

SCHEDULE "B" TO THE AGENDA FOR THE
EASTERN PLANNING COMMITTEE
14 OCTOBER 2009

Applications not subject to public speaking.

Background Papers (DoP&D)

Background papers (as defined by Section 100D(5) of the Local Government Act 1972) relating to this report are listed under the "Representations" heading for each planning application presented, or may be individually identified under a heading "Background Papers".

The implications for crime, disorder and community safety have been appraised in the following applications, but it is not considered that any consideration of that type arises unless it is specifically referred to in a particular report.

B1	WA/2009/1163 N Stevens Cranfold Developments Ltd 12/08/2009	<u>Erection of two detached, three-bedroomed houses including formation of access from Guildford Road on land at Folds Cottage, 1 Thornsflush, Guildford Road, Cranleigh, GU6 8PA as amplified by letter dated 11/09/09 and plans received 15/09/09</u>
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Grid Reference:	E: 504801 N: 140421
Town:	Cranleigh
Ward:	Cranleigh West
Case Officer:	Mr R Pearmain

8 Week Expiry Date	<u>07/10/2009</u>
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Neighbour Notification Expiry Date	11/09/2009
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Neighbour Notification	NA
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Amended/Additional Expiry Date	
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RECOMMENDATION	That permission be <u>GRANTED</u>
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Location Plan



Location Plan Application Site outlined in red

Site Description

The main body of the application site is located on the eastern side of Guildford and forms a corner plot of land. It forms part of the residential curtilage of Folds Cottage, 1 Thornsflush, Guildford Road, Cranleigh, which is located to the south of the application site. The surrounding area is characterised by a mixture of different types and sizes of residential dwellings.

The site is reasonably well-screened by a mixture of mature hedgerow and trees along the west, north and eastern boundaries of the site.



Aerial Photo of the Site.



Photos of the application site from Guildford Road.



Photos of Folds Cottage, 1 Thornsflush Guildford Road, Cranleigh.

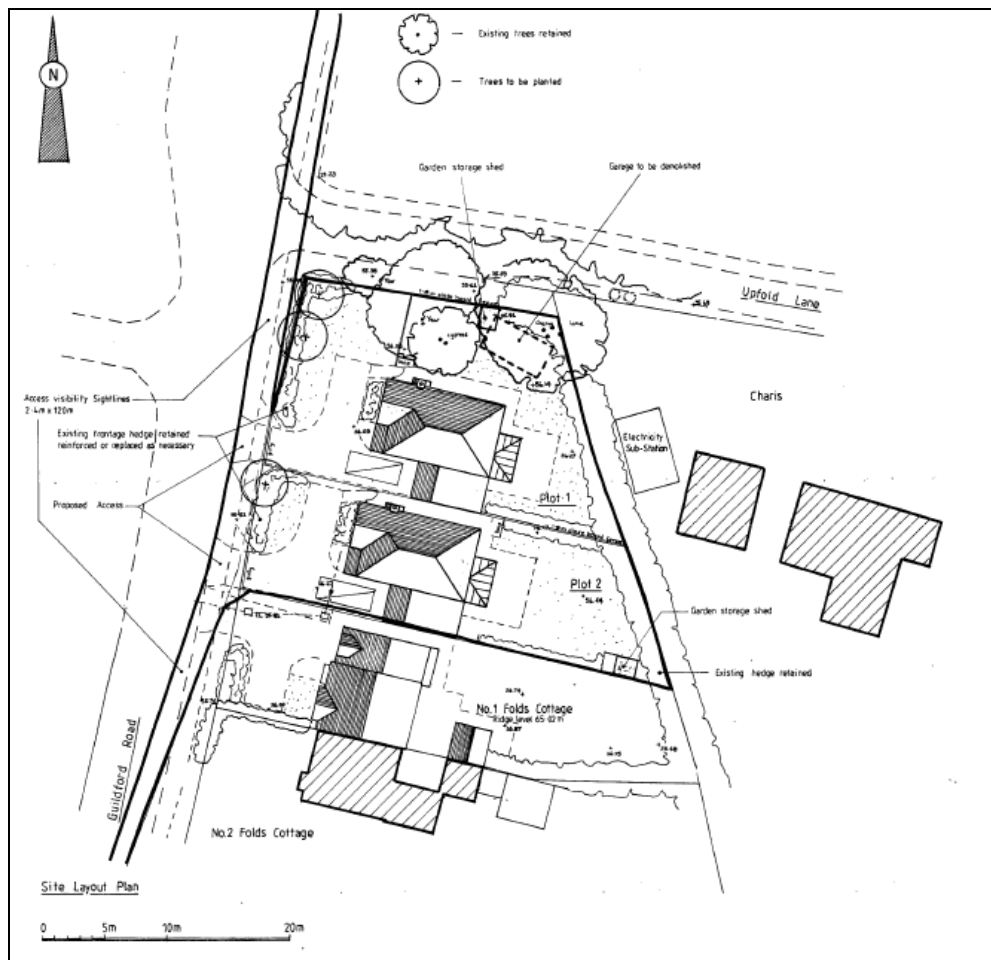
Proposal

The proposal is for the erection of two, two-storey detached dwellings and a small detached garden store along with the formation of two vehicular accesses and parking areas, following the sub-division of the Folds Cottage site.

The proposed dwellings are identical in size and form and would comprise entrance porch, cloakroom, living room, kitchen / family room and attached garage on the ground floor and three bedrooms (one with en-suite) and family bathroom on the first floor. The proposed dwellings would use solar panels to provide renewable energy.

The proposed parking areas and attached garages would provide two on-site car parking spaces per dwellings with turning area, allowing vehicles to enter, park and exit the site in a forward gear.

The application is accompanied by Planning, Design and Access Statement, Tree Report and Energy Report and a draft Section 106 Agreement, regarding the infrastructure tariff.

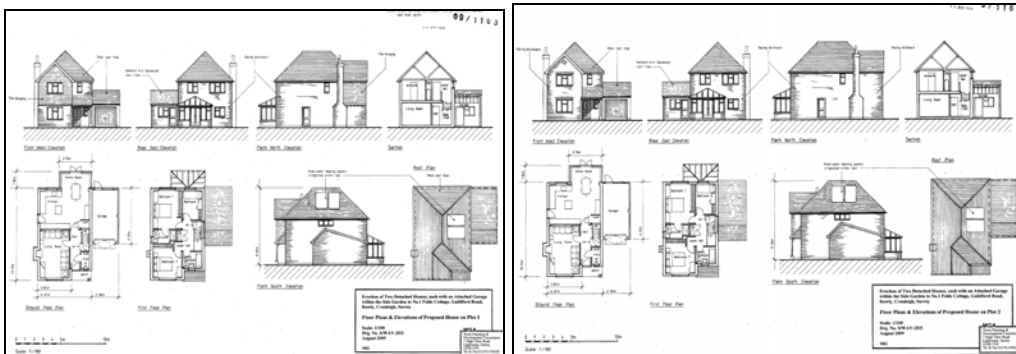


Location Plan showing the proposed two detached dwellings and vehicular accesses and parking areas. Location Plan also the extant permission at Folds Cottage,

1 Thornsflush for the erection of a two-storey side extension and new vehicular access and turning area under WA/2009/1162. This permission is currently being implemented.



Proposed Streetscene Elevation.



Proposed Elevations and Floor Plans.

Relevant Planning History

WA/2009/1162	Erection of a two-storey side extension and new vehicular access and turning area.	Full Permission 25/09/2009
HM/R4529	Erection of a garage	Under construction Permitted 15/12/1950 Implemented

Planning Policy Constraints

Green Belt – Within the rural settlement area of Rowly Cranleigh Village Design Statement

Development Plan Policies and Proposals

Policies D1, D3, D4, D6, D7, D13, D14, C1, H10, RD1, M2 and M14 of the Waverley Borough Local Plan 2002
Policies SP5, CC1, CC2, CC3, CC4, CC6 and T4 of the South East Plan 2009

Consultations and Town/Parish Council Comments

Cranleigh Parish Council – Objection:

- overdevelopment of the site;
- notwithstanding Surrey County Council's view, the Parish Council feels that 3* new access points onto Guildford Road at this location (* including application WA/2009/1162) are potentially dangerous, since there have been several traffic accidents in recent times.

County Highway Authority – No objection on highway safety, capacity or safety grounds subject to conditions and informatives.

Tree and Landscape Officer – Not yet received - to be reported orally.

Representations

Four letters of objection received raising the following issues / concerns:

- overdevelopment of the site (garden grabbing);
- highway safety issues.

One general observation raising the following points:

- proposed access should be from Upfold Lane.

Determining Issues

- Principle of Development.
- Planning History.
- Design / Character of the Area.
- Neighbours amenity Issues.
- Highway Issues.
- Infrastructure Tariff.

Planning Considerations

Principle of Development

The site is located within the rural settlement area of Rowly, as identified by the Local Plan 2002, wherein the principle of development may be acceptable subject to scale, visual and residential amenity considerations.

Policy RD1 'Rural Settlements' states *'the Council will only permit appropriate development, which is well-related in scale and location to the existing development and which: -*

- (a) comprises infilling of a small gap in an otherwise continuous built up frontage or the development of land or buildings that are substantially surrounded by the existing buildings; and*
- (b) does not result in the development of land which, by reason of its openness, physical characteristics or ecological value, makes a significant contribution to the character and amenities of the village; and*
- (c) does not adversely affect the urban / rural transition by using open land within the curtilage of the buildings at the edge of the settlement; and*
- (d) takes account of the form, setting, local building style and heritage of the settlement; and*
- (e) generates a level of traffic which is compatible with the environment of the village and which can be satisfactorily accommodated on the surrounding network'.*

The proposed development should also comply with the Cranleigh Village Design Statement.

Planning History

The application site forms part of the residential curtilage of Folds Cottage. There is a planning permission under WA/2009/1162 for the erection of a two-storey side extension to Folds Cottage along with new vehicular access and turning area, which is currently being constructed. This permission is a material planning consideration in determining this current application.

Design / Character of the Area

As stated above, the site is located within the rural settlement area of Rowly, as identified by the Local Plan 2002, wherein the principle of development may be acceptable subject to scale, visual and residential amenity considerations.

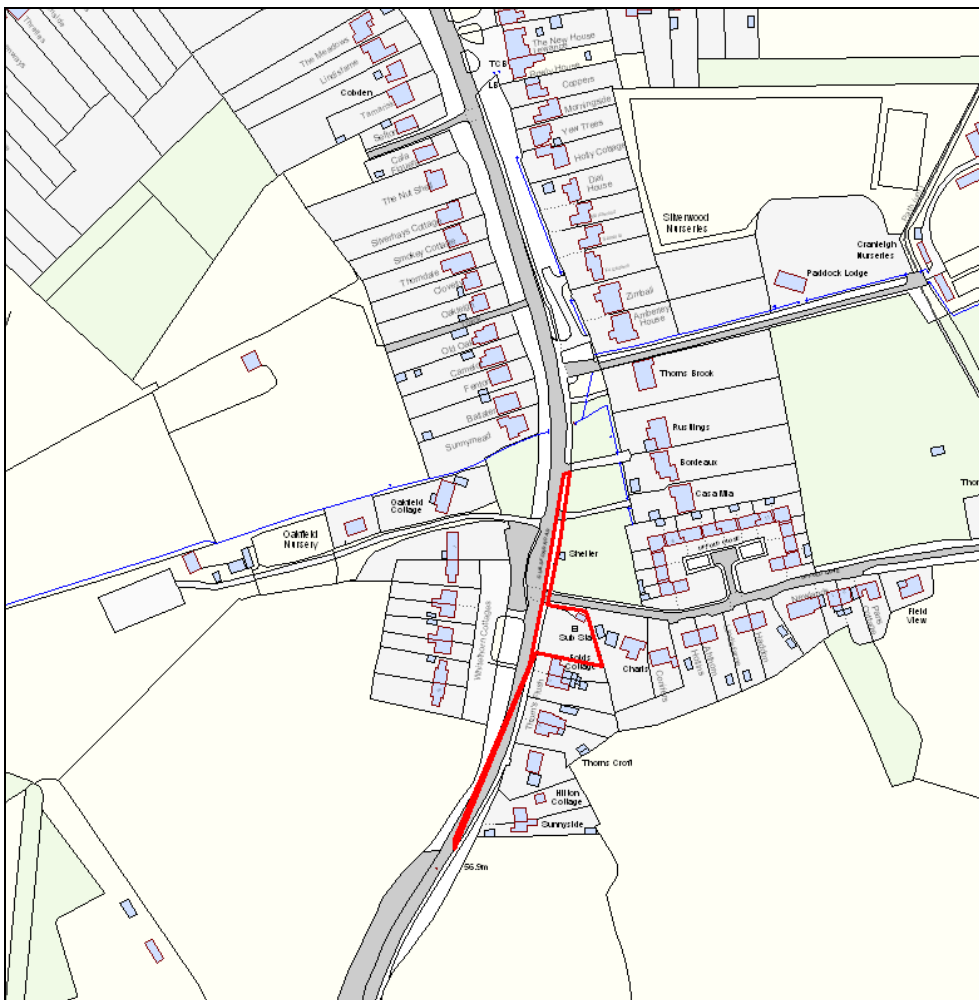
Good design is at the heart of the Government's strategy to achieve sustainable development. PPS1 expects good design to contribute positively to making places better for people. Paragraph 34 states:

"Design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area and the way it functions, should not be accepted".

In its design, the proposed development complies with the aims and guidance of the Cranleigh Village Design Statement.

The concerns of the Parish Council and objectors regarding overdevelopment of the site are noted. However, taking into consideration the size, shape and topography of the site and the pattern and density of development within the near vicinity, officers consider that the proposed dwellings are appropriate in terms of size, scale and design and that the proposed development would be in keeping with the pattern and density of development within the near vicinity.

The proposed amenity spaces serving the proposed dwellings and the remaining amenity space serving Folds Cottage are considered to be usable and adequate. There is no conflict with Policies H10 of the Local Plan.



Plan showing the pattern of development within the near vicinity. Application Site outlined in red.

If permission is granted, a landscape condition is recommended to retain / replace the existing hedgerow and mature trees along the eastern, northern and western boundaries. It is noted that the submitted block plan shows existing hedgerows and mature trees along the eastern, northern and western boundaries to be retained.

Neighbouring amenity Issues

It is considered that the proposed development would not have a detrimental impact onto the general amenities of the nearby occupiers, subject to conditions restricting additional windows and the installation of obscure glazing in side facing windows.

Given the relationship between the proposed dwellings and Charis, Upfold Lane, the separation distances from the proposed dwellings to eastern boundary and the existing screening along the eastern boundary, no material overlooking or loss of privacy is anticipated from the proposed development.

Highway Safety

The concerns of the Parish Council and objectors regarding highway safety have been carefully noted, including reference to recent accidents. Surrey County Council has raised no objection to the proposal on highway safety, policy or capacity grounds, subject to highway conditions and informatives. The visibility splays in both directions from both the proposed accesses meet the required standard. The proposed parking areas and attached garages would provide two on-site car parking spaces per dwelling with turning area, allowing vehicles to enter, park and exit the site in a forward gear.

Further comments have been requested specifically in relation to the Parish Council's view and an oral report will be made.

Infrastructure Tariff

The application is for the erection of two three-bedroomed dwellings and therefore a contribution of £27,688.56 is required in accordance with the Council's Planning Infrastructure Contributions SPD (adopted April 2008). The applicant has submitted a signed S106 Agreement and paid the administration charge. This Agreement has been sealed by the Local Planning Authority to secure this contribution if the application is implemented.

Conclusion

The site is located within a village settlement wherein new small-scale residential development is encouraged in principle by Local Plan Policies. The proposal makes a contribution to smaller sized accommodation in the area.

In its design, the proposal is considered to enhance the character of the village and be consistent with the Cranleigh Village Design Statement.

The concerns in respect of overdevelopment and highway safety have been carefully considered, but it is considered that a refusal would not be substance on those grounds.

Overall, the proposed development is considered to be acceptable and in accordance with the relevant Local Plan Policies and the Cranleigh Village Design Statement, subject to the conditions.

SUMMARY OF REASONS FOR GRANTING PLANNING PERMISSION

The development hereby granted has been assessed against the following Development Plan policies: Policies D1, D3, D4, D6, D7, D13, D14, C1, H10, RD1, M2 and M14 of the Waverley Borough Local Plan 2002 and Policies SP5, CC1, CC2, CC3, CC4, CC6 and T4 of the South East Plan 2009 and material considerations, including third party representations. It has been concluded that the development would not result in any harm that would justify refusal in the public interest.

Recommendation

That subject to the consideration of further comments from the County Highway Authority and the view of the Council's Tree and Landscape officer, permission be **GRANTED** subject to the following conditions:

1. Condition

The drawing numbers relevant to this decision are S/WAV-25/1, S/WAV-25/1A, S/WAV-25/2, S/WAV-25/3, S/WAV-25/4, S/WAV-25/4A and GS/1. 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 Policies D1 and D4 of the Waverley Borough Local Plan 2002.

2. Condition

No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason

In the interest of the amenities of the area, in accordance with Policies D1 and D4 of the Waverley Borough Local Plan 2002.

3. Condition
No development shall take place until samples of the materials to be used in the construction of the hard surface areas of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason

In the interest of the amenities of the area, in accordance with Policies D1 and D4 of the Waverley Borough Local Plan 2002.

4. Condition
Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (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 north or south elevations of the proposed dwellings at first floor height or within the roof without the written permission of the Local Planning Authority.

Reason

In order to prevent the loss of privacy to nearby occupiers and to accord with Policies D1 and D4 of the Waverley Borough Local Plan 2002.

5. Condition
The first floor en-suite bathroom window(s) in the north elevations of the proposed dwellings shall be glazed with obscure glazing to the extent that intervisibility is excluded and shall be retained.

Reason

In order to prevent the loss of privacy to nearby occupiers and to accord with Policies D1 and D4 of the Waverley Borough Local Plan 2002.

6. Condition
The garaging hereby permitted shall only be used for the garaging of vehicles and domestic storage incidental to the residential occupation of the dwelling and at no time shall the garaging be used for habitable accommodation or commercial purposes.

Reason

In the interest of the amenities of the area, in accordance with Policies D1 and D4 of the Waverley Borough Local Plan 2002.

7. Condition
No development shall take place until a detailed landscaping scheme has been submitted to and approved by the Local Planning Authority in writing. The landscaping scheme shall be carried out strictly in accordance with the agreed details and shall be carried out within the first planting season after commencement of the development or as otherwise agreed in writing with the Local Planning Authority. The landscaping shall be maintained to the

satisfaction of the Local Planning Authority for a period of 5 years after planting, such maintenance to include the replacement of any trees and shrubs that die or have otherwise become, in the opinion of the Local Planning Authority, seriously damaged or defective. Such replacements to be of same species and size as those originally planted.

Reason

In the interest of the character and amenity of the area in accordance with Policies D1 and D4 of the Waverley Borough Local Plan 2002.

8. Condition

No development shall take place until details of all proposed screen walls or fences, or other means of enclosure, have been submitted to and approved by the Local Planning Authority in writing and such walls or fences or means of enclosure as may be approved by the Local Planning Authority shall be erected within a period of one month from the date of first occupation of any part of the approved development, and thereafter be maintained.

Reason

In the interest of the amenities of the area, in accordance with Policies D1 and D4 of the Waverley Borough Local Plan 2002.

9. Condition

The solar panels shall be installed and become operational in accordance with the approved details upon the first occupation of the development and be retained and maintained and not otherwise varied without the prior written consent of the Local Planning Authority.

Reason

To maintain and enhance the quality of the environment and to comply with Policy D3 of the Waverley Borough Local Plan 2002.

10. Condition

Before the development is occupied the proposed vehicular access to Guildford Road shall be designed and constructed and provided with vehicle visibility in accordance with the approved plans, all to be permanently maintained and vehicle visibility zones shall be kept permanently clear of any obstruction between 0.6 metres and 2.0 metres high above the ground.

Reason

The condition above is required in order that the development should not prejudice highway safety, nor cause inconvenience to other highway users, and to accord with Policy M2 (Movement Implications) of the Waverley Borough Local Plan 2002.

11. Condition

No new development shall be occupied until space has been laid out within the site in accordance with the approved plans for cars to be parked and for vehicles to turn so that they may enter and leave the site in forward gear. The parking and turning area shall be used and retained exclusively for its designated purpose.

Reason

The condition above is required in order that the development should not prejudice highway safety, nor cause inconvenience to other highway users, and to accord with Policy M2 (Movement Implications) and Policy M14 (Car Parking Standards) of the Waverley Borough Local Plan 2002.

Informatives

1. On 6 April 2008 a new fee was introduced by the Town and Country Planning (Fees of Applications and Deemed Applications) (Amendment) (England) Regulations 2008. This fee relates to requests to discharge a condition on a planning consent. The fee payable is £85.00 or a reduced rate of £25.00 for household applications. The fee is charged per written request not per condition to be discharged. A Conditions Discharge form is available and can be downloaded from our web site.

Please note that the fee is refundable if the Local Planning Authority concerned has failed to discharge the condition by 12 weeks after receipt of the required information.

2. The Local Planning Authority shall be informed (for the attention of the Planning Obligations Officer), in writing, of the proposed commencement date of development a minimum of 14 days prior to that commencement date, in accordance with Section 4.1.2 of the Unilateral Undertaking.
3. The permission hereby granted shall not be construed as authority to carry out works on the highway. The applicant is advised that a licence must be obtained from the Highway Authority Local Transportation Service before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway.
4. A pedestrian inter-visibility splay of 2 metres by 2 metres shall be provided on each side of the access, the depth measured from the back of the footway and the widths outwards from the edges of the access. No fence, wall or other obstruction to visibility between 0.6 metres and 2 metres in height above ground level shall be erected within the area of such splays.

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