (Part 2) and Paragraphs 179 and 180 of the NPPF 2023.

17. Climate Change & Sustainability

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:

- Energy use being minimised where possible;
- The proposed new fenestration to be double glazed and draught proofed;
- Low energy LED light bulbs to be utilised in the new extension and elsewhere inside and outside the dwelling;
- Insulation to be provided to the floors, walls and roof in accordance with the requirements of the building regulations;
- The windows and doors to be pre-fabricated;
- High capacity gutters to be used;
- Where possible, reclaimed/recycled materials to be used (this will be limited due to the small scale of the development);
- Any timber used in the construction will be sourced from a local, sustainably managed forest;
- Any waste from the site will be removed to a licenced materials recovery facility;
- In order to increase biodiversity, it is proposed to enhance the garden planting for the benefit of pollinators such as butterflies and bees;
- Peat free compost will be used.

These measures are considered proportionate to the scale of development proposed and would comply with the relevant policies and guidance. No concern is therefore raised.

18. Other Matters

The roof lantern being constructed in the centre of the roof lantern does not form part of this application. The applicant is aware that planning permission is required for

alterations to the roof. A separate planning application should be submitted for proposed works to install a roof lantern.

The approved height of the building is 8.7 metres as shown in the proposed elevation drawings. There is no indication that the height of the building exceeds that which was approved and there is enforcement investigation into this matter.

19. 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 Plan

1488/P-501 Existing and Proposed Block Plan

1488/P-502 (Rev A) Proposed Plans and Sections

1488/S-503 Existing Elevations

1488/P-503 (Rev A) Proposed Elevations

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 (Part 1) 2018 and Policies DM1 and DM4 of the Local Plan (Part 2) 2023.

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 submitted application 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 (Part 1) 2018 and Policy DM1 of the Local Plan (Part 2) 2023.

3. Condition:

The development shall be carried out in accordance with the appropriate proposed measures identified within the submitted Climate Change and

Sustainability Checklist unless first agreed in writing with the Local Planning Authority.

Reason:

In the interests of achieving a high standard of sustainability in accordance with Policies CC1 and CC2 of the Local Plan (Part 1) 2018, Policy DM2 of the Local Plan (Part 2) 2023 and the Council's Climate change and Sustainability SPD (2022).

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 2023.