

Application Number and Registration Date	MO/2018/0062 (Detailed) 12-Jan-2018
Applicant	Mr & Mrs J&V Johansen
Case Officer	James Amos
Amendments /amplifications	As amended by docs received 23/02/2018
Committee Date	4 April 2018
Ward(s)	Fetcham West
Proposal	Erection of 1 No. two storey detached dwelling house with integral garaging and habitable accommodation within the roofspace, following removal of the existing dwelling. Revised plans.
Site Description	65, Gatesden Road, Fetcham, Leatherhead, Surrey, KT22 9QP

RECOMMENDATION: Approve subject to conditions

Summary

The proposal concerns the erection of a two storey detached dwelling following the demolition of the existing two storey chalet dwelling on the site. It follows the grant of planning permission in 2017 for extensions to the property to create a two storey house. Revised plans have been received which make provision for gaps of at least 1m to either side of the property. It is considered that the replacement dwelling is of an acceptable size and design which would maintain the spatial characteristics of the area and not adversely impact on the amenities of neighbouring residents.

1. Development Plan

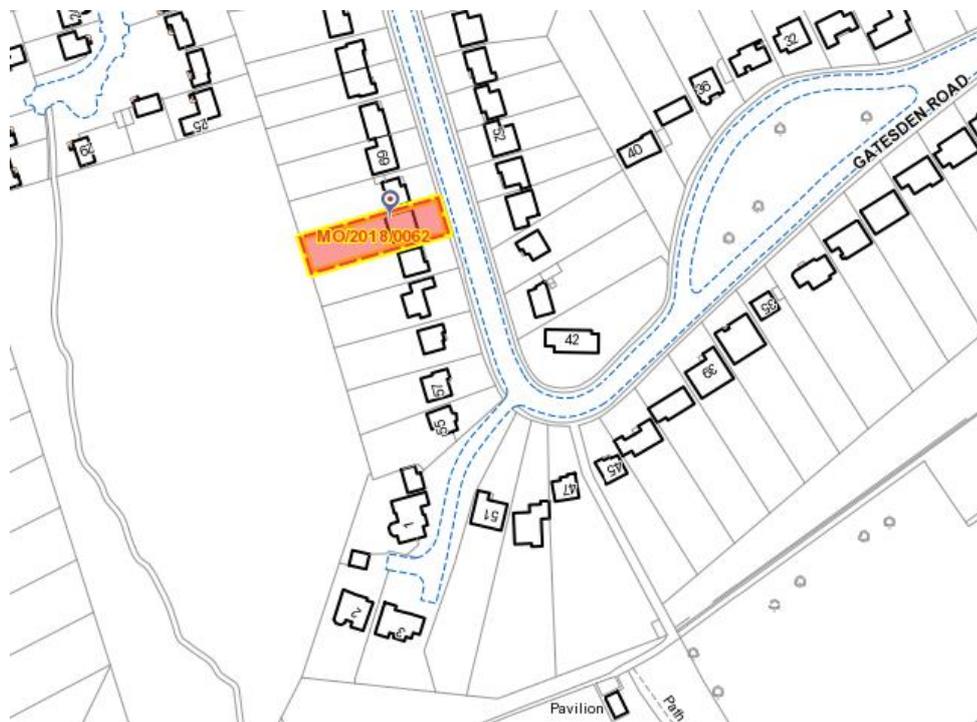
1.1. Built up area

2. Relevant Planning History

LEA/12969	To convert part of the garage	Approved 17/03/1961
LEA/14855	To rearrange internal partitions and extend roof to provide 3 rooms on first floor	Approved 19/04/1963
MO/2017/0023	Raise roof ridge height and create first floor, erection of single storey rear extension and front porch and new roof to garage.	Approved 27/02/2017

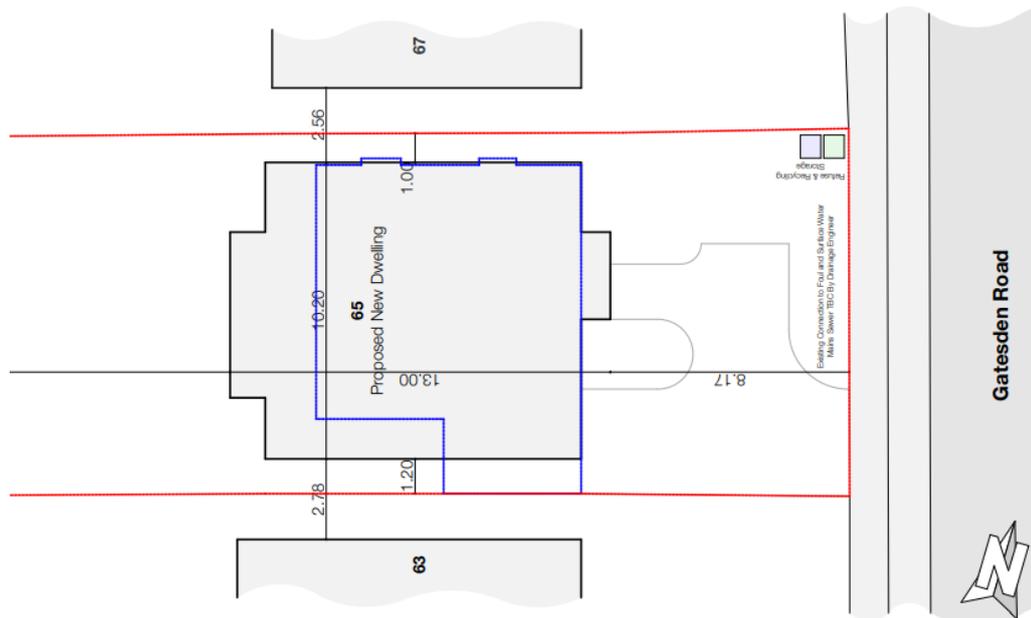
3. Description of Development

3.1. The application site is located on the western side of Gatesden Road within the built up area of Fetcham. The application site comprises a two storey chalet style dwelling which been extended at roof level with side dormers to create rooms in the roof. The property has an attached single garage to the southern flank. The front garden of the dwelling is partially landscaped and partially paved and provides off street car parking.

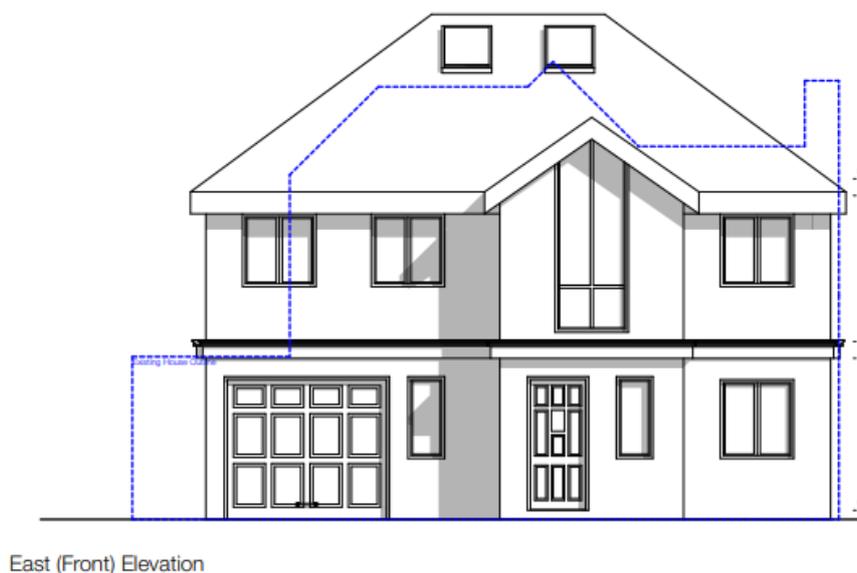


3.2. Planning permission is sought for the demolition of the existing dwelling and its replacement with a two storey detached house with an integral garage and with accommodation within the roof space. Revised plans have been submitted which make provision for gaps of at least 1m to either side of the proposed dwelling for the full height of the 2 storey flank wall. This has also had the effect of reducing the overall scale and mass of the proposed replacement dwelling.

3.3. The proposed new dwelling would be positioned centrally on the site and would be provided with gaps to both flank boundaries, with a gap of 1.2m to the southern side and 1m to the northern side. The front elevation of the new dwelling would be located on the same line as the front elevation of the existing dwelling and would align with neighbouring properties. At the rear, the rear elevation of the new dwelling would extend beyond the rear of the existing property but would be on a similar line to neighbouring properties.



- 3.4. The proposal includes an integral single garage at ground floor level with open plan living accommodation. Four bedrooms would be accommodated at first floor level whilst the roof space would accommodate a games room and would be provided with a rear dormer window and roof windows in the front facing roof slope.
- 3.5. The front elevation of the proposed dwelling would feature a projecting two storey gable feature, whilst at the rear, the dwelling would contain a single storey element featuring bi-fold glazed doors.



4. Consultations

- 4.1. SCC Highways: The County Highway Authority has undertaken an assessment in terms of the likely net additional traffic generation, access arrangements and parking

provision and are satisfied that the application would not have a material impact on the safety and operation of the adjoining public highway. The County Highway Authority therefore has no highway requirements

5. Representations

5.1. Three letters of objection were received in relation to the original submission. The comments made can be summarised as follows:

- The proposal would be out of keeping with existing properties and would dominate the neighbouring dwelling at no. 67;
- The proposed house would be too large and too high for the site;
- The proposed dwelling would be visually overbearing;
- The increase height and rearward extent will lead to a loss of light and an increased sense of enclosure;
- The location of the house on the boundary with no.63 would reduce light to the neighbouring dwelling;
- The single storey garage on the side of the house does not set a precedent for two storey development on the boundary;
- Fascia, soffits and gutters would overhang the property boundary;
Officer Comment – Revised plans have been submitted which address this matter. The flank wall of the proposed dwelling is set at least 1 metre away from the boundary.
- The external finish (pebble-dash) could lead to maintenance issues in the future;
- The location of the refuse store is unacceptable, whilst a taller fence at the front would enhance the enclosed feeling and result in a loss of light to neighbouring properties;

5.2. With regards to the revised plans, no further comments have been received.

6. Main Planning Policies

6.1. Government Guidance

National Planning Policy Framework

Section 7 – Requiring good design

6.2. Mole Valley Core Strategy

CS1 – Where development will be directed

CS2 – Housing Provision and Location

CS3 – Balancing Housing Provision

CS14 – Townscape, Urban Design and the Historic Environment

CS19 – Sustainable Construction, Renewable Energy and Energy Conservation

6.3. Mole Valley Local Plan

ENV22 – General Development Control Criteria

ENV23 – Respect for Setting

ENV24 – Density of Development and the Space about Buildings

6.4. Other Documents

Bookham And Fetcham Built Up Area Character Appraisal

7. Main Planning Issues

7.1. The main planning issues for consideration are:

- The principle of development;
- The impact on the character of the site and surrounding area;
- The impact on residential amenity;
- Community Infrastructure Levy;

The principle of development

- 7.2. Policies CS1 and CS2 advise that new development will be directed towards previously developed land within the built up areas of Leatherhead, Dorking, Bookham, Fetcham and Ashted. The site lies within the built up area of Fetcham; the principle of residential development is therefore acceptable.
- 7.3. Policy CS3 of the Core Strategy, 'Balancing Housing Provision' states that 'the Council will particularly seek the provision of two and three bedroom dwellings suitable for occupation for all sectors of the community including newly formed households, young couples and expanding families. This proposal is for a 4 bedroom house to replace a 3 bedroom dwelling. However, under the terms of the previous permission under ref: MO/2017/0023, planning permission has been granted to extend the dwelling and create a 4 bedroom house. Accordingly, it is considered that a replacement 4 bedroom dwelling on the site would be acceptable.

The impact on the character of the site and surrounding area

- 7.4. Mole Valley Core Strategy policy CS14 advises that all new development must respect and enhance the character of the area in which it is proposed whilst making the best possible use of the land available. This will be assisted through the work on Built-up Area Character appraisals. These policy aims are reflected in Local Plan policies ENV22, ENV23 and ENV24.
- 7.5. Mole Valley Local policy ENV22, General Development Control Criteria sets out general criteria for sound development control practice. Criterion 1 requires that development should be appropriate to the site in terms of its scale, form and appearance. Criterion 2 requires that the proposal does not significantly harm the amenities of neighbouring occupiers by reason of overlooking or its overshadowing or overpowering effect. Criterion 3 requires that development should respect the character and appearance of the locality.
- 7.6. Mole Valley Local policy ENV23, Respect for Setting requires that development should take account of the scale, character, bulk and proportions of the surrounding built environment, and that it should not comprise overdevelopment in relation to the size of the plot and/or surrounding developments. Criterion 3 requires that new development has regard to established townscape features, including the space around buildings.
- 7.7. Mole Valley Local Plan policy ENV24 advises that development will not be permitted where it would result in a cramped appearance having regard to the general spacing around buildings in the locality.
- 7.8. The Bookham and Fetcham Built-Up Area Character Appraisal identify the site as being located within the North Fetcham and Shopping Centre sub area. The key characteristics of this area are noted as follows:
- *More efficient use of land than in much of the rest of Bookham/Fetcham. Good supply of straightforward family housing, in convenient location for local services.*
 - *Some good examples of 1930s and 1950s housing design, with many original features retained.*

- *Long back gardens discernible between buildings, contributing to a sense of spaciousness in an otherwise built-up street scene - particularly within Cannon Grove area.*
- *Good network of small green spaces - wide grass verges and informal greens incorporated into housing layout.*
- *Landscaping generally low key, but a good scatter of medium to large specimen trees on streets and/ or in front gardens.*
- *Good number and variety of well-supported local shops.*
- *Some pockets of rather mediocre housing design.*
- *Lacks a strong sense of place - little local distinctiveness in housing design and detached from historic centre of the village.*
- *Some less than sympathetic domestic extensions, interrupting rhythm of otherwise consistent stretches of similar designs.*
- *High reliance on on-street parking in front of local shops, making a rather congested streetscape and hiding some attractive small scale shop premises.*
- *Unattractive vehicle repair garage/petrol station in highly prominent position in heart of shopping centre.*
- *Neighbourhood shopping parades generally in architecturally undistinguished buildings and cluttered with parked cars on highway frontages.*

7.9. The surrounding area is characterised by a mixture of two storey detached houses of varying ages and styles, set in spacious plots. In general terms, there is reasonable separation between dwellings with gaps of at least 2 metres between 2 storey flank walls.

7.10. Given the variances of dwelling style and design in the locality and in particular the two storey dwellings on either side, the provision of a replacement dwelling on the application site which would be of similar width and height as neighbouring properties, and which maintains reasonable gaps to either side would not be out of character with the surrounding area. The replacement dwelling would be appropriate in terms of its scale, form and appearance, would not appear cramped on the site and would respect the character and appearance of the area. The proposals would not impact on the amount of amenity space provided for the new property and would provide sufficient off-street car parking to serve the needs of the new dwelling. Accordingly, it is considered that the proposals would accord with the provisions of Local Plan policies ENV22, ENV23 and ENV24 and Core Strategy policy CS14.

Impact on Residential Amenity

7.11. Following the receipt of adverse comments from local residents and from Council officers, revised plans have been submitted which address the concerns raised with regards to the amount of space around the proposed building, and the scale and mass of the proposed replacement dwelling.

7.12. As a result of the changes, gaps of at least one metre have been provided to both flanks and it is considered that the proposed dwelling would respect the spatial characteristics of the area. The size of the dwelling has also been reduced and the depth would be contained between the front and rear elevations of neighbouring dwellings. No windows would be provided at first floor level in either side elevation and

as a result, it is considered that the proposed replacement dwelling would have an acceptable impact on the amenities of neighbouring residents.

Community Infrastructure Levy

7.13. The proposal generates a requirement for CIL contributions.

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 and plan numbers WVH-JEA-001 Rev C, WVH-JEA-002 Rev C, WVH-JEA-003 Rev C, WVH-JEA-006 Rev C 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. 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.

4. 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.

5. 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 additional windows shall at any time be inserted in the northern and southern elevations of the dwelling.

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

6. 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.

7. Prior to the commencement of the development hereby permitted, surface water drainage details shall be submitted for the approval in writing by the Local Planning Authority. Such details shall include an assessment of the potential for the disposal of surface water by means of a sustainable drainage system in accordance with the principles set out in the National Planning Policy Framework.

The assessment shall provide information of the design storm period and intensity (typically a 1 in 100 year storm of 30 minutes duration with an allowance for climate change), the method employed to delay and control the surface water discharged from the site and the means to prevent pollution of the receiving groundwater and/or surface water. Where applicable, the details shall include infiltration tests, calculations and controlled discharge rates. If the development is to discharge water into the ground in any form, then a full BRE Digest 365 infiltration test (or falling head test for deep bore soakaways) will have to be submitted to the Local Planning Authority prior to commencement of any works on site. The suitability of infiltration methods should be verified (i.e. possible contaminated ground).

The approved drainage scheme shall be implemented prior to the first occupation of the development.

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, 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.

8. Prior to any above ground works commencing, details to reduce the carbon emissions of the predicted energy use of the development hereby permitted by at least 10% through the on-site installation and implementation of decentralised and renewable or low-carbon energy sources shall be submitted and approved by the Local Planning Authority and be implemented prior to the first occupation of the development.

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

Informatives

1. The applicant is advised that the approval of details and/or samples required by conditions 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.