

Application Number and Registration Date	MO/2018/0729 (Detailed) 23-Apr-2018
Applicant	Mr D Norman
Case Officer	Mrs Cindy Blythe
Amendments /amplifications	As per amended plan number P 2148 E received 20.06.18
Committee Date	4 July 2018
Ward(s)	Bookham North Within 20m of Bookham South Ward
Proposal	Demolition of existing bungalow and detached garage and erection of a replacement two storey house with basement.
Site Description	204, Lower Road, Bookham, Leatherhead, Surrey, KT23 4AT

RECOMMENDATION: Approve subject to conditions

Summary

The application property is a detached bungalow located on the northern side of Lower Road in Bookham. The site also includes a detached garage to the rear of the bungalow. The application seeks the removal of the bungalow and garage and to replace these with a two storey detached four bedroom dwelling with a basement.

The proposed development is considered to be of an appropriate design and scale that would be in keeping with the character of the area and would not have an adverse impact upon the amenities of neighbouring occupiers. Furthermore, the proposal represents an efficient use of land in a sustainable location.

1. Development Plan

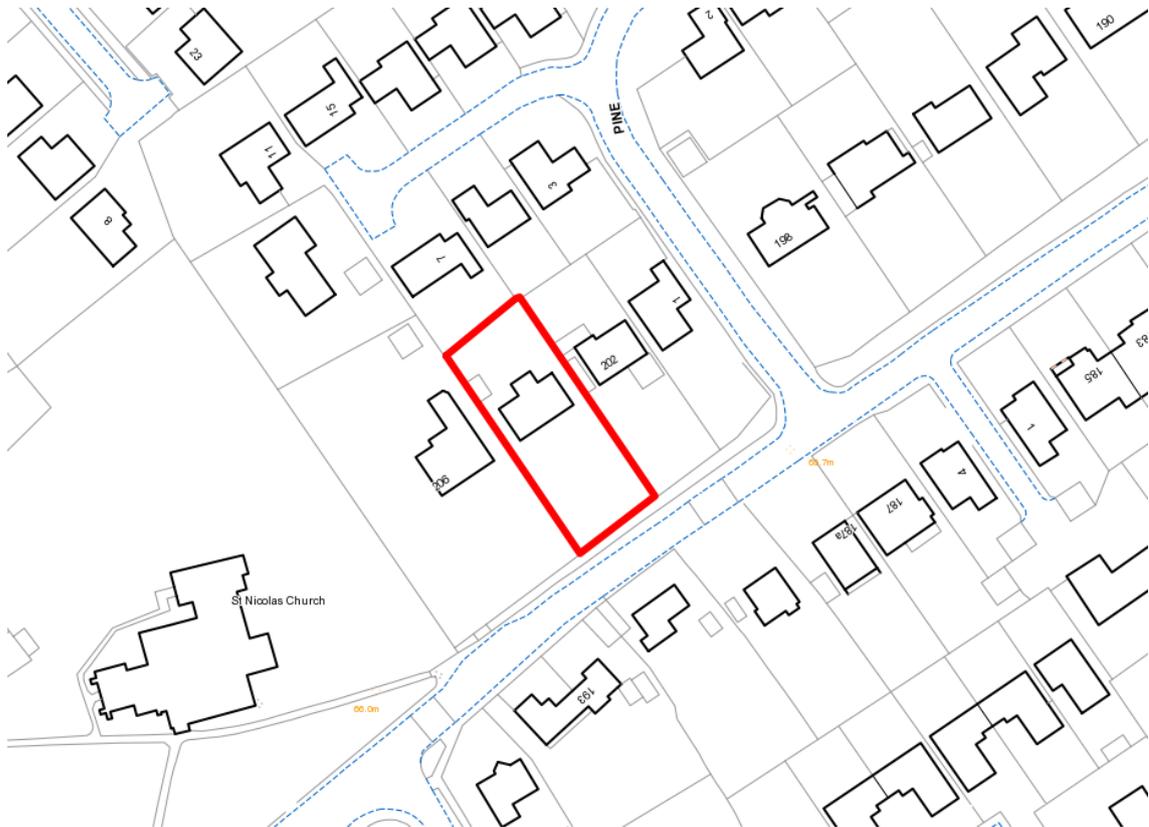
- 1.1. Built up area, Blanket Tree Preservation Order, Site of Archaeological Potential, within 10m of the Conservation Area.

2. Relevant Planning History

None relevant

3. Description of Development

- 3.1. The application site is located on the northern side of Lower Road, opposite the Conservation Area boundary. The site is occupied by a 1930's bungalow, which although not of any architectural merit, blends with the general environs in this section of Lower Road. The property is set back from the highway by approximately 25 metres with a lawn and mature trees which screen the property from the road. A small detached garage is located towards the rear of the site abutting the western boundary.



- 3.2. The property has a deep front garden with the rear garden being approximately 12 -15 metres in depth from the rear of the dwelling to the shared boundary. The land levels within the site are level at the front, and a slight downward gradient at the rear.
- 3.3. The area is characterised by a mixture of dwelling types and styles including both single and two storey dwellings. In the immediate locality the application property is flanked on the east and west by two bungalows. To the rear there are two storey dwellings in Pine Walk.

Proposal

- 3.4. Permission is sought for the erection of a detached two storey house with a basement to replace the existing bungalow on the site.
- 3.5. During the course of the application a previously proposed a car port to be located in front of the proposed dwelling has been omitted from the proposed development.

- 3.6. The proposed dwelling would be located approximately 3.5 metres forward of the current bungalow location and set in from the western boundary by approximately 1.4 metres and from the eastern boundary by approximately 2.7 metres and from the rear boundary at the closest point by approximately 12 metres. The proposal would be partially sunk into the existing ground levels in order to lessen the visual impact of the structure.
- 3.7. The building would be of a contemporary design with a central gable feature and two upper floor windows positioned below smaller gabled roofs. The front elevation would also feature a small terrace facing towards the road. The proposed dwelling would be provided with a pitched roof with hipped ends. Materials to be used would be slate roof tiles, stone and render to the elevations and powder coated aluminium windows.
- 3.8. The proposed dwelling includes a basement which would sit below the whole footprint of the proposal. At the rear a small basement level terrace would open onto the rear garden. The rear elevation would feature two gable features with a single storey element projecting further from the main rear elevation.
- 3.9. The existing access at the front of the property would be retained. Parking provision would be in the form of open parking on the drive way at the front. The plans show sufficient turning head in order that vehicles would enter and leave the site in a forward gear.
- 3.10. The application is supported by Design and Access Statement and an Ecology Report including the results of a bat survey.

4. Consultations

- 4.1. SCC Highways: As it is not considered that the likely net additional traffic generation, access arrangements and parking would have a material impact on the safety and operation of the public highway, the Highway Authority was not consulted on this application.
- 4.2. SCC Archaeology Officer: The proposed development is not in an Area of High Archaeological Potential and does not exceed 0.4ha, above which, under Local Plan policy ENV50, an archaeological assessment is required. As such, I have no comment from an archaeological perspective.
- 4.3. Surrey Wildlife Trust: Note that a Phase 1 Ecology Survey' has been submitted in support of the application. They state that the report appears appropriate in scope and methodology and has not identified active bat roosts or potential for active roosts, within the buildings subject to the current planning application. We therefore advise that bats do not appear to present a constraint to the proposed development. The development should progress in line with the precautionary recommendations of section 5 of the above referenced Phase 1 Ecology Survey and incorporate the following;
 - Providing bird and bat boxes erected on or integral within the new building as detailed above.
 - Using native species when planting new trees and shrubs, preferably of local provenance from seed collected, raised and grown only in the UK, suitable for site conditions and complimentary to surrounding natural habitat.
 - Planting should focus on nectar-rich flowers and/or berries as these can also be of considerable value to wildlife

- 4.4. MVDC Tree Officer: Two Chestnut trees at the front of the site are the subject of Area TPO107/2/F. Apart from two on the frontage there are no other notable trees about the property. The proposed garage is sufficiently far away from the trees for them not to be affected and it appears that the existing drive will remain undisturbed. For these reasons I have no major tree related concerns regarding this scheme. To ensure the trees are physically protected from the construction a condition is noted at the end of the report.

Officer comment – the garage as referred to above has been omitted from the proposal.

- 4.5. Historic Environment Officer: *Although the site is adjacent to 206 Lower Road, where both Historic England and I strongly objected to the recent redevelopment proposal on the grounds of the harm it would cause to the setting of the Grade I listed parish church, I do not have the same concerns with this proposal for the demolition and rebuilding of 204 Lower Road. The additional distance of the site away from the church and churchyard, and the barrier of 206 between the two, means that I cannot argue that harm will be caused to the setting of the nationally significant heritage asset. The busy main road is also an effective barrier to prevent harm being caused by this proposed development to the setting of the Grade II listed buildings on the south side of Lower Road and the surrounding conservation area.*

5. Representations

- 5.1. Nine letters of representation including one from the Bookham Residents Association were received raising the following summarised concerns:

- Development would be threefold increase in size and street scene is misleading
- Unsympathetic development in stark contrast to Listed Building opposite.
- Contrary to Bookham NDP – property would be a four bedroom dwelling
- Noise and disruption during build, especially noise from the basement excavation
- Misrepresentation in supporting statement – current bungalow was marketed as three bedroom dwelling not 4.
- Overdevelopment of site – proposed building would be taller than existing building
- Formation of basement would potentially lead to damage to neighbouring properties
- TPO's on site – could these be harmed?
- No site notice erected
- Loss of light and impact of taller flank wall facing neighbour
- The proposed dwelling would be out of keeping with locality, other properties are more traditional in style
- Recent test boring caused vibrations in houses
- Overlooking from balcony
- Size scale mass and form would be harmful to spacious character

Officer comment – The control of noise during construction works is dealt with under other legislation outside of the remit of planning. The development is for a replacement dwelling within the Built-up Area and therefore a site notice was not a requirement

6. Main Planning Policies

6.1. Government Guidance

NPPF

Section 6. Delivering a wide choice of high quality homes.

Section 7. Requiring good design.

Section 11. Conserving and enhancing the natural environment.

Section 12. Conserving and enhancing the historic environment.

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

MOV5- Parking Standards

6.4. Bookham Neighbourhood Development Plan

BKEN1: Trees and hedgerows

BKEN2: Design and local character

BKH1: Smaller homes for downsizing and new families

BKH2: Infill and garden development

BKH3: Parking space standards

BKIN1: Drainage

7. Main Planning Issues

7.1. The main planning issues for consideration are:

- The principle of development
- Impact on the character and appearance of the area
- Impact on the amenities of adjoining properties
- Highways and parking
- Trees
- Sustainability

The Principle of Development

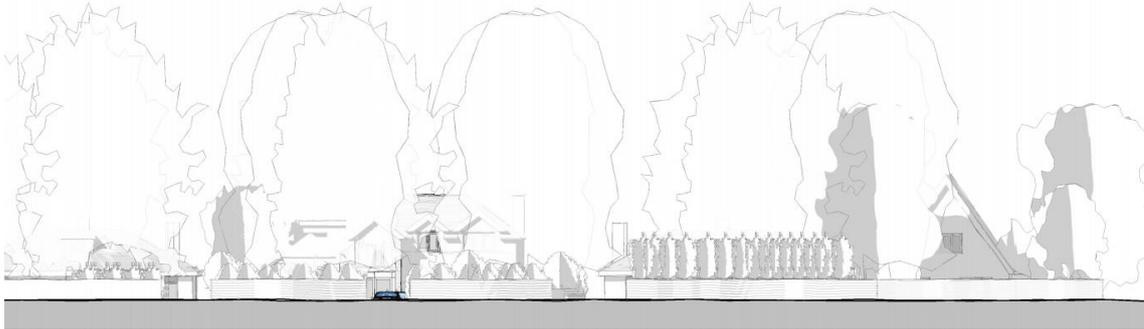
- 7.2. Policies CS1 and CS2 advise that all new development will be directed towards previously developed land within the built up areas of Leatherhead, Dorking, Bookham Fetcham and Ashted. The site is located within the built-up area of Bookham and therefore the principle of redeveloping the site with a new dwelling is acceptable. The NPPF states that garden land is not considered to comprise previously developed land. However, whilst this gives an intrinsic value to garden land, it does not totally exclude the use of such sites, but rather that such proposals should be carefully considered taking into account the particulars of the site and the locality.

- 7.3. Policy CS3 of the Core strategy, 'Balancing Housing Provision' affirms 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. The Bookham Neighbourhood Development Plan Policy BKH1 also states that within the central area new homes should have no more than 3 bedrooms. The proposed development would provide one 4 bedroom dwelling which would not comply with CS3 and with BKH1. However, the proposal is for a replacement single family dwelling and the area comprises a mixture of dwelling types and sizes, and there are a number of medium to large family properties which are a feature of the immediate locality.
- 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 through the Built- up Area Character appraisals.
- 7.5. Mole Valley Local Plan 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 overshadowing or overpowering effect. Criterion 3 requires that development should respect the character and appearance of the locality.
- 7.6. Mole Valley Local Plan 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, Density of development and the space about buildings affirms 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.

Impact on the character and appearance of the area

- 7.8. The Built up Area Character Appraisal (BUACA) mentioned in Policy CS14 describes this section of Bookham (Village Centre) as being '*a tight knit informal cluster of mainly small scale buildings*'. The key characteristics of the Great Bookham Village Centre are detailed as an 'attractive and eclectic mix of buildings, including several historic buildings'. The locality is described as having 'a varied and interesting residential environment, including a harmonious mix of housing densities and styles'. The area is also defined as having 'open, green spaces within the heart of the village (e.g. St Nicholas Churchyard)' 'balancing an otherwise building dominated environment'.
- 7.9. This section of Lower Road displays many of the characteristics as detailed above, with a mix of dwelling types, and a verdant and pleasant setting for the buildings. However, the grain of development is not consistent throughout the road and the grain of development is tighter further east of the site. The street scene drawing below illustrates that the proposal would fit comfortably into the streetscape with sufficient lateral spacing to either side to respect local character. The spacing to the western boundary would be approximately 1.4 metres and approximately 2.7 metres to the eastern shared boundary. As regards visibility from the highway, the drawing indicates that the dwelling would be well screened from the public realm due to the retention of

the boundary vegetation on the southern boundary. The roof of the proposed dwelling would be hipped away from the side boundaries. Although the building would be taller than the existing bungalow it is considered that the form and massing is not excessive and that the building would fit satisfactorily within the prevailing form of development in the area.



- 7.10. With regard to the impact on the wider Conservation Area and nearby listed buildings, the Council's Historic Environment Officer has considered the proposal and states that given the additional distance between the site and the listed Church, the proposal would be sufficiently separated so as to not adversely impact on the listed asset. With regards to the impact on the listed buildings to the south, given that there is a busy road to the south of the application site, it is considered that this would act as a barrier between the historic buildings, the wider conservation area and the development.
- 7.11. Concerns have been raised by residents with regards to the bulk and massing of the building and that it would be set forward of the established building line. It is considered that the slight forward positioning of the proposal would not have a harmful impact, given the depth of the front garden area and the distance to the highway. In its proposed position, the dwelling would have adequate separation to neighbouring properties at the rear.
- 7.12. As noted in the BUACA, there is a wide range of dwelling types in the area and a new dwelling of a modern design utilising traditional materials would be appropriate in this location. Although the building would be larger and taller than the existing bungalow, given the site screening afforded by the boundary vegetation to Lower Road, it is considered that the development would be acceptable in this location.
- 7.13. It is concluded that the proposed development would be of an appropriate design, scale and massing that would satisfactorily assimilate with the character of the site, its surroundings and would thus be in keeping with the character of the area. The proposed development would accord with the relevant policies of the Development Plan and guidance contained in the NPPF.

Impact on the amenities of adjoining properties

- 7.14. The most immediately affected properties are No. 206 to the west, No. 202 to the east and No's 7 and 5 Pine Walk to the north at the rear.
- 7.15. Regarding No. 206 to the west, the flank wall of the proposed dwelling would be approximately 1.4 metres from the shared boundary. The property would be set slightly further forward than this neighbouring property, but not to such a degree that it would appear overbearing or out of character. The single storey element at the rear would be set further back from a single storey element on the neighbouring property and would not impact on the amenities of the neighbouring residents. There would be a single window at first floor level which would serve a bathroom and which would be fitted with

obscure glazing. This would be controlled by a condition on any permission granted. There is boundary screening in the form of trees along the boundary which would provide additional screening.

- 7.16. With regards to No. 202 to the east, the proposed building would be set forward of this neighbouring property. Concerns have been raised by neighbours regarding the loss of privacy resulting from the balcony; however, this is located at the front of the property on its western side and is recessed within the flank wall. As such, there would only be very limited views of no. 202 from the proposed balcony and only of the front of the site and from an oblique angle.
- 7.17. With regards to the properties to the north, there would be a 12 metre separation between the rear wall of the single storey element to the northern boundary. The distance from the proposed two storey rear elevation to the boundary would be 18m with a back-to-back distance between rear facing first floor windows on the proposed dwelling to the nearest property in Pine Grove (no.7) of over 30m. From the outlook of No.7 Pine Grove, there would be a partial view of the first floor of the new dwelling. The ground floor and rear basement would not be easily visible. Although a window from No. 7 faces towards the rear of the property, much of the rear would be screened by boundary vegetation. With regards to No. 5 the proposal would be partially visible, albeit from an oblique angle and consequently it is not considered that the proposals would have a significant detrimental impact on the amenities or privacy to these neighbouring properties.
- 7.18. In conclusion the proposed replacement development would not result in an unacceptable relationship between the application site and the adjoining neighbouring properties. The proposed development would therefore accord with Local Plan Policy ENV22 in this regard.

Highways and parking

- 7.19. The proposed development would utilise the existing vehicular access at the southern side of the site. There would be sufficient space within the curtilage to accommodate a sufficient number of spaces in the form of the driveway/hardstanding.

Trees

- 7.20. The site is covered by a blanket Tree Preservation Order. The two notable trees within the site are chestnut trees located at the front of the site, one adjacent to the southern boundary, the other located on the eastern boundary in front of the dwelling. The Council's Tree Officer has carried out an evaluation of the development and its potential impact on these trees. It is considered that as no disturbance of the driveway is proposed near to these trees, the development would have no adverse impact on them. A condition is recommended in order to protect the trees during the development.

Sustainability

- 7.21. In accordance with Core Strategy policy CS19, the proposal would need to include a 10% reduction in total carbon emissions through the on-site installation and implementation of renewable or low carbon energy sources. No specific information has been submitted with regards to this; however, compliance with these aspects of policy CS19 can be satisfactorily controlled through the imposition of relevant planning conditions any grant of permission.

Community Infrastructure Levy

- 7.22. CIL was introduced by the Council on the 1st January 2017. The proposal involves the creation of residential floorspace and therefore, CIL would be liable.

Conclusion

- 7.23. For the reasons outlined above, the proposed development is considered to be of an appropriate design and scale that would be in keeping with the character of the area and would not have an adverse impact upon the amenities of neighbouring occupiers. Furthermore, the proposal represents an efficient use of land in a sustainable location.

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 P 2148-100 E received 20.06.18 and 101 D 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. Notwithstanding the provisions of the Town and Country (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no extensions within Schedule 2, Part 1, Classes A, B, or C to any dwelling hereby permitted shall be erected.

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

4. a) Prior to any development related works being carried out on site tree protective fencing shall be erected around each tree or tree group to be retained in the vicinity of the development operations for the duration of the development in accordance with the recommendations given in British Standard 5837 (Trees in Relation to design, demolition and construction - Recommendations) unless otherwise agreed, in writing, by the Planning Authority.

b) No hard surfaces, trenches, pipe runs or drains shall be dug within the root protection area of any protected trees retained on the site or land adjoining unless agreed otherwise, in writing, by the Planning Authority; and all such installations shall be in accordance with the advice given in the current National Joint Utilities Group

Publication Volume 4 and AAIS (Arboricultural Advisory and Information Service)
Practice Note 12.

c) No materials of any form shall be stored within the perimeter of the tree protective fencing at any time during the construction process.

d) No burning shall take place in a position where the flames could extend to within 5 metres of foliage, branches or trunk of any tree or group to be retained on the site or land adjoining having regard to the size of the fire and wind direction.

Reason: In the interests of visual amenity and to ensure the retention of trees which enhance the existing character of the locality in accordance with Mole Valley Local Plan policies ENV25 and ENV53, and Mole Valley Core Strategy policies CS14 and CS15.

5. 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.

6. 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.

7. 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.

8. 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.

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

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

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

11. The parking spaces shown on the approved plan shall be made available for use prior to the first occupation of the development hereby permitted and thereafter retained for that purpose.

Reason: To ensure that adequate facilities are provided for the parking of vehicles clear of the highway in the interests of the free flow of traffic and condition of safety on the highway in accordance with Mole Valley Local Plan policy MOV5.

12. The recommendations set out within the applicant's ecological survey Phase 1 Ecology Survey (ASW Ecology) dated April 2018 and submitted in support of the application shall be carried out in full before the development is occupied.

Reason: To safeguard the ecological interest of the site in accordance with Mole Valley Local Plan policy ENV15 in accordance with policy CS15 of the Mole Valley Core Strategy and the National Planning Policy Framework.

13. Prior to the first occupation the first floor window in the west elevation of the development hereby permitted shall be glazed in obscured glass and only openable above a height of 1.7 metres above the internal floor level. The window shall be permanently retained in that condition thereafter.

Reason: To protect the amenities and privacy of adjoining residential properties in accordance with Mole Valley Local Plan policy ENV32.

Informatives

1. The applicant is reminded that the demolition and construction stage of the proposed development may give rise to problems of smoke pollution and/or noise, which will depend on the measures taken to control such potential problems. It is, therefore, strongly recommended that you contact the Council's Environmental Health Department at an early opportunity in order to discuss appropriate measures to be adopted for control of burning, noise and other potential problems for neighbouring residents.
2. In the interests of sustainability and the reduction of waste your attention is drawn to the desirability of recycling building materials wherever possible. The demolition or dismantling of structures on the site should be considered as part of the development process to maximise the reuse or recycling of materials rather than disposal as waste. For further information about re-use and recycling of building materials, the applicant is advised to ring the Surrey County Council Contact Centre on 03456 009009.
3. The clearance of vegetation by burning is likely to give rise to problems of smoke nuisance. The applicant is therefore encouraged to remove such green waste from the site in order that it may be recycled through composting, chipping, waste to energy transfer (alternatively, logging) or other similar processes.
4. 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.