



# **D&M Planning Ltd**

*Chartered Town Planners*

UNIT 23 WOODSIDE PARK CATTESHALL LANE GODALMING SURREY GU7 1LG

Tel: 01483 425705 Email: info@dm-planning.co.uk

www.dm-planning.co.uk

## **DESIGN AND ACCESS STATEMENT**

### **IN SUPPORT OF A**

**PLANNING APPLICATION FOR ERECTION OF A TERRACE OF 3 NEW DWELLINGS, ASSOCIATED GARAGING, PARKING AND ASSOCIATED WORKS FOLLOWING THE DEMOLITION OF EXISTING BUILDING (REVISION OF WA/2016/1929)**

**AT**

**JACOBSON HOUSE, THE CROSSWAYS, CHURT, FARNHAM, SURREY  
GU10 2JD**

**FOR**

**Mr and Mrs Davis**

**D & M Ref: 065/14/SH**

**15 FEBRUARY 2017**



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## **1.0 SUMMARY OF PROPOSED DEVELOPMENT**

- 1.1 This application seeks planning permission for the erection of a terrace of 3 new dwellings, garaging, parking and associated works following the demolition of the existing building at Jacobson House, The Crossways, Churt. The proposal will provide for 3 x 3 bedroom dwellings together with the provision of 8 on-site car parking spaces.
- 1.2 A Prior Approval Notification (PAN) application (reference CR/2015/0020) (decision dated 22 December 2015) was obtained confirming that the change of use of the ground floor and part of first floor of the building from B1(a) office to Class C3 residential and the creation of 1 x 3-bedroom residential unit was permitted development.
- 1.3 Notice has been served on Waverley Borough Council regarding the commencement of this development under an Initial Notice dated 10 February 2016 and WBC acceptance letter dated 15 February 2016 from Waverley Building Control together with a written notice of commencement dated 22 February 2016 to Waverley Borough Council (as required under Paragraph W Class O Part 3 Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015:596. Therefore, the residential use of part of this previous office has been lawfully commenced.
- 1.4 A planning application was recently granted for extensions and alterations to the existing building to provide 2 new dwellings (a pair of semi-detached dwellings) under WA/2016/0394, granted 12<sup>th</sup> May 2016. That application provided the following development considered acceptable and granted by the Council:



- Extension of existing roof (retaining existing roof ridge height)
- Demolition of existing linked single storey buildings to rear
- Demolition of one existing single chimney stack
- Single storey rear extension

1.5 A further planning application is for the erection of a terrace of 3 new dwellings more centrally located in the site was made under WA/2016/1929. That scheme ensured the proposed terrace of 3 dwellings was provided at the same height as development granted under WA/2016/0394, with garaging and on-site parking to serve all 3 dwellings together with rear private amenity space for each of the dwellings. This application under WA/2016/1929 was refused planning permission on 23 November 2016 with one reason for refusal.

1.6 Following discussions with officers, this current application positively addresses the previous design concerns relating to a very similar scheme under WA/2016/1929.



## **2.0 ENVIRONMENTAL IMPACT ASSESSMENT STATEMENT**

2.1 In accordance with the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 Part 2 4(3), the development scheme has been ‘self-screened’ to ascertain whether the proposed development comprises a project subject to EIA Regulations 2011.

2.2 The proposed development does not comprise of development within Schedule 1 of the EIA Regulations 2011. The development could be considered to comprise development contained within Schedule 2 Column 1 10B development contained namely Infrastructure Projects and “Urban development projects, including the construction of shopping centres and car parks, sports stadiums, leisure centres and multiplex cinemas”. However, the development does not meet the applicable thresholds and criteria within Column 2 of Schedule 2 as amended within The Town and Country Planning (Environmental Impact Assessment) (Amendment) Regulations 2015 (2015 No. 660):

- (i) The development includes more than 1 hectare of urban development which is not dwellinghouse development; or
- (ii) The development includes more than 150 dwellings; or
- (iii) The overall area of the development exceeds 5 hectares.

2.3 The proposal is not considered to result in a significant effect upon the environment and does not meet criteria contained within Schedule 3 of the EIA Regulations 2011 or result in a variation/amendment to a previous EIA development nor taken in conjunction with other development is it likely to have a significant environmental effect. On this basis, the scheme is not considered EIA development

### 3.0 DESCRIPTION OF SITE AND PROPOSED DEVELOPMENT

3.1 Jacobson House is a two-storey property situated on the northern side of Barford Lane at the junction of The Crossways within the village of Churt. The property has single storey linked extensions to the rear, car parking to its southern roadside frontage and an enclosed car parking area to the western side of the building, as shown in Photo 1 below.

**Photo 1 – Southern Frontage of Jacobson House**



3.2 The property is full two-storey with an attached and integral two-storey building to the east. Adjacent is a two-storey detached building, Oaktree View House, in commercial use. There is currently a very narrow gap between Jacobson House and Oaktree View House. St John's C of E School is opposite Jacobson House along Barford Lane.



3.3 The building known as Jacobson House is brick built with some painted brick elements over two-storeys with single storey additions to the rear. The property has a slate tile roof with some painted render elements to elevations.

3.4 The planning history relating to the property known as Jacobson House is summarized below:

Reference	Description	Decision	Date
WA/2016/1929	Erection of a terrace of 3 new dwellings, garaging, parking and associated works following demolition of the existing building (as amended by plan received 22/11/2016)	Refused	23/11/2016
WA/2016/0394	Change of use of the office and flat together with the erection of extensions and alterations to provide a pair of semi-detached dwellings following demolition of existing buildings to rear and chimney stack	Granted	12/5/2016
CR/2015/0020	PAN for change of use from office to residential of ground floor and part of the first floor to 1 dwelling	Granted	22/12/2015 Implemented
WA/2015/0817	Certificate of lawful use application for the use of ground and part of first floor of Jacobson House as office accommodation	Granted	8/6/2015
WA/2015/0818	Certificate of lawful use application for the use of part of the first floor of	Granted	8/6/2015



	Jacobson House as a separate dwelling		
WA/1984/0824	Alterations to access for parking and loading area and construction of a covered storage area	Granted	12/7/1984
WA/1978/1246	Change of use from shop to light industrial for the assembly of electric components	Granted	9/10/1978
WA/1977/0706	Change of use from light industrial to retail shop for plumbing and heating supply sales to the public	Granted	6/7/1977
HM/R 18436	User for wholly residential purposes (Outline)	Granted	21/4/1970
HM/R 11067	Additional new showroom and access	Granted	13/4/1960
HM/R 4194	Addition at rear of repair and spraying bay	Granted	27/3/1950

3.5 Relevant to the consideration and determination of this application is the recent Prior Approval Notification application for the change of use of the ground and part first floor of the building from office to residential under CR/2015/0020, together with the erection of extensions and alterations to provide a pair of semi-detached dwellings under WA/2016/0394. The PAN, CR/2015/0020, was confirmed to be permitted development under Class O Part 3 Schedule 2 of the Order 2015:596 on 22/12/2015. This development materially commenced on 22 February 2016 together with an Initial Notice dated 10 February 2016 and WBC confirmation letter dated 15 February 2016 that confirmed the use of the ground floor and part of



the first floor at Jacobson House as office accommodation had ceased and the residential use had commenced.

- 3.6 Planning permission has been granted for extensions and alterations to the building to provide a pair of semi-detached dwellings and the provision of on-site car parking to serve it, WA/2016/0394 refers. This recent permission does remain highly material to the consideration of this current application for the erection of a terrace of 3 dwellings following the demolition of the existing building.
- 3.7 Also of note is the certificate of lawful use granted for use of part of the first floor of Jacobson House as an independent residential flat under WA/2015/0818. This flat is a 1 bedroom unit. This flat is retained within Jacobson House at the date of this application.
- 3.8 Jacobson House currently provides 1 x 1-bedroom self-contained flat in part of the first floor (WA/2015/0818) together with an implemented but not yet completed split level 3-bedroom unit on the ground floor and the remainder of the first floor with the implementation of the PAN CR/2015/0020.
- 3.9 Planning permission was refused for the erection of a terrace of 3 new dwellings, garaging, parking and associated works following demolition of the existing building on 23 November 2016. The initial application was amended with a revised block plan showing additional car parking to serve the development of 3 new dwellings.
- 3.10 The council refused the development for the following reason:



The proposal by virtue of its scale, form, mass and design would fail to take the opportunity available for improving the character and quality of the area and the way it functions. As such, it would harm the character of the surrounding area and the street scene and would be contrary to Policies D1 and D4 of Waverley Borough Local Plan 2002 and paragraphs 17, 58 and 64 of the NPPF 2012 and Policy TD1 of the Pre-Submission Local Plan Part 1: Strategic Policies and Sites.

3.11 Following the refusal of the application, the applicant has engaged with officers at the council in order to provide a revised application to overcome the design issues highlighted in the officer's report. It is considered this current application does indeed overcome previous design concerns relating to WA/2016/1929, whilst it is accepted the principle, parking, amenity and impact upon neighbour amenity is acceptable for such a scheme.



## **4.0 USE**

4.1 The application seeks planning permission for the erection of a new building to provide a terrace of 3 new 3-bedroom dwellings including two attached garages, on-site parking and amenity space following the demolition of the existing building.

4.2 The principle planning considerations are considered to be the following:

- the impact of the character and appearance of the area;
- provision of new private amenity space together;
- Access and parking to serve the development;
- Impact upon residential amenity.

4.3 Planning policies relevant to the consideration of the proposed development are as follows:

- Policies C1, RD1, D1, D4, H4, H10, C3, IC2, M2 and M14 of the Waverley Borough Local Plan (2002)

Documents of material consideration in addition to the development plan:

- National Planning Policy Framework (2012) (NPPF)
- National Planning Policy Guidance (2014) (NPPG)
- Waverley Borough Council Residential Extensions SPG (2010)
- Waverley Borough Council Parking Guidelines (October 2013)
- Surrey County Council Parking Guidance (January 2012)
- West Surrey SHMA – Waverley Sub Area Addendum November 2015



4.4 The policies within the Local Plan are “saved” following a Direction by the Secretary of State under Paragraph 1(3) of Schedule 8 of the Planning and Compulsory Purchase Act 2004 dated 28th September 2007. The above-mentioned policies form the basis of considering a planning application under Section 38(6) of the Planning and Compulsory Purchase Act 2004 subject to consideration of paragraphs 214 and 215 of the NPPF. Some weight has been afforded to emerging policy documents reflective of these documents progression through public consultation prior to formal examination/ adoption. The Council submitted its draft Submission Local Plan Part 1 to the Secretary of State on 21 December 2016. It is noted that Jonathan Bore is the appointed Inspector to undertake the Examination in Public, but that no date has been set for such an examination. Given the early stages of the new local plan through the LDF process little weight has been afforded to policies within this draft consultation local plan.

4.5 No weight has been afforded to policies within the Regional Spatial Strategy South East Plan May 2009 given the Government’s abolition of this document via the Localism Act 2011. It is noted that Policy NRM6 of the South East Plan has been retained, however given the nature of development proposed here it is not considered material to the consideration of the merits of the case.

4.6 Paragraphs 214 and 215 of the NPPF state the following:

*“214 For 12 months from the day of publication, decision-takers may continue to give full weight to relevant policies adopted since 2004\* even if there is a limited degree of conflict with this Framework.*



*\*In development plan documents adopted in accordance with the Planning and Compulsory Purchase Act 2004 or published in the London Plan*

*215 In other cases and following this 12 month period, due weight should be given to relevant policies in existing plans according to their degree of consistency with this framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given).*

4.7 The Waverley Borough Local Plan was formally adopted on 23 April 2002. For the purposes of considering planning applications in accordance with the Development Plan as stated within Section 38(6) of the Planning and Compulsory Purchase Act 2004 and the latest Government planning policy within the NPPF, this design and access statement takes the NPPF, and specific relevant paragraphs and Local Plan 2002 where those policies are consistent with the NPPF.

4.8 Paragraph 6 of the NPPF states:

*The purpose of the planning system is to contribute to the achievement of sustainable development. The policies in paragraphs 18 to 219, taken as a whole, constitute the Government's view of what sustainable development in England means in practice for the planning system*

4.7 Paragraph 14 of the NPPF goes on to state:

*At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking.*

*For decision-taking this means:*



- *approving development proposals that accord with the development plan without delay; and*
- *where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:*
  - *any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or*
  - *specific policies in this Framework indicate development should be restricted.”*

4.8 The site is located in a sustainable location in the defined settlement of Churt which offers a variety of services, facilities and communication links. The proposal seeks planning permission for the erection of a new building to provide a terrace of 3 new dwellings together with garaging and on-site parking to serve the dwellings with a total of 8 private parking spaces.

4.9 A lawful start of CR/2015/00020 to change the use of the ground and part first floor of the building to 1 residential unit has been made but has yet to be completed. The use of the whole of the building has therefore been confirmed as lawfully residential. The existing building provides two separate residential planning units, which will not change as part of the application. Planning permission has also been subsequently granted for extensions to the existing building to provide a pair of semi-detached dwellings under WA/2016/0394. The overall height of that permission has been used as a maximum height for this current application.

4.10 In accordance with the Development Plan the proposed new terrace of 3 dwellings are considered sympathetic to the character and appearance of the area and the existing building, and would ensure that best use of the site is secured; that future occupiers are afforded an appropriate level of light and ventilation; and in



facilitating the residential use of the building in the form of 3 x 3-bedroom houses and enhance its setting and the character and amenity of the area by more centrally placing the proposed building in the site and ‘pulling’ it away from the boundary with Oaktree View House located to the east. It is also considered the proposed new building providing for a terrace of 3 new dwellings would make best use of this previously developed site within the same residential use class (C3) without detriment to wider or neighbouring amenity. The application is therefore considered to accord with the provisions of the NPPF and relevant policies of the Local Plan 2002 and therefore is considered to comply with paragraph 14 of the NPPF.

#### Principle of Development

4.11 Paragraph 89 of the NPPF states the following:

*A local planning authority should regard the construction of new buildings as inappropriate in Green Belt. Exceptions to this are:*

- *buildings for agriculture and forestry; Achieving sustainable development*
- *provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries, as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it;*
- *the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;*



- *the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;*
- *limited infilling in villages, and limited affordable housing for local community needs under policies set out in the Local Plan; or*
  
- *limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.*

**[Our emphasis]**

4.12 Jacobson House is wholly located in the defined settlement boundary of Churt including its curtilage and is in the Green Belt. The development would comprise limited infilling in villages and the redevelopment of previously developed land and is covered by NPPF paragraph 89 bullet point 5 and 6 and Local Plan Policies C1 and RD1 that relates to development in the Green Belt and within defined settlement boundaries. The proposal is considered to be consistent with paragraph 89 of the NPPF and therefore represents appropriate development in the Green Belt.

4.13 Policy RD1 of the Local Plan 2002 is considered consistent with Paragraph 89 of the NPPF and bullet points 5 and 6. Policy RD1 states the following:

*Within the Rural Settlement boundaries identified on the Proposals Map, 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 existing buildings; and*

The development comprises a new building providing for 3 new dwellings, parking, and amenity space and associated works following demolition of the existing building. The site is surrounded by other development with Oak House to its east side and rear north together with a garage of Honda to the west. Opposite the site is St John's C of E Infant School.

*(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*

The proposal involves the redevelopment of the site with a new building with a new 2 ½ storey building of the same height as recently granted within WA/2016/0394 at 8.2m high. The site is not considered to make a significant contribution to the character and amenities of the village while it is noted the site is already provided with a detached building and parking.

*(c) does not adversely affect the urban/ rural transition by using open land within the curtilage of buildings at the edge of the settlement; and*

The proposal does not use open land within the curtilage of the building at the edge of the settlement. The proposal will result in the demolition and removal of the existing building and provision of a new building more centrally located on the site.



*(d) takes account of the form, setting, local building style and heritage of the settlement; and*

Jacobson House has a unusual frontage appearance as the frontage photograph provided in paragraph 3.1 above illustrates. However, the features of stone quoins, slate tiles, matching facing brick, white painted timber windows to the frontage elevation are reflective of the existing elevation of the building. The replacement building takes design cues from the existing feature curved main window with a main feature first floor window centrally placed in the building. Dormer windows have been kept simple with a horizontal emphasis along with first floor horizontal window headers which provide more emphasis to the central section (Unit 2) and its feature stonework at first floor.

There is a feature wide brick chimney to the western side elevation, a point noted by officers to be absent from the previous scheme under WA/2016/1929, and a current feature of the building.

The building provides 3 principal elevation entrance doors along the road frontage providing legibility of to the buildings and an active frontage. It is considered the proposal demonstrates respect for the existing form, setting and local building style with form, height, width and depth of the building.

*(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 existing lawful use of Jacobson House is for 2 residential units: one unit is a 1-bedroom and the other (via an implemented PAN is a 3-



bedroom unit). The recent permission for extensions and alterations will provide 1 x 3-bedroom and 1 x 4-bedroom unit under WA/2016/0394 provided 5 on site car parking spaces to serve the two dwelling. This proposal provides for 3 x 3-bedroom units with 8 on-site parking spaces to serve the 3 dwellings.

4.14 The building is located in the Green Belt where it is necessary to consider whether any development is appropriate development for the purposes of Paragraph 89, 90 or 55 of the NPPF. It is possible to provide limited infilling in villages and limited infilling or complete redevelopment of previously developed sites as set out in bullet points 5 and 6 in Paragraph 89. Paragraph 55 seeks to promote sustainable development and housing in rural areas where it will enhance or maintain the vitality of rural communities. The proposal does not constitute isolated new home in the countryside.

4.15 Therefore, the proposal does constitute appropriate development for the purposes of Green Belt. The replacement building would have the same ridge height and lower eaves than as granted within WA/2016/0394. The design alterations to this current scheme when considered against the refused scheme WA/2016/1929 ensure the proposed scheme does not result in harm to openness of the Green Belt whilst providing good quality design that reflects and re-enforces local distinctiveness. The proposal is considered to comply with Policy C1 and RD1 of the Local Plan 2002 together with Paragraph 89 of the NPPF, which considers proportionate extensions to existing dwellings can be appropriate development.

#### Design, appearance and amenity impact

4.16 Policy D1 Environmental Implications of Development relates to the location of development, and states that:



*The Council will have regard to the environmental implications of development and will promote and encourage enhancement of the environment. Development will not be permitted where it would result in material detriment to the environment by virtue of:-*

*(a) loss or damage to important environmental assets, such as buildings of historical or architectural interest, local watercourses, important archaeological sites and monuments and areas of conservation, ecological or landscape value;*

4.17 Jacobson House is not statutory listed. The building is located in the settlement boundary but is not within a conservation area. The proposed new building is sympathetic to the original architectural style of the building which has an individual design to its frontage. The site does not have any ecological or landscape value.

*(b) harm to the visual character and distinctiveness of a locality, particularly in respect of the design and scale of the development and its relationship to its surroundings;*

4.18 The proposed new building to provide 3 new dwellings is reflective of the existing design of the existing building which provides stone quoins, slate roof, matching brickwork and painted wooden windows. The existing building virtually covers the whole site except for an area to the west that provides for a private parking yard. The recent planning permission for extensions did not increase the 2-storey depth of the building but did provide a modest single storey element to the rear. This new building follows the form, depth and height of these extensions under WA/2016/0394 moving the building away from the eastern side and placing the building more centrally in the plot creating a meaningful gap to Oaktree View House located to the east. The provision of a wider gap to this property is considered to provide a benefit to the overall character of the area, which is partly defined by gaps between buildings. However, the ridge height of the building will be the same as granted in WA/2016/0394 at 8.2m with a reduced eaves height



when compared to this extant permission of 5.6m with the extant permission allowing for an eaves height of 6m.

*(c) loss of general amenity, including material loss of natural light and privacy enjoyed by neighbours and disturbance resulting from the emission of noise, light or vibration;*

4.19 The proposed new building would not result in harm to general amenity by way of loss of light, privacy or disturbance. The site does not have any neighbours to the rear as it is surrounded by commercial development (Honda Garage) and Oaktree View House (in commercial use) to the east. The infant school is located opposite the site. To the immediate west is the entrance to the rear of the Honda garage, a commercial business. However, the proposal does place the new building more centrally in the plot and ‘pulls’ it away from the east side of the site to allow a good gap to this building which is considered to positively benefit the streetscene.

*(d) levels of traffic which are incompatible with the local highway network or cause significant environmental harm by virtue of noise and disturbance;*

4.20 The existing building provides 2 car parking spaces for the 1 x 3-bedroom unit commenced under CR/2015/0020. The existing lawful first floor 1-bedroom flat does not have allocated parking to serve it. Development granted under WA/2016/0394 provides for 5 on-site car parking spaces to serve the 1 x 3-bedroom and 1 x 4-bedroom unit. This application for the erection of a new building to provide for 3 new dwellings would provide 8 on-site car parking spaces including garage spaces. The development will therefore comply guidelines within the Waverley Borough Parking Guidelines (October 2013) for the ‘Rest of Waverley’ which recommends 2.5 spaces per 3+ bedroom dwelling; therefore, a total of 7.5 spaces for this development. Due to the location of the development and other public transport options located close by, the proposal would not, therefore, negatively impact on traffic or the local highway network.



*(e) potential pollution of air, land or water, including that arising from light pollution and from the storage and use of hazardous substances;*

4.21 N/A

4.22 Policy D4 relates to the design and layout of proposed development, and states:

*The Council will seek to ensure that development is of a high quality design which integrates well with the site and complements its surroundings. In particular development should:-*

*(a) be appropriate to the site in terms of its scale, height, form and appearance;*

4.23 The proposed new building is of the same height, but with lower eaves, as the development granted for a pair of semi-detached dwellings under WA/2016/0394 and would ensure that no harm is caused to the sites visual interest and function within the street scene. Given the siting of the new building, more centrally in the plot, it could be argued this development improves the visual impact upon the street scene providing a gap to the eastern side of the site. The proposal ensures the ridge height as granted under WA/2016/0394 is maintained at 8.2m with a very similar roof form proposed while proposed eaves are lower than this granted scheme at 5.6m compared to 6m. The building will have a brick quoin edge with painted render finish and brick window header detail at first floor. Dormer windows have been simplified with a flat leaded top (as opposed to the previous curved design under WA/2016/1929). There is a centralised first floor stone clad feature to Unit 2 together with a large brick chimney stack to the western side elevation. There is also bin storage that will be provided to the rear of Plots 1 and 3, while Plot 2 has a modest wooden bin enclosure to the frontage.

*(b) be of a design and materials which respect the local distinctiveness of the area or which will otherwise make a positive contribution to the appearance of the area;*



4.24 The proposed new building takes design cues from the existing building and also from the changes to it granted under WA/2016/0394 and officer comments relating to a very similar scheme under WA/2016/1929. Key design elements have been retained, such as the roof as granted under WA/2016/0394, feature curved arched window at first floor (present in the existing building at ground floor), quoin detail to the buildings edges, large feature brick chimney stack to the west side elevation, flat leaded dormer windows, painted render and tile roof which replicate the form, design and materials of corresponding elements currently found in the building to ensure the rhythm, form and appearance of building is respected.

*(c) not significantly harm the amenities of occupiers of neighbouring properties by way of overlooking, loss of daylight or sunlight, overbearing appearance or other adverse environmental impacts;*

4.25 The location of the site is at a lower level than the adjacent building, known as Oaktree View House, as the land falls from east to west along Barford Lane. There are four small east facing windows proposed (two at ground, one at first floor and one within the roof) that will as a secondary window to a kitchen at ground floor, a ground floor cloakroom at ground floor, a bathroom at first floor and a secondary window to a bedroom within the roof serve bathrooms. These could, at first and second floor, be obscurely glazed if considered necessary. Main new windows are located to the front south and rear north elevations. These windows will not result in material overlooking to the rear portion of Oaktree View House or indeed to the remainder of the Honda Garage and its associated commercial buildings. There are three sets of new roof lights sat within the ground floor rear elevation of each of the proposed three dwellings (2 each to serve living/dining and kitchens). Due to the location within the building at ground floor to the rear these roof lights will not result in overlooking.



*(d) pay regard to existing features of the site such as landform, trees, hedges, ponds, water courses and buffer zones, walls or buildings;*

4.26 The proposed new building will be located between 2.5m and 3.3m from the shared eastern boundary, while the existing building is located 0.2m and 0.9m from this shared boundary. It is considered the proposed siting of the building improves the impact upon the streetscene and it is noted there is no building located to the west, but a commercial entrance to the rear of the Honda garage.

*(e) protect or enhance the appearance of the street scene and of attractive features such as landmark buildings, important vistas and open spaces;*

4.27 The new building is sympathetic to the existing building, as highlighted in paragraph 4.23 above, while it is noted the siting of the building will improve the visual impact upon the streetscene as outlined in paragraph 4.25 above.

*(f) incorporate landscape design suitable to the site and character of the area, of a high standard and with adequate space and safeguards for long-term management;*

4.28 It is not proposed to provide additional landscaping to the new building frontage, however, the proposal does include provision of private amenity space located to the rear of the site to serve each of the 3 new dwellings. The existing frontage is dominated by car parking.

*(g) provide adequate amenity space around the proposed development;*

4.29 The application provides three new private gardens located to the rear, north, of the building to serve the 3 new dwellings. The existing flat and residential unit commenced under CR/2015/0020 do not have any private amenity space and the proposal is considered to provide an enhancement with regards to amenity space in association with the residential use of the site.



*(h) provide safe access for pedestrians and road users and, where appropriate, servicing facilities and parking for motor vehicles and bicycles.'*

4.30 This is covered below in paragraphs

*(e) potential pollution of air, land or water, including that arising from light pollution and from the storage and use of hazardous substances*

4.31 N/A

4.32 It is therefore contended that the provision of a new detached building to provide a terrace of 3 x 3 bedroom dwellings together with the proposed demolition of building at Jacobson House, the provision of three new private gardens to serve the three dwellings and the proposed 8 car parking spaces do comply with the requirements of Policy D4 of the Local Plan 2002.

#### Impact upon AONB and AGLV

4.33 Policy C3 relates to the Surrey Hills AONB and AGLV and states:

*The Council will protect and conserve the distinctiveness of the landscape character areas within the Borough. Management and enhancement of landscape features to conserve landscape character and retain diversity will be promoted. Development appropriate to the countryside will be expected to respect or enhance existing landscape character by appropriate design.*

*(a) Areas of Outstanding Natural Beauty The Surrey Hills and High Weald Areas of Outstanding Natural Beauty (AONB) are of national importance. The primary aim of designation is to conserve and enhance their natural beauty. Development inconsistent with this primary aim will not be*



*permitted unless proven national interest and lack of alternative sites has been demonstrated. Small scale development for agriculture, forestry or outdoor recreation as well as that in support of services for the local community, or acceptable under Policy RDI, will be permitted in the AONB provided that proposals conserve the existing landscape character and are consistent with protection of the natural beauty of the landscape. Protection of the natural beauty and character of the AONB will extend to safeguarding these areas from adverse visual or other impact arising from development located outside their boundary.*

*(b) Areas of Great Landscape Value Landscapes designated as Areas of Great Landscape Value on the Proposals Map make a valuable contribution to the quality of Waverley's countryside and the setting of the towns. Strong protection will be given to ensure the conservation and enhancement of the landscape character.*

- 4.34 The property is located in the Surrey Hills AONB and AGLV. The proposed replacement building is considered to preserve the character and appearance of the AONB and AGLV as existing external features and materials have been used for public elevations while the form, design and appearance of the building is similar to that granted under WA/2016/0394. The new wooden boarding bin storage unit to the frontage of Plot 2 is considered to reflect the local area and is a material used within the extensions granted under WA/2016/0394.

### Highways Issues

- 4.35 Policies M2 and M14 relate to movement implications of development together with car parking standards. Also relevant is Paragraph 39 of the NPPF together with Ministerial Statement dated March 2015.



4.36 The Council has adopted Parking Guidelines (October 2013) while Paragraph 39 of the NPPF states:

*In setting local parking standards for residential and non-residential development, local planning authorities should take into account:*

- *the accessibility of the development;*
- *the type, mix and use of development;*
- *the availability of and opportunities for public transport;*
- *local car ownership levels; and*
- *an overall need to reduce the use of high-emission vehicles.*

Ministerial statement March 2015 requires local planning authorities consider the following paragraph alongside Paragraph 39 of the NPPF:

*Local planning authorities should only impose local parking standards for residential or non-residential development where there is clear and compelling justification that it is necessary to manage their local road network’.*

4.37 The proposal provides for 8 on-site car parking spaces to serve the proposed dwellings which comprise 3 x 3-bedroom units. The on-site provision of 8 car parking spaces does comply with guidelines within the Waverley Parking Guidelines (October 2013) for the ‘Rest of Waverley’ which indicated 2.5 spaces per 3+ bedroom dwelling which would be 7.5 spaces and therefore is in excess of the Council’s guidance.

4.38 The development provides cycle parking in accordance with Waverley’s Cycle Guidance, where the existing development does not. Transport Statement sets out why the proposal is considered to comply with the Council’s parking guidelines,



‘saved’ Local Plan policies and the NPPF. It is therefore considered the application complies with Policies M2 and M14 together with Paragraph 39 and Ministerial Statement dated March 2015.

### Loss of Employment

4.39 Jacobson House is provided with a first floor self-contained residential flat (WA/2015/0817 refers). The use of the remainder of the building was as an office. However, CR/2015/0020 confirmed the change of use of the ground floor and part first floor (the area not used as a self-contained flat as set out in WA/2015/0817) from office to one residential unit was permitted development. CR/2015/0020 was commenced on 23 February 2016 and is highly material when considering this planning application for the erection of a new building to provide 3 new dwellings.

4.40 The loss of part of the building from office has already taken place with the lawful commencement of CR/2015/0020 and therefore the building’s lawful and implemented use is residential. Therefore, the requirements of Policy IC2 do not apply to the proposed development contained within this application as the loss of an existing commercial use has already been confirmed via CR/2015/0020 and commenced under that same permission. The proposal is therefore in accordance with Paragraphs 22 and 51 of the NPPF.

### Density/Density

4.41 The proposed new building would provide a terrace of 3 x 3-bedroom dwellings. The table below provides a comparison of floor area and internal bedroom measurements in respect of the Government’s Technical housing standards – nationally described space standard March 2015:



	<b>Minimum internal floor area for 3 bedroom (6 bed spaces), 3 storey dwelling*</b>	<b>Total proposed floor area per unit</b>
<b>Plot 1</b>	108 sq m	125.5 sq m
<b>Plot 2</b>	108 sq m	131 sq m
<b>Plot 3</b>	108 sq m	110 sq m

\*DCLG Technical Housing Standards – nationally described space standard March 2015

4.42 Local Plan Policy H4 of the Local Plan 2002 seeks to provide smaller units of accommodation (principally 1 and 2 bedroom units) based on evidence at the time of the adoption of the Local Plan in 2002. Current evidence, as set out below in the SHLAA and forms part of the current consultation for a new Local Plan:

**Table 17: Estimated Size of Dwellings Needed 2013 to 2033 – Market Housing**

Size	2013	2033	Additional households 2013-2033	% of additional households
1 bedroom	2,823	3,423	600	9.3%
2 bedrooms	9,604	11,677	2,073	32.1%
3 bedrooms	15,580	18,042	2,461	38.2%
4+ bedrooms	15,344	16,659	1,315	20.4%
Total	43,352	49,800	6,449	100.0%

Source: Housing Market Model

**Table 18: Estimated Need by Number of Bedrooms (2013 to 2033) – Market Sector**

Area	1 bedroom	2 bedrooms	3 bedrooms	4+ bedrooms
Godalming	12.2%	36.3%	37.4%	14.0%
Farnham	8.1%	31.9%	39.7%	20.4%
Haslemere	13.7%	32.6%	34.1%	19.7%
Cranleigh	9.1%	30.3%	38.0%	22.5%
Rest of Borough	5.9%	29.5%	39.2%	25.4%
Waverley	9.3%	32.1%	38.2%	20.4%

Source: Housing Market Model

Source: West Surrey SHMA – Waverley Sub Area Addendum November 2015



4.43 From the evidence collated by the Council there is a need for 3-bedroom dwellings within the borough of 38% between 2013 and 2033. The proposal therefore satisfies an existing identified and evidenced market housing need within the rest of the borough. The proposal therefore is considered to comply with Paragraphs 14, 49 and 50 of the NPPF and give this current evidence; it is considered Policy H4 is out of date when considering this particular development.

## **5.0 AMOUNT**

5.1 The development relates to the erection of a new building to provide a terrace of 3 new dwellings following demolition of the existing buildings at Jacobson House. The new building will be centrally placed on the plot and following the existing building frontage build line to Barford Lane. Drawing number 2/2017/3 Sheet Two provides a block plan that shows the outline of the existing building and position in the plot relative to the proposed new building layout.

5.2 The development provides three new rear private gardens for the residential units following the demolition of the existing building. The development also includes 8 car parking spaces all measuring a minimum of 2.4m x 4.8m partly and also includes two garages (one to serve Plot 1 located to the side of the building and one to serve Plot 2 that is integral).

5.3 The following table provides a summary of key dimensions:



	<b>Existing Building</b>	<b>WA/2016/0394</b>	<b>Current Application</b>
<b>Ridge Height</b>	8.2m	8.2m	8.2m
<b>Eaves Height</b>	5.5m	6m	5.6m
<b>Two-Storey Depth</b>	9.7m	9.7m	9.6m

## 6.0 LAYOUT

6.1 The lawful use of the building for residential purposes would allow for the removal of existing building and its replacement with a terrace of 3 new dwellings set centrally in the plot following the existing frontage build line and set away from the eastern side boundary. Car parking is provided on the frontage (as existing) and to the east and west side. A total of 8 car parking spaces within the site to serve the three proposed dwellings is provided including cycle parking within the garages (Plots 1 and 2) or within a private shed to the rear (Plot 3). Drawing numbers 2/2017/3 Sheet One and Sheet Two illustrate site layout, elevations, streetscene and internal layout of the proposal.

## 7.0 SCALE

7.1 The new dwelling would retain the existing ridge height of 8.2m and key dimensions are provided in paragraph 5.3 above. Similar materials have been used as granted under WA/2016/0394 including feature quoins, painted render and tile roof together with feature stonework to the first floor front elevation of Unit 2. The new building matches that of the deep crown design as granted under WA/2016/0394.



## **8.0 LANDSCAPING**

8.1 The scheme includes the provision of three new private gardens to serve the three dwellings located to the rear northern part of the site. This is secured by a feature brick wall to the side of each garden. Due to the location of the building adjacent to the road frontage no new landscaping is proposed to the southern frontage.

## **9.0 APPEARANCE**

9.1 The proposal uses materials including brick quoins, slate roof and matching brickwork reflective of the existing building and extensions and alterations granted under WA/2016/0394. There will be a feature wide brick chimney to the west elevation, reflecting a feature on the existing building. Dormer windows have a horizontal finish (as opposed to the curved design of WA/2016/1929) which is considered more in keeping and reflective of a proportionate window hierarchy. This material finish is considered to be reflective and respect the surrounding area in accordance with the Churt Village Design Statement.

## **10.0 ACCESS**

10.1 The proposal will provide for a new building located along the existing build line of Jacobson House and provide 3 accesses to serve each of the 3 new terraced dwellings directly off Barford Lane. 8 car parking spaces will be provided that include garage spaces to serve the 3 new dwellings.



## 11.0 CONCLUSION

- 11.1 The existing site is located within the Green Belt and within the defined rural settlement of Churt. The limited infilling in villages together with redevelopment of previously developed land can be appropriate development in the Green Belt as outlined in Paragraph 89 of the NPPF and Policies C1 and RD1 of the Local Plan 2002. The proposal represents such appropriate development. The principle of development was agreed via a previously submitted scheme under WA/2016/1929.
- 11.2 The lawful use of the building is as residential units, with CR/2015/00020 implemented on 22 February 2016 and a certificate of lawful use application under WA/2015/0818 that established the use of part of the first floor for a flat. An extant permission for extensions and alterations to the existing building to provide a pair of semi-detached dwellings (one 3-bed and one 4-bed) remains highly material to the consideration of this current application, WA/2016/0394 refers.
- 11.3 The new building is sympathetic in design, form and materials to the existing building together with extant permission for extensions and alterations under WA/2016/0394 and are respectful of existing eaves and ridge height. Design changes within this application include a new proposed feature brick chimney to the west side elevation, proposed feature stonework to the first floor central residential unit, a more simplified design approach to dormers and window headers when compared to WA/2016/1929.
- 11.4 The proposal would preserve the character and appearance of the Surrey Hills AONB and AGLV, and could be argued to improve it with the siting of the building further away from the eastern side of the site and centrally placing the



- building within the existing plot preserving the existing frontage build line in accordance with Policy C3 of the Local Plan 2002.
- 11.5 The proposal would provide 8 on-site car parking spaces to serve the three dwellings (3 x 3-bedroom). It is considered the proposal is in accordance with the Council's Parking Guidance and Paragraph 39 of the NPPF including Ministerial Statement March 2015 given the site history and access to alternative public transport facilities.
- 11.6 The new building will make best use of this previously developed site ensuring the development will not result in material harm to visual or residential amenity in accordance with Policies D1 and D4 of the Local Plan 2002 while making a positive contribution to housing supply within the borough.
- 11.7 The three new dwellings provided in a terrace formation will be provided with rear private amenity space together with cycle parking and sufficient bin/recycling storage in accordance with Policies M14 and H10 of the Local Plan 2002.
- 11.8 There is an identified current and future evidenced need for 3 bedroom dwellings of 38% of market housing demand within the rest of Waverley and the proposed terraced houses would go some way to fulfil this need within the short-term plan period within an identified defined settlement boundary.
- 11.9 We consider the proposal accords with the Development Plan and in accordance with Paragraph 14 of the NPPF should be granted without delay while it is acknowledged there are no adverse impacts that would significantly and demonstrably outweigh the benefits when weighed against the Framework as a whole.

**D&M Planning Limited**  
***Chartered Town Planners***