

Application Number and Registration Date	MO/2018/0471 (Detailed) 21-Mar-2018
Applicant	Mr M Bright, Lodgecrest Limited
Case Officer	Mr Aidan Gardner
Amendments /amplifications	Amended by plan Nos. 18/2001/1B and 2C dated 09/05/18.
Committee Date	6 June 2018
Ward(s)	Dorking North Within 20m of Dorking South Ward
Proposal	Two storey rear extension to provide office accommodation with parking below.
Site Description	The Old Court House, 267-273, High Street, Dorking, Surrey, RH4 1RY

RECOMMENDATION: Approve subject to conditions

Summary

The application premises lie on the northern side of Dorking High Street within the Dorking Conservation Area. They comprise a 1980s three/four storey building housing offices and flats, with car parking provision at the rear and also within the basement. Permission is sought for a two storey extension at the rear of the premises to provide additional office floor space. The void beneath the extension would allow the existing parking spaces in this location to be retained. It is considered that the proposal would not detract from the character of the area nor adversely affect the amenities of adjoining properties and permission is therefore recommended.

1. Development Plan

- 1.1. Built up area; Conservation Area; Dorking Area Shopping Zone 2.

2. Relevant Planning History

MO/80/0580	Demolition of former Magistrates Court and erection of 2 and 3 storey buildings comprising offices of 678 sq metres, estate agency of 118 sq metres, clock tower and parking for 33 cars, together with change of use and refurbishment of No. 277 High Street as bank/building society/estate agency of 175 sq metres.	Permitted 18/08/86. Implemented.
MO/08/0646	Conversion of second floor and loft to provide 4 No. apartments.	Permitted 04/04/08.
MO/11/1111	Conversion of first and second floor of the existing building to provide 5 No. two bedroom dwellings.	Permitted 06/01/12.
MO/12/0288	Amendment to MO/11/1111 for the change of use of first and second floor to residential: convert second floor into 2 No. 1 bedroom flats instead of 1 No. 2 bedroom flat as approved.	Permitted 16/04/12. Implemented.
MO/12/1137	Single storey rear extension.	Permitted 10/10/12.
MO/13/0094	Erection of two storey rear extension as alternative design to extension approved under MO/12/1137.	Permitted 18/03/13. Implemented.
MO/16/0068	Conversion of second and third floors to 3 No. flats with 4 dormer windows and 2 No. roof lights to front elevation and 6 dormers and 1 rooflight to rear elevation.	Permitted 10/05/16. Implemented.
MO/16/0068/UU	Formal application under section 106A of the Town and Country Planning Act 1990 to discharge a legal agreement attached to planning permission MO/16/0068.	Permitted 20/07/16.

3. Description of Development

- 3.1. The application site lies on the northern side of the High Street close to the junction with Wathen Road and within the Dorking Conservation Area. The premises comprise a 1980s three/four storey building occupied as offices on the ground floor with residential on the upper floors.

4. Consultations

- 4.1. SCC Highways: No requirements
- 4.2. Historic Environment Officer – No objections.

5. Representations

- 5.1. Five representations have been received in which the following summarised points are raised:-

- Further extension to an already over-developed site;
- The 2016 permission has not been implemented in accordance with the approved plans, as there are three more dormer windows in place than have been approved.

Officer comment: This has been taken up with the applicant who has submitted amended plans to show the correct elevations as built out. As far as the departure from the approved plans is concerned, the applicant is to submit a planning application for the retention of the additional dormers.

- Loss of amenity to adjoining properties;
- Disruption from building works and possible damage to adjoining properties;
- The need for an extension for the boardroom is questioned – there must be sufficient space within the existing office accommodation.
- Light spill from car park lighting;
- Nearby resident in Jubilee Terrace not notified of the application.

Officer comment: Notification process was carried out according to the Council's protocol set down under the Statement of Community Involvement.

- Parking provision is inadequate;
- The approved developments have improved the appearance of the area though the car park could be tidied up.

6. Main Planning Policies

6.1. Government Guidance

National Planning Policy Framework

Section 1 – Building a strong competitive economy.

Section 12 – Conserving and enhancing the historic environment.

6.2. Mole Valley Core Strategy

CS1 – Where Development will be directed.

CS12 – Sustainable Economic Development.

CS14 – Townscape, Urban Design and the Historic Environment.

6.3. Mole Valley Local Plan

ENV22 – General Development Control Criteria

ENV23 – Respect for setting

ENV24 – Space about buildings
ENV39 – Development in Conservation Areas.

7. Main Planning Issues

7.1. The main planning issues for consideration are

- The principle of development
- effect on character of area
- impact on the amenities of adjoining properties
- parking

The principle of development

7.2. The site lies within the built up area, where the principle of new development is acceptable under policy CS1 of the Core Strategy. The site lies in a sustainable town centre location; the NPPF sets out a presumption in favour of sustainable development.

7.3. The NPPF at Section 1 seeks to promote sustainable development and to be sympathetic to the expansion needs of businesses.

Effect on character of the area

7.4. The extension is proposed at the rear of the building and would measure approximately 4.5 metres by 5.2 metres, which are modest dimensions in comparison to the building to which it would be attached. The extension is designed in a manner that is in keeping with the main building in terms of its form and the use of materials.

7.5. The site lies within the Dorking Conservation Area but views to the rear elevation from within the Conservation Area inside the public realm (from Wathen Road) and from outside the Conservation Area (from southern end of Jubilee Terrace) would be limited. The Historic Environment Officer has raised no objections.

Impact on the amenities of adjoining properties

7.6. The most immediately affected properties are 1 Jubilee Terrace and 35 Wathen Road, to the north-east and north-west, and 265 High Street, adjoining to the west of the site. The extension would stand at least 20 metres away from these adjacent properties and it is considered that this would be sufficient separation to afford privacy to the occupiers. In order to reduce the impact further, the window originally proposed to the end (northern) elevation of the extension has been omitted.

7.7. Turning to 265 High Street, this is a two storey building used for commercial purposes. The rear elevation of this property is stepped back from the rear elevation of the application premises by some 3.5 metres. The proposal would lie to the north east of 265 High Street. Furthermore, the western elevation of the proposal would not contain any windows. Accordingly, it is considered that the lighting and privacy to 265 would not be significantly affected.

Parking

7.8. Whilst the extension is proposed on an area currently used for car parking, the proposal would incorporate a void beneath which would allow the current parking provision to be maintained. It is therefore considered that the proposal is acceptable on parking grounds.

Conclusion

- 7.9 The site lies in a sustainable location within the town centre and the expansion needs of businesses are lent weight by advice within the NPPF. The proposed extension would be in keeping with the existing building and would not have a detrimental impact on the amenities of local residents.

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 18/2001/1B and 2C 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. Prior to the commencement of the development, an initial BREEAM assessment report demonstrating that the development is expected to achieve at least BREEAM 'Very Good' construction standards, or a report setting out which elements of BREEAM 'Very Good' standards can be met and the technical reasoning behind any element that cannot be met, must be submitted to and approved, in writing, by the Local Planning Authority. No building shall be occupied until evidence that the agreed level of construction standards have been achieved, has been submitted to and agreed, in writing, by the Local Planning Authority.

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 accord with the aims of policy CS19 of the Mole Valley Core Strategy.