

Application Number and Registration Date	MO/2019/0921 (Variance of Conditions) 21-May-2019
Applicant	Mr N Smith, Maddox Homes Ltd
Case Officer	Sherelle Munnis
Amendments /amplifications	Amplified by the following amended plans: Revised Tree Report dated 04/07/18; block plan CHU/P18/03 RevA; CHU P18 04 RevB; CHU P18 05 RevB; CHU P18 07 RevA; CHU P18 15; CHU P18 11 RevC; CHU P18 12 RevB; CHU P18 10 RevB; CHU P18 13 RevB; CHU P18 14 RevB; Bat Survey, Badger Survey and Amended Drainage Strategy received 07/09/18 and updated Flood Risk and Drainage Management Report dated September 2018.
Committee Date	7 August 2019
Ward(s)	Bookham North
Proposal	Variation of Condition No. 2 of approved planning permission MO/2018/0994/PLA for erection of a pair of semi-detached dwellings, two detached dwellings and a block of five flats, including associated access and landscaping following demolition of existing dwelling, in order to allow submission of revised drawings showing amendments to development layout and facade/design treatments as outlined in covering letter.
Site Description	Foulis, 65, Church Road, Bookham, Leatherhead, Surrey, KT23 3EG

RECOMMENDATION: Approve subject to conditions

Summary

This is a Section 73 application which seeks to make some minor material amendments to a development of 9 residential units that was approved in November 2018. The development consists of 4 no. houses and a block of 5 apartments. The changes include the provision of some additional parking on the site, alterations to some windows and doors, and the

provision of an additional garage serving plot 4, infilling of a front entrance porch serving the apartment building and a 15cm increase in ridge height of the apartment building. The proposed changes are considered to be acceptable in terms of their relationship to the design of the development as approved, their impact on the character of the area including the setting of two nearby listed buildings, their impact on the amenity of neighbouring residents and highway safety. Permission is therefore recommended.

1. Development Plan

1.1. Built up area

2. Relevant Planning History

MO/18/0994	Erection of pair of semi-detached dwellings, two detached dwellings and a block of five flats, including associated access and landscaping, following demolition of existing dwelling	Approved 08/11/18
MO/05/1501	Reduce crown of Horse Chestnut tree to front of property by up to 30%	Approved 25/10/05
MO/00/0870	Fell one Copper Beech	Approved 13/07/00
MO/89/0740	Erection of a double garage, billiard room, swimming pool enclosure and changing rooms to the side totalling 233sqm following demolition of existing double garage	Approved 10/07/89
MO/88/0551	Conservatory of 11sqm at rear following demolition of existing bay window	Approved 23/05/88
MO/86/1329	First floor bedroom extension of 21sqm	Approved 30/01/87
MO/85/1019	3m high fence surrounding tennis court	Approved 02/10/85
MO/83/0627	Single storey extension of 7sqm	Approved 12/07/83

3. Description of Development

- 3.1. The application site is rectangular in shape and measures 0.23 hectares. It lies on the western side of Church Road, opposite the junction with Mill Close. In November 2018, planning permission was granted for the demolition of the existing dwelling on the site and the redevelopment of the site with 4 houses and 5 apartments.
- 3.2. The current application seeks permission to make some minor material amendments to the approved scheme consisting of the following:

General layout

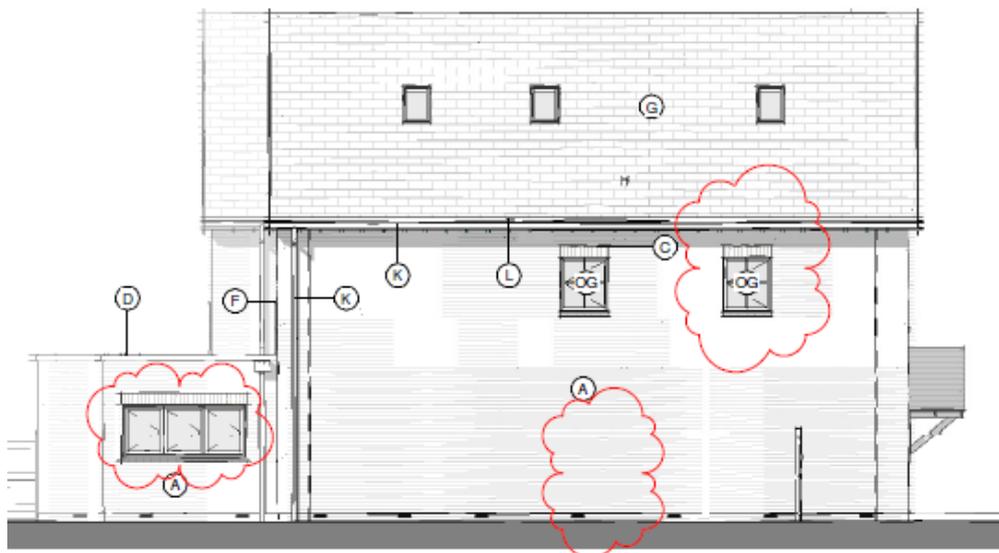
- * 1 x additional parking space serving plot 1 to the front of the property
- * 1 x additional parking space serving plot 2, to rear of apartment building
- * increase in width of rear amenity space for plot 4



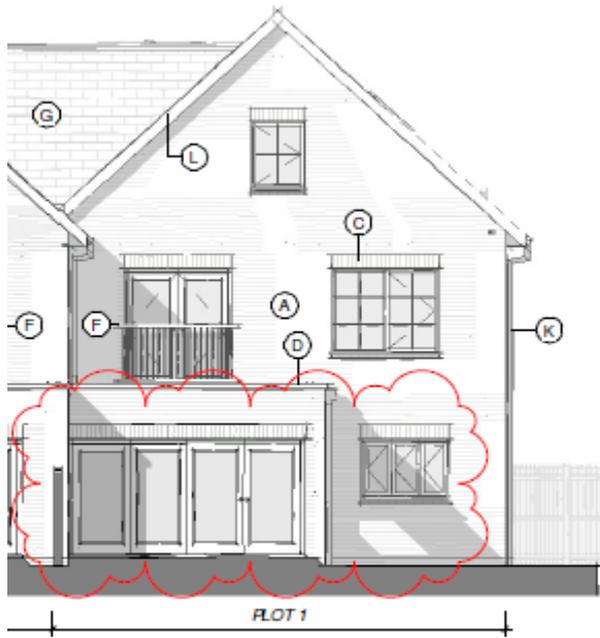
Figure 1 - Proposed areas of change marked in red

Plot 1

- * removal of ground floor utility room door on side elevation
- * minor relocation of obscure-glazed first floor flank window to en-suite
- * amendments to design of ground floor rear-facing window
- * additional ground floor side facing window on dining room



6 *East (Plot 1)*
1 : 100



South
1 : 100

Plot 4

- * single storey side extension of 17sqm to form addition single garage
- * ground floor side facing window to dining room



Figure 2 - Proposed single garage to side of dwelling

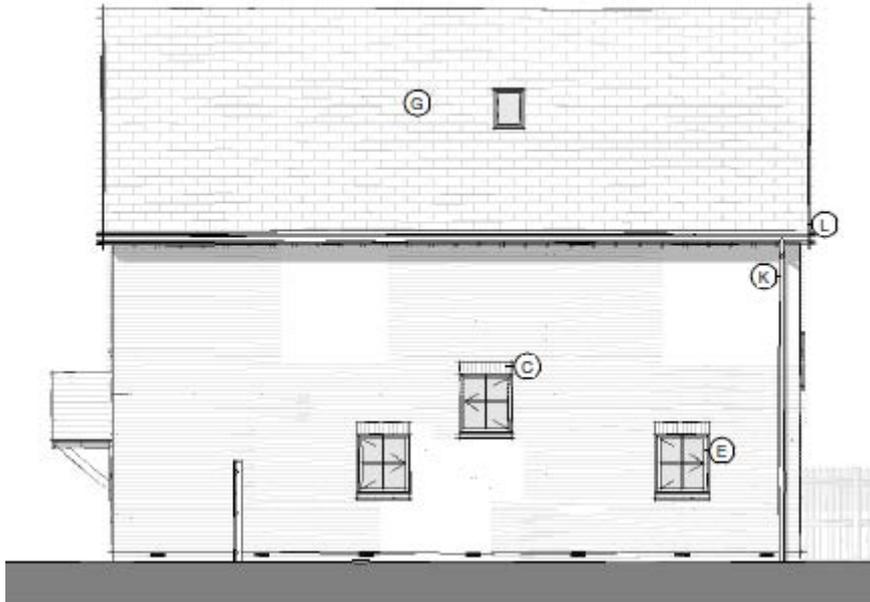


Figure 3 - Additional ground floor window annotated 'E' (far right)

3.3. Apartment Building (Plots 5-9)

- * single storey infill on either side of porch on front elevation to provide 2sqm of floorspace for plots 5 & 6
- * increase in ridge height by 15cm
- * re-arrangement of rooms to plots 5 & 6 to move bedrooms to front and living/dining areas to rear



1 East Elevation
1:100

- 3.4. In all other respects, the proposals remain unchanged from the originally approved application.

4. Consultations

- 4.1. SCC Highways – comments awaited.
- 4.2. Environmental Contracts Manager – comments awaited.

5. Representations

- 5.1. None received at time of writing report.

6. Main Planning Policies

- 6.1. Government Guidance
NPPF
Section 21 – Achieving Well-Designed Places
- 6.2. Mole Valley Core Strategy
CS14 – Townscape, Urban Design and the Historic Environment
CS18 – Transport Options and Accessibility
- 6.3. Mole Valley Local Plan
ENV22 – General Development Control Criteria
ENV23 – Respect for Setting
ENV25 – Landscape Design of New Developments
MOV5 – Parking Standards.
- 6.4. Bookham Neighbourhood Development Plan
BKEN2: Design and local character
BKH3: Parking space standards
- 6.5. Other Documents
Built up Areas Character Appraisal for Bookham and Fetcham
SCC – Parking Guidance

7. Main Planning Issues

- 7.1. The main planning issues for consideration are the effect of the proposed changes on (1) the character and appearance of the area including the setting of neighbouring listed buildings (2) the amenity of neighbours and (3) parking provision and highway safety

Character and Appearance

- 7.2. The most publicly visible changes are those relating to the apartment block and to the dwelling at plot 4 at the front of the site.
- 7.3. The proposed addition of a single garage to the side of the dwelling on plot 4 is acceptable in terms of its size, design and external appearance and would sit comfortably alongside the approved house. The new ground floor dining room window on the side elevation of the property would have no implications for the character and

appearance of the area. The increase in width of the amenity space to the rear of plot 4 is acceptable insofar as it would continue to sufficient soft landscaped space on this part of the site and would not alter the width of the adjacent vehicular access road.

- 7.4. The ground floor infill to the entrance porch on the front elevation of the apartment block is acceptable in terms of its relationship to the style and appearance of the approved building. A 15cm increase in the height of the main ridge to the apartment block would be negligible when viewed in the wider street scene. The condition attached to the main permission (MO/2018/0994) requiring this building to be set down on the site, will be retained.
- 7.5. At the rear of the site, the provision of an additional parking space to the front of the dwelling on plot 1 would continue to enable the retention of a strip of soft landscaping and a bin storage area alongside the side boundary with the nearest neighbouring property. The proposed window alterations and the removal of a utility room door from the side elevation of the building on plot 1 would cause no harm to the character and appearance of the area.
- 7.6. The provision of an additional parking space serving plot 2 to the rear of the apartment block is acceptable in the context of the development as a whole.
- 7.7. There are two Grade II listed buildings on the opposite side of Church Road known as The Granary and Mill House. Separation distances between the buildings at the front of the site and these listed properties will range from 27m to 35m. The construction of the garage to the side of the dwelling on plot 4, and the infilling of the porch on the front of the apartment building would not give rise to any harm to the setting of the neighbouring listed buildings. These elements would be modest in size and their materials would match those on the respective buildings. Whilst the alteration to the ridgeline of the apartment building would increase its height, it would only be 15cm above that which has already been approved. It is considered that a 15cm height increase of the building set away from the listed buildings by the distances referenced above, would not give rise to any significant harm to the setting of those buildings.
- 7.8. In summary, it is considered that proposed amendments would not give rise to any harm to the character and appearance of the buildings as approved or the character of the surrounding area. Further, the amendments would not harm the setting of the two listed buildings located on the opposite side of Church Road.

Neighbour Amenity

- 7.9. The provision of two additional parking spaces and the other amendments including the changes to some window on plots 1 and 4 and the works associated with enclosing the front entrance porch to the apartment block, would not generate any harm to the amenity of neighbours.
- 7.10. The nearest neighbour to the apartment block is No. 67 Church Road – a substantial detached dwelling on the corner of Church Road and Sole Farm Road. The separation distance between the side of the apartment block and the rear of No. 67 would be in the order of 21m. The roof of the apartment block is designed to hip away from the boundary with No. 67. The 15cm increase in height of the main ridge, would run in a southerly direction – away from the boundary with No. 67, is considered to be acceptable and not sufficiently high as to cause any material harm to the amenity of the occupants of that dwelling.

Parking Provision and Highway Safety

- 7.11. The development includes 5 x 2 bed apartments and 4 x 3 bedroom houses. The amendments would result in an additional parking space for the 3 bedroom dwellings on plots 1 and 4, giving each of these dwellings 4 parking spaces each. Whilst this exceeds the maximum parking standard set out in the Surrey County Council Parking Standards, nevertheless, it is considered that the additional single garage to plot 4 and the 2 additional surface parking spaces could be absorbed within the site without causing any harm to the character and appearance of the area.
- 7.12. Policy BKH3 'Parking Space Standards' of the Bookham Neighbourhood Plan seeks the provision of 2 off-street parking spaces for two and three bedroom homes. The proposed parking arrangements would therefore exceed the requirements of that policy.
- 7.13. The additional on-site parking spaces for plots 1 and 4 would reduce pressure for on-street parking near the site and would not give rise to any highway safety concerns.

Conclusion

- 7.14. The proposed amendments are relatively modest in nature and are considered to be acceptable in terms of their relationship to the design of the approved development and to the character and appearance of the area. The changes would not give rise to any significant harm to the setting of the nearby listed buildings and the amenity of neighbours would not be affected. The provision of three additional parking spaces could be absorbed within the site.

8. Recommendation

Permission be GRANTED subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91(1) of the Town and Country Planning Act 1990 as amended by Section 51(1) of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out and completed in all respects strictly in accordance with the submitted documents including the Arb Consultancy Ltd Arboricultural Planning Report 18 1539 Rev 1 and included Tree Protection Plan 18 1539 TPP 01 Rev 1, Bat Survey Report by AEWC dated 02/09/18, Badger Survey Report by AEWC dated 06/09/18, Flood Risk and Drainage Management Report dated September 2018 and plan number(s) CHU P18 01 'Location Plan', CHU P18 02 'Topographic Survey', CHU P18 03 RevA 'Existing Block Plan', CHU P18 04 RevB 'Proposed Block Plan', CHU P18 05 RevB 'Proposed Site Plan', CHU P18 06 'Proposed Floor Plans Plots 1 & 2', CHU P18 07 RevA 'Proposed Floor Plans Plot 3', CHU P18 08 'Proposed Floor Plans Plot 4', CHU P18 09 'Proposed Floor Plans Apartment Building Plots 5-9', CHU P18 10 RevB 'Plots 1 & 2 Proposed Elevations', CHU P18 11 RevC 'Plot 3 Proposed Elevations', CHU P18 12 RevB 'Plot 4 Proposed Elevations', CHU P18 13 RevB 'Apartment Building Proposed Elevations', CHU P18 14 RevB 'Existing and Proposed Streetscenes', CHU P18 15 'Section drawing through Plot 3 to No. 1 Sole Farm Close', 53936/10 RevD 'Drainage Layout', contained within the application and no variations shall take place.

Reason: To accord with the terms of the submitted application and to ensure minimal impact on local amenity and the environment in accordance with Mole Valley Core Strategy policy CS14 and Mole Valley Local Plan policy ENV22.

3. The development hereby approved shall not be first occupied unless and until the proposed vehicular access to Church Road has been constructed in accordance with the approved plans and thereafter shall be kept permanently maintained.

Reason: In order that the development should not prejudice highway safety or cause inconvenience to other highway users and to meet with the requirements of the NPPF and with Local Plan policy MOV2.

4. The development hereby approved shall not be first occupied unless and until the existing access from the site to Church Road has been permanently closed and any kerbs, verge, footway fully reinstated.

Reason: In order that the development should not prejudice highway safety or cause inconvenience to other highway users and to meet with the requirements of the NPPF and with Local Plan policy MOV2.

5. The development hereby approved shall not be first occupied unless and until space has been laid out within the site in accordance with the approved plans for vehicles to be parked and for vehicles to turn so that they may enter and leave the site in forward gear. Thereafter the parking and turning areas shall be retained and maintained for their designated purposes.

Reason: In order that the development should not prejudice highway safety or cause inconvenience to other highway users and to meet with the requirements of the NPPF and with Local Plan policies MOV2 and MOV5.

6. No development shall commence until a Construction Transport Management Plan, to include details of:
 - a) parking of vehicle or site personnel, operatives and visitors
 - b) loading and unloading of plant and materials
 - c) storage of plant and materialshas been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented during the construction of the development.

Reason: In order that the development should not prejudice highway safety or cause inconvenience to other highway users and to meet with the requirements of the NPPF and with Local Plan policy MOV2.

7. The development hereby approved shall not be first occupied unless and until a pedestrian intervisibility splay measuring 2m x 2m has been provided on each side of the access to Church Road, the depth measured from the back of the footway (or verge) and the widths outwards from the edges of the access. No obstruction to visibility between 0.6m and 2m in height above ground level shall be erected within the area of such splays.

Reason: In order that the development should not prejudice highway safety or cause inconvenience to other highway users and to meet with the requirements of the NPPF and with Local Plan policy MOV2.

8. The development hereby approved shall not be first occupied unless and until the following facilities have been provided in accordance with the approved plans for:
a) the secure parking of bicycles within the development site and thereafter the said approved facilities shall be provided and maintained to the satisfaction of the Local Planning Authority.

Reason: To meet the objectives of the NPPF and to satisfy policy MOV5 of the Local Plan.

9. The surface water drainage scheme submitted in support of the application shall be implemented prior to the first occupation of the development.

Reason: In the interests of sustainable development, in accordance with the advice contained in the National Planning Policy Framework and policy CS20 of the Mole Valley Core Strategy.

10. The applicant is required to take a precautionary approach to work with regard to bats, badgers and nesting birds and to undertake biodiversity enhancement works as set out in the letter from Surrey Wildlife Trust dated 13 September 2018.

Reason: To avoid causing any harm to protected species and to achieve biodiversity enhancements in accordance with the objectives of the NPPF and with Core Strategy policy CS15 and Local Plan policy ENV15.

11. Before any above groundworks take place details of a landscaping scheme shall be submitted to and approved by the Local Planning Authority including planting of trees, shrubs, herbaceous plants and areas to be grassed. The landscaping shall be carried out in the first planting season after commencement of the development unless agreed otherwise in writing by the Local Planning Authority, and shall be maintained for a period of 5 years. Such maintenance shall include the replacement of any trees and shrubs that die.

Reason: To ensure the provision and maintenance of trees, other plants and grassed areas in the interests of visual amenity and in accordance with Mole Valley Local Plan policy ENV25 and policies CS14 and CS15 of the Mole Valley Core Strategy.

12. No occupation of the development hereby permitted shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected/retained. The boundary treatment shall be completed prior to the first occupation of the development, shall be carried out in accordance with the approved details and thereafter permanently retained as such.

Reason To preserve the visual amenity of the area and protect neighbouring residential amenities in accordance with Mole Valley Local Plan policy ENV22 and policy CS14 of the Mole Valley Core Strategy.

13. Before any above ground works commence, details of the materials to be used in the construction of the external surfaces of the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure the development harmonises with its surroundings in accordance with Mole Valley Local Plan policy ENV22 and policy CS14 of the Mole Valley Core Strategy.

14. Before any above ground works commence, details of the hard surfacing to be used within the site shall be submitted to and approved in writing by the Local Planning Authority. The details shall indicate either porous materials or the provision of a direct run-off from the hard surface to a permeable or porous area. All hard surfacing shall be carried out in accordance with the approved details, completed prior to the first occupation of the development hereby permitted and thereafter, permanently retained as such.

Reason: To preserve the visual amenity of the area and prevent the increased risk of flooding, in accordance with Mole Valley Local Plan policy ENV25 and policies CS14 and CS20 of the Mole Valley Core Strategy.

15. The refuse and recycling storage facilities, as shown on the approved drawings, shall be made available for use prior to the first occupation of the dwellings hereby permitted and, thereafter, shall be permanently retained as such.

Reason: In the interests of the amenities of the area, in accordance with Mole Valley Core Strategy policy CS14 and Mole Valley Local Plan policy ENV22.

16. Notwithstanding the provisions of the Town and Country (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no extensions within Schedule 2, Part 1, Classes A, B, or C to any dwelling hereby permitted shall be erected.

Reason To control any subsequent enlargements in the interests of the visual and residential amenities of the locality, in accordance with Mole Valley Local Plan policy ENV22 and policy CS14 of the Mole Valley Core Strategy.

17. 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, glazed openings, or roof lights other than those expressly authorised by this permission shall be constructed.

Reason: To control any subsequent enlargements in the interests of the visual and residential amenities of the locality in accordance with Mole Valley Local Plan policy ENV22 and policy CS14 of the Mole Valley Core Strategy.

18. The single storey flat roof areas to the rear of plots 1, 2 & 3 shall be accessed for maintenance purposes only and shall not be used for any other purpose.

Reason: To protect the amenities of neighbouring residents and to satisfy policy ENV22 of the Local Plan.

19. The eill height of the rooflights in the development hereby permitted shall not be less than 1.7 metres above internal floor level and thereafter permanently retained in that condition.

Reason: To protect the amenity and privacy of adjoining residential properties in accordance with Mole Valley Local Plan policy ENV22.

20. No development shall take place until details of the existing ground levels of the site, the proposed finished levels of the ground, the ground floor slab level of each building, and the finished levels of any access road and driveway showing their relationship with the existing levels of the immediately adjoining land and buildings, have been submitted to and approved, in writing, by the Local Planning Authority. The development shall be carried out in accordance with the approved levels.

Reason: The Local Planning Authority is satisfied that it is fundamental to the development permitted to address this issue before development commences and that without this safeguard planning permission should not be granted and to protect the amenities and privacy of adjoining properties in accordance with Mole Valley Local Plan policy ENV22.

21. The development hereby approved shall be carried out in line with the proposals for low carbon and renewable technologies set out in section 5.4 of the applicant's Energy Statement dated June 2018.

Reason: To optimise renewable energy and its conservation, in accordance with policy CS19 of the Mole Valley Core Strategy.

22. Prior to the occupation of the development hereby approved, details of the design and materials to be used in the construction of the cycle and refuse stores shall be submitted to and approved in writing by the Local Planning Authority and thereafter the store shall be provided in accordance with the approved details.

Reason: To protect the amenity of the area and to satisfy Core Strategy policy CS14 and Local Plan policy ENV22.

23. The garaging hereby permitted shall be used for the storage of private motor vehicles and incidental domestic storage only.

Reason: To reduce scope for the formation of additional bedroom space in the dwellings hereby approved in line with the aims of Bookham NDP policy BKH1 and to ensure that adequate facilities are provided for the parking of vehicles clear of the highway in the interests of the free flow of traffic and conditions of safety on the highway in accordance with Mole Valley Local Plan policy MOV5.

Informatives

1. The permission hereby granted shall not be construed as authority to carry out any works on the highway. The applicant is advised that prior approval must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, or verge to form a vehicle crossover or to install dropped kerbs. Please see www.surreycc.gov.uk/roads-and-transport/road-permits-and-licences/vehicle-crossovers-or-dropped-kerbs.

2. The developer is advised that as part of the detailed design of the highway works required by the above condition(s), the County Highway Authority may require necessary accommodation works to street lights, road signs, road markings, highway drainage, surface covers, street trees, highway verges, highway surfaces, surface edge restraints and any other street furniture/equipment.
3. When an access is to be closed as a condition of planning permission an agreement with, or licence issued by, the Highway Authority Local Highways Service will require that the redundant dropped kerb be raised and any verge or footway crossing be reinstated to conform with the existing adjoining surfaces at the developers expense.
4. The developer is reminded that it is an offence to allow materials to be carried from the site and deposited on or damage the highway from uncleaned wheels or badly loaded vehicles. The Highway Authority will seek, wherever possible, to recover any expenses incurred in clearing, cleaning or repairing highway surfaces and prosecutes persistent offenders. (Highways Act 1980 Sections 131, 148, 149.)
5. The applicant's attention is drawn to the advice set out in the letter from Thames Water dated 27 June 2018.
6. The applicant is reminded that the demolition and construction stage of the proposed development may give rise to problems of smoke pollution and/or noise, which will depend on the measures taken to control such potential problems. It is, therefore, strongly recommended that you contact the Council's Environmental Health Department at an early opportunity in order to discuss appropriate measures to be adopted for control of burning, noise and other potential problems for neighbouring residents

The applicant is advised that under the Control of Pollution Act 1974, construction work which will be audible at the site boundary will be restricted to the following hours:-

8.00am - 6.00pm Monday to Friday

8.00am - 1.00pm Saturday

with no working at any times on Sundays and Bank Holidays.

7. In the interests of sustainability and the reduction of waste your attention is drawn to the desirability of recycling building materials wherever possible. The demolition or dismantling of structures on the site should be considered as part of the development process to maximise the reuse or recycling of materials rather than disposal as waste. For further information about re-use and recycling of building materials, the applicant is advised to ring the Surrey County Council Contact Centre on 03456 009009.
8. The applicant is advised that the approval of details and/or samples required by condition(s) is subject to a fee, details of which may be viewed on the Council's website under the planning pages.

The fee may cover more than one condition where the details are submitted at the same time. Where subsequent submissions are made, a further fee will be payable per individual submission. The fee should be paid at the time of submission of the formal request.

PLEASE NOTE that this approval process may take up to 8 weeks from the date of the request. Applicants are therefore advised to submit requests in a timely manner.

9. The applicant is advised that the approved conditional detail relating to planning permission MO/2018/0994 is considered to be sufficient to discharge condition nos. 6, 16, 17, 18, 19 and 25 of this permission. However, if any of this detail has changed, the conditions may be re-discharged in the usual way, subject to payment of the appropriate fee. If you are in any doubt, please contact the planning department on 01306 879628 or planning@molevalley.gov.uk.