

PLANNING OFFICER REPORT

Application No. MO/2022/1263 Detailed
Valid Date: 18-Jul-2022
Applicant: Mr & Mrs M and C Nicholls
Case Officer: Donna Bulbeck
Ward(s): Bookham South
Proposal: Demolition of existing modern rear element and erection of a two storey rear extension and 2 No. porches, a new roof to side addition and internal alterations to allow the conversion of the offices to 7 No. flats with associated parking, bin store and landscaping.
Amendments: Amended floor plans received. Plan numbers 20143 P110 Rev F, 20143 P101 Rev E and 20143 P111 Rev F
Site Location: Fairfield House, 24, High Street, Bookham, Leatherhead, Surrey, KT23 4AG
Committee: More than 4 dwellings
RECOMMENDATION: Approve subject to conditions

Site Plan:



1. Description of Site:

- 1.1. The application site is located in the centre of Bookham village in the main shopping area, close to its attendant facilities and transport links. The site lies in the Great Bookham Conservation Area and is host to a Grade II listed building. Access to the site is via the public car park to the west of the site.
- 1.2. The existing building is Grade II listed and sits within its own defined curtilage fronting onto the High Street. It is a two and half storey red brick property with rooms located in clay tiled roof space. The building is separated from the High Street footpath by a brick boundary wall.

2. Description of Proposal:

- 2.1. Planning permission is sought for the demolition of existing modern rear element and erection of a two storey rear extension and 2 No. porches, a new roof to side addition and internal alterations to allow the conversion of the offices to 7 No. flats with associated parking, bin store and landscaping.
- 2.2. The two storey extension would extend approximately a metre further than the existing. Two porches would be created, one to the rear of the building and the other along the single storey projection. Each unit would have 1 parking space (7no. total plus one visitor bay), as well as bicycle parking within the private courtyard. There would be a bin store adjacent to the vehicular entrance into the site.

3. Relevant Planning History

TPO/107/2/A

Church Road, Griffin Court & Griffin Way, Bookham, Leatherhead, Surrey, KT23 4JQ

Tree Preservation Order

TPO Confirmed

02-Jun-1976

MO/76/0983

Fairfield House, 24 High Street, Bookham

Change of use from residential to offices of approximately 4530 sq ft (420.7 sq m) on ground floor and first floor for occupation by Messrs F.J. Hyde & Sons (Fairfield House) Ltd and the use of the basement and second floor of the house of approximately 2380 sq ft (221.1 sq m) as ancillary accommodation for storage and the construction of ten car parking spaces at the rear, with access from existing public car park.

APPROVED WITH CONDITIONS

04-May-1977

MO/81/0218

Adjoining Fairfield House, 24 High Street, Great Bookham

Single storey office extension at rear and two garages total floor area 96.5 sq m (1038 sq ft).

APPROVED WITH CONDITIONS

19-May-1981

MO/82/0832

Land at rear of Fairfield House, 24 High Street, Great Bookham

Use pair of garages as staff room and kitchen 29 sq m (310 sq ft) as alternative to planning permission MO/81/0218.

APPROVED WITH CONDITIONS
26-Oct-1982

MO/88/0080
Fairfield House, High Street, Bookham
Single storey extension at rear, 54.7 sq m (588 sq ft).
REFUSED
28-Mar-1988

MO/88/0081
Fairfield House, High Street, Bookham
Single storey extension at rear of Grade II Listed Building.
REFUSED
28-Mar-1988

MO/88/0337
Fairfield House, High Street, Bookham, Surrey
Internal alterations and insertion of new front entrance.
APPROVED WITH CONDITIONS
31-May-1988

MO/2001/1890
Fairfield House, 24 High Street, Great Bookham.
Alterations to rear single storey wing including five rooflights to south-east elevation, two air-conditioning condenser units to south-west elevation, alterations to windows and doors.
APPROVED WITH CONDITIONS
11-Feb-2002

MO/2001/1891
Fairfield House, 24 High Street, Great Bookham.
Alterations to rear single storey wing including five rooflights to south-east elevation, two air-conditioning condenser units to south-west elevation, alterations to windows and doors and internal works.
APPROVED WITH CONDITIONS
11-Feb-2002

MO/2022/1264
Fairfield House, 24 High Street, Great Bookham.
Demolition of existing modern rear element and erection of a two storey rear extension and 2 No. porches, a new roof to side addition and internal alterations to allow the conversion of the offices to 7 No. flats with associated parking, bin store and landscaping (application for Listed Building Consent).
UNDER CONSIDERATION

4. Statutory/Internal Consultations

- 4.1. Historic Environment Officer – No objection
- 4.2. Archaeology Officer – No concerns
- 4.3. Waste Services – Not sure how bins will be collected – Officer Comment – Bins would be collected from the corner of the site via the Public Car Park.
- 4.4. County Highway Authority – No objection
- 4.5. Environment Health Officer – No noise or contamination concerns

- 4.6. Thames Water – No comments received
- 4.7. Economic Development – No comments received
- 4.8. Surrey Wildlife Trust - The mitigation within the ecology report is appropriate. Recommends that the report is conditioned accordingly.

5. Third Party/Other Representations

Residents Association Representation	Officer Comment	Relevant Condition
<p>Bookham Residents Association supports this application as it would bring a long used building in the centre of Bookham back into effective use and the accommodation would provide is fully in line with the Bookham NDP.</p> <p>Suggests that the developer be required to provide a pedestrian link to connect the car park and Griffin Way to improve circulation around the village centre</p>	<p>Noted.</p> <p>In terms of the request for a pedestrian link, this is outside the scope of this application.</p>	

Representation	Officer Comment	Relevant Condition
Summary of Responses Received:		
Supportive of the need for housing in the centre of Bookham but concerns are raised over insufficient parking, which would reduce parking in the area.	Noted. Parking addressed in Section 9.8	

6. Constraints

- Built-up Area
- Listed Building
- Site of Archaeological Potential
- Tree Preservation Order
- Bookham NDP BKEC1 Retail Centre
- Bookham NDP BKH1 Central Area
- Conservation Area - Great Bookham

7. Development Plan Policies

Core Strategy (CS)

- CS1 – Where Development will be Directed
- CS2 – Housing Provision and Location
- CS3 – Balancing Housing Provision
- CS9 – Bookham Village Centre
- CS14 - Townscape, Urban Design and the Historic Environment
- CS18 – Improved Travel Options and Accessibility

CS19 – Sustainable Construction

Local Plan (LP)

ENV22 – General Development Control Criteria

ENV23 – Respect for Setting

ENV39 – Development in Conservation Area

ENV42 – Preservation and Restoration of Listed Buildings

ENV43 – Alterations and Additions to Listed Buildings

MOV2 – The Movement implications of Development

MOV5 – Parking Standards

Bookham Neighbourhood Development Plan (BKNDP)

BKEN2: Design and local character

BKH1: Smaller homes for downsizing and new families

BKH3: Parking space standards

BKIN1: Drainage

8. Material Considerations

Government Guidance – National Planning Policy Framework (NPPF)

Section 2 – Achieving Sustainable Development

Section 5 – Delivering a sufficient supply of homes

Section 11 – Making effective use of land

Section 12 – Achieving well-designed places

Section 16 – Conserving and enhancing the historic environment

Supplementary Documents

Nationally Described Space standards

Built Up Areas Character Appraisal

Vehicular and Cycle Parking Guidance

9. Planning Analysis

9.1. Legislation dictates how all planning applications must be determined. Section 70 of the Town and Country Planning Act (as amended) states -

In dealing with an application for planning permission the authority shall have regard to -

- (a) the provisions of the development plan, so far as material to the application,
- (aza) a post-examination draft neighbourhood development plan, so far as material to the application,
- (b) any local finance considerations, so far as material to the application, and
- (c) any other material considerations

9.1.1. The main planning issues for consideration are discussed below.

9.2. Principle of Development

9.2.1. At the heart of the NPPF is a presumption in favour of sustainable development.

9.2.2. Paragraph 11 states that, in terms of the decision-making process, 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:

i the application of policies in the Framework that protect areas or assets of particular importance (such areas include land designated as Green Belts, an Area of Outstanding Natural Beauty, and Conservation Areas) provides a clear reason for refusing the development, or,

ii. Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework as a whole.

- 9.2.3. The Council's latest Housing Delivery Test result is below 75% and is currently at 70%. In addition, the Council can currently only demonstrate 2.9 years of Housing Land Supply and as such, the policies in the Development Plan relating to housing land supply are to be regarded as out of date. The tilted balance is therefore engaged. This means granting planning for residential development unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the NPPF as a whole, or there is clear reason for refusing development because of conflict with policies in the NPPF that protects an area or assets of particular importance.
- 9.2.4. In assessing the benefits in terms of Housing Land Supply, the proposal would contribute a net increase of 7no. new residential units to the housing market. The addition of seven dwellings would result in increased footfall for local amenities which would be consistent with the social and economic role of sustainable development.
- 9.2.5. Paragraph 130 of the NPPF states that planning policies and decisions should ensure the developments, inter alia: (a) will function well and add to the overall quality of an area, not just for the short term but over the lifetime of the development; (b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; (c) are sympathetic to local character and history, including the surrounding built environment and landscaping setting, while not preventing or discouraging appropriate innovation or change (such as increased densities)
- 9.2.6. At paragraph 134, it states that permission be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.
- 9.2.7. Core Strategy policies CS1 and CS2 set out the hierarchy of locations where development should be directed. Priority is given to new development in the built up areas, as these are modest suitable locations, followed by larger rural villages and smaller rural village and finally the countryside.
- 9.2.8. CS3 seeks the provision of two- and three-bedroom dwellings suitable for occupation for all sectors of community including newly formed households, young couples and expanding families. The Bookham NDP states developments within the Central Area new homes should have no more than three bedrooms and in developments of four or more homes at least 50% should have no more than two bedrooms. The proposal includes 4 x 2 bedroom units and 3 x 1 bedroomed units. The proposed unit mix is

considered acceptable in line with Bookham NDP, it is also noted that the Bookham Residents Association is in support of the application.

- 9.2.9. The proposal is located within the Built-up Area of Bookham, where there is no objection in principle to new development. Taking into account the tilted balance position, the principle of the development has been established subject to meeting the Local Plan and Core Strategy Policies.

9.3. **Impact on Character of Area**

- 9.3.1. Core Strategy policy CS14 seeks to ensure that new development respects and enhances the character of the area in which it is proposed whilst making the best use of the land available. Sub paragraph 2 of this policy states that the Council will resist development of poor quality and sub paragraph 3 advises that development should incorporate appropriate landscaping.
- 9.3.2. ENV22 of the Mole Valley Local Plan sets out the seven criteria for sound development control practice. It requires that development should be appropriate to the site in terms of its scale, form and appearance. It requires that development should also respect the character and appearance of the locality.
- 9.3.3. Local Plan policy ENV23 sets out that new development will normally be permitted where it respects its setting, taking account of the scale, character, bulk, proportions and materials of the surrounding built environment and townscape features such as street patterns and space about buildings.
- 9.3.4. Local Plan Policy ENV39 seeks to require development that 'preserves or enhance the character and appearance of the area'. Extensions should be of 'a high standard of design and well detailed such as to reflect the historic character, scale, quality of buildings, settlement form, and materials'. In addition, the site is within the Green Belt where development should not harm the openness of the area.
- 9.3.5. Bookham Neighbourhood Development Plan Policy BKEN2 sets out that development must demonstrate good quality design and respect the character and appearance of the surrounding area.
- 9.3.6. The site is located in the 'Great Bookham Village Centre' as defined in the Built Up Areas Character Appraisal for Bookham.
- 9.3.7. The Great Bookham Village Centre amongst other things described as having an attractive and eclectic mix of buildings, including several historic buildings and pleasantly-detailed examples from the 19th and early 20th century architecture. Excellent range of local shops and services concentrated in a compact area, supported by accessible car parking.
- 9.3.8. The site is located to the western side of the High Street and is located on a slightly elevated position when compared to the highway. The building comprises a large two and half storey building with a single storey projection which extends the majority of the north-western side of the site.

- 9.3.9. To the north and east of the site are retail, financial and professional services with some residential above. Those neighbouring properties, to the north, 18-22 High Street (Royal Oak Cottages) are also Grade II listed buildings. To the south is a large area of open space which forms part of Griffin Court. To the rear is a Local Authority car park serving the village centre.
- 9.3.10. The proposed works would involve the demolition of the existing modern rear element and the erection of a two storey rear extension and two porches - one to the existing single storey building and the other to the western (rear) elevation. There would be a new roof to the side along with the internal alterations to create 7 units. A new dormer would be inserted into the rear roofslope of the existing building as well as five rooflights along the southern elevation.
- 9.3.11. The two storey rear extension has been designed to match the existing rear elevation with the existing fenestration repeated to ensure continuity in design. The two porches are modest in size and do not detract from the appearance of the building. A new roof to the north of building involves re-forming the roof over a single storey section. The elevation to the High Street would remain unaltered but a pitched tiled roof is to be added to the rear. The remaining elements relate to the insertion of rooflights into the south elevation, a small dormer in the rear roof and the insertion of windows into the cheeks of the boxed flat roof link between the main building and the south side extension roof.
- 9.3.12. On the ground, the space to the rear of the building would be split between parking areas, refuse and cycling stores and some minor green space. The courtyard to the rear of the building would be low key use, facilitating turning of vehicles on site primarily. The layout of the development would retain visual space. Though there would be only minimal green space on the site, it is noted that the rear of the site is currently predominantly hardsurfaced and the proposal would introduce areas for soft planting with retention of trees, at the rear.
- 9.3.13. In design terms, the proposed enlargements and alterations to the building are considered to be sympathetic to the existing building which does not detract from the character of the area compliant with the aims of Core Strategy policy CS14, Local Plan Policies ENV22, ENV23, Bookham Neighbourhood Development Plan Policy BKEN2 and the advice within the NPPF.

9.4. **Loss of Employment**

- 9.4.1. The site lies within the Bookham Village, Core Strategy Policy CS9 which states “that the existing retail role and function of Bookham Village Centre will be safeguarded and consolidated. Proposals which would harm or alter the retail function of the centre or detract from its vitality and viability will not be permitted”.
- 9.4.2. Similar to CS9, Bookham Neighbourhood Plan policy BKEC1, *states the loss of retail floor space within the Retail Centre will not be supported*. Although the site lies within the Retail Centre as defined above the use of the building has mainly been used as offices.
- 9.4.3. The Interim Policy Statement on Employment Land seeks to ‘provide clarity on the principles that will be used to identify which sites may be considered for alternative

use, and which sites will continue to be safeguarded to ensure a healthy local economy'. It is a material consideration in the determination of planning applications. The importance of retaining employment land in Mole Valley is identified given the District's tight Green Belt constraints and other nationally significant designations. It is noted that 'pressure from developers seeking to redevelop employment land for housing' and permitted development rights which allow conversion without planning permission have resulted in significant loss of office space.

- 9.4.4. However, the statement also refers to the Economic Development Needs Assessment (EDNA) which reported relatively high office vacancy levels of 9.2% in the District. A surplus of around 19,600 sq.m of office floorspace was forecast across the District by the end of the plan period. In this context 'in order to make best use of previously developed land' and balance 'identified development needs of the District' the Council's view is that 'there would appear to be scope for the limited and controlled release of certain employment sites to housing or mixed use development'
- 9.4.5. The existing building comprises a large building used as office space. Officers recognise that the existing office space in Fairfield House is not fit for purpose for modern businesses looking for smaller A/B grade offices. Therefore we understand the benefits a proposal brings when developing underused office space of lower quality. Officers are therefore satisfied that the loss of office space is justified in this case compliant with the aims of Core Strategy Policy CS9 and Bookham NDP Policy BKEC1 and the advice in the NPPF.

9.5. Impact on Neighbouring Residential Amenity

- 9.5.1. Mole Valley Local Plan policy ENV22, General Development Control Criteria sets out seven general criteria for sound development control practice. 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. The site is surrounded by various residential properties.
- 9.5.2. The nearest neighbouring properties are those to the south-west within Griffin Court. The insertion of a new dormer on rear rooflight would serve a staircase and the insertion of rooflights on the southern elevation would not have direct views of Griffin Court. The remaining openings which have views of Griffin Court are all existing, whilst the use would be changing from office to residential, the intensification of such use is not considered to cause a detriment to the neighbouring residents of Griffin Court. Whilst, the change of use of the building to seven units would create notable change to the occupiers of Griffin Court, given the existing relationship the proposal is not considered to cause a detrimental to these neighbours in terms of outlook, privacy or overshadowing.
- 9.5.3. The proposal is therefore not considered to cause a significant detrimental impact in terms of noise or privacy, to neighbouring properties compliant with the aims of Local Plan Policies ENV22.

9.6. Future Occupiers' Amenity

- 9.7. One of the criteria of policy ENV22 (7) is that new development should provide a satisfactory environment for future occupiers.

9.7.1. Each unit would meet the national described space standards. The habitable rooms are considered to receive sufficient levels of light and outlook and would benefit from internal storage, secure bicycle storage and parking space compliant with the aims of Local Plan Policy ENV22.

9.8. **Impact on Highway Safety**

9.8.1. NPPF Paragraph 111 states, 'Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.'

9.8.2. Local Plan Policy MOV2 seeks to ensure that development makes adequate provision for off street parking, servicing, vehicular access and egress and movements within the site.

9.8.3. Policy MOV5 seeks to ensure that the level of parking provision in new developments has regard to developer requirements and also reflects the extent to which the site can be accessed by a range of transport modes.

9.8.4. The access is not changing which is accessed via the Public Car Park to the north-west. The site includes an area of hardstanding which is currently used for parking.

9.8.5. The County Highway Authority (CHA) have commented on the application and considers that the proposal would not have a material impact on the safety and operation of the adjoining public highway and recommends conditions to promote sustainable transport and reduce carbon emissions.

9.8.6. Parking, Cycle and Electric Charging Provision.

9.8.7. Surrey Council Councils Parking Standards require 1+ spaces per unit however the Bookham NDP requires 1 space per 1 bedroom unit and 2 spaces per 2 bedroom units. The proposal provides 7 parking spaces as well as bicycle parking which meets the SCC parking standards but is slightly below the requirement for Bookham NDP requirements. The concerns relating to insufficient parking matters expressed in third party representations are noted though there is no technical basis on this ground to refuse the application. However, given that the site is located in a sustainable location in the village centre with a public car park immediately to the north and other transport links nearby, the number parking spaces provided are considered acceptable.

9.8.8. In addition to the above, the parking spaces would be required to provide electric charging points and the provision of cycle storage, which will be conditioned accordingly.

9.8.9. Refuse

9.8.10. One of the criteria of policy ENV22 (7) is that new development should provide a satisfactory environment for future occupiers.

9.8.11. Each unit would need to have sufficient space for refuse and recycling bins. The units would also need to have sufficient space in the kitchen to segregate recyclable and non-recyclable waste and store until collection day.

9.8.12. The agent is advised to refer to the online guidance in terms of the requirements. The Councils waste services have commented on the scheme who required clarification on the access as crews are unable to wheel bins further than 10 mins for collection. The bin store has been moved to the edge of the access with the public car park and would be secured which is considered acceptable.

9.9. **Impact on Biodiversity**

9.9.1. Policy CS15 advises that all water courses, mature hedges and trees within development sites should be, as far as practicable, retained. Only where no realistic alternatives are available or replacement of such features elsewhere in the site would result in biodiversity enhancement above what already exists, will removal of such features be permitted. Planting and other schemes that promote biodiversity will be expected as part of all development schemes, focusing on native species from the locality and particularly trees, a key feature of the environment within Surrey.

9.9.2. The NPPF makes it clear at para 174 that: 'Planning Policies and decisions should contribute to and enhance the natural and local environment by: minimising impacts on and providing gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures'.

9.9.3. Paragraph 179 requires the promotion of 'the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.

9.9.4. The building and surroundings have been the subject of an Ecological Survey. The initial scoping identified a bat roost within the void space of the two storey section of the building. The main roof was deemed to have moderate potential for roosting bats under roof tiles and the ground floor section has a low bat roosting potential. There is also moderate potential for the void space with the confirmed roost present to support hibernating bats. There is very little foraging habitat present within the site or in the surrounding area. Based on this, a further emergence survey was recommended.

9.9.5. Three emergence surveys were carried out to south-eastern extension of the main building, and for the south-western extension to determine the presence of roosting bats and evaluate the conservation importance of the site for bats. No bats were seen to emerge from the hanging tiles on any of the survey visits, and bat activity was generally low. However, a second internal assessment on void space confirmed the presence of roosting long-eared bats in the void space of the south-eastern extension, through the discovery of a small number of droppings morphically consistent with long-eared bats confirming the presence of at least a small number of individuals.

9.9.6. These surveys indicate that roosting bats do not routinely use the property, but it is used from time to time as a transitory roost by a small number of brown long-eared bat, the proposed redevelopment of the site into residential flats will not result in significant impacts to bats. However, the presence of bat droppings does mean that the site still qualifies as a 'confirmed roost', and there is potential for bats roosting in

the void space of the two-storey extension to be disturbed or harmed through the works if no avoidance of mitigations is carried out. Therefore, an EPS licence is recommended for the works to legally proceed, together with mitigation to prevent harm should any bats be present prior to commencing work. This case will qualify under the 'low impact class licence' and mitigation is likely to entail supervised careful disassembly of the eaves and roof structure around the roost site and provision of replacement roost features into the new buildings.

- 9.9.7. Surrey Wildlife Trust have reviewed the report and consider that the mitigation is appropriate and that the permission can be conditioned accordingly. The Council would encourage ecologically responsive development and appropriate biodiversity enhancements for all approved schemes. Therefore, the proposal complies with Policy CS15, Policy ENV15 and the NPPF.

9.10. **Impact on Heritage Assets**

- 9.10.1 Local Plan Policy ENV43 states that alterations and additions to the external fabric or setting of a Listed Building will normally be permitted provided that: the proposals preserve the original architecture, scale, materials, colour, detailing and other significant architectural or historic features of the building concerned and; the proposals do not detract from the character or setting of the building.

- 9.10.2 This is a relatively unaltered 2-storey plus attic, early C 18th house of red brick with clay tiled mansard roofs and gabled dormers. To the south east is a 1.5-storey early C 20th service range and to the rear north west is a single storey late C 16th / C 17th outbuilding beyond which has been added further single storey accommodation in the late C 20th. These ranges enclose a rear yard which is a much denuded remnant of the original garden, which previously extended much further to the rear and southeast. The house is located in a prominent position, fronting the High Street, where it contributes positively to the character of the conservation area. Access to the house is now provided via a public car park to the north west to the rear yard.

- 9.10.3 Most recently used as offices, the house has been empty for some time and would benefit from a long term viable use that will provide for its ongoing maintenance. The principle of a return to residential use is acceptable. However, the adaptations required for conversion to 7 apartments currently show a number of interventions that are considered harmful, through the loss of historic fabric and erosion of the original floor plan.

- 9.10.4 The main concerns relate to the C 18th part of the house and are:

- The new opening from the kitchen/breakfast room to bed 2 within Unit 1 would remove a section of the C 18th outside wall. In addition to the loss of historic fabric, the location of this opening is unfortunate in that it is on the line of the dividing partition that originally separated the front and rear rooms. This would further erode the legibility of the original floor plan. Ideally the accommodation should be reconfigured to use the existing opening and avoid the need to create a new opening. This could involve the relocation of the lobby accessing the WC/shower to Bed 1 and relocating the hob/cooker;

- The opening between the proposed kitchen and dining/living room of unit 6 would result in the loss of a substantial section of C 18th partition together with the door and associated joinery. The partitioning of the section landing to form the stair end of the kitchen is acceptable, subject to the work being reversible and the original opening remaining legible. However, I'm not convinced an 'open plan' kitchen/dining area is essential for the apartment to function and the existing partition and door that are currently shown as being demolished should be reinstated.
- The timber/stud partition walls that are proposed to be demolished to form the stair end of the bathroom within unit 7 appear to date from the C 18th or C 19th and contribute to the interest of the building. These should be retained and relocated to form the entrance to the bathroom, re-orienting the bath if needed. The loss of the section of (probably C 18th or C 19th lath/plaster) partition to allow for the large shower is regrettable and would ideally be avoided.
- The proposed rooflight within the rear mansard roof is relatively large and would result in the loss/trimming of several rafters. This should be reduced in width, to minimise the number of rafters lost.

9.10.5 The works to the early C 20th service wing will result in the loss of later historic fabric and disruption of the floor plan but are of lower significance than the original C 18th house. The addition to this range, in matching style and materials is acceptable to the Historic Environment Officer. The alterations to the C 17th outbuilding and later (C 20th) additions do not involve the loss of historic fabric and would retain the open character and feel of the outbuilding. The loss of the modern WC block would be a positive intervention in the Historic Environment Officer's view.

9.10.6 The applicant has addressed points 1-3 by revising the room layouts to reduce the removal of the fabric of the building. In terms of point 4, the rooflight is required to be a certain size to meet the requirements of Building Regulations in which the historic environment officer has accepted that the harm that would arise would not be significantly harmful to the fabric of the building.

9.10.7 Overall, the initial heritage concerns have now been addressed, enabling the scheme to be fully supported on heritage grounds. Compliant with Core Strategy policy CS14, Local Plan Policies ENV42 and ENV43 and the advice within the NPPF.

9.11. **Sustainable Construction**

9.11.1. The proposal falls within the remit of Policy CS19 of the Mole Valley Core Strategy. The proposed development would therefore need to meet the requirements of this policy, and the requirement for submission of full details would be secured by way of condition.

9.12. **Local Financial Considerations**

9.12.1. Policy CS17 of the Core Strategy states that development should make provision for new infrastructure where necessary. However, since the adoption of the Core Strategy the Community Infrastructure Levy (CIL) was introduced by Mole Valley

District Council on 1st January 2017 and places a mandatory charge on new residential and retail developments. The Council will publish an annual infrastructure list detailing the infrastructure projects or types of infrastructure which the Council intends will be or may be, wholly or partly funded by CIL. For further information regarding CIL, please visit [CIL and Affordable Housing Contributions | Mole Valley District Council](#). This development is CIL liable, but may be subject to an application for exemption.

10. Planning Balance

- 10.1.1. The local planning authority is unable to demonstrate a five-year supply of deliverable housing sites. The Framework, which is a significant material consideration, indicates that planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.
- 10.2. The application scheme would bring about social benefits through the delivery of housing (including the provision of much needed housing unit type - according to the Council) in a district with an acknowledged shortfall. The proposal would create seven net dwellings. Significant weight should be afforded to this benefit.
 - 10.2.1. Turning to the economic dimension of sustainability, it is noted that the proposal would result in the loss of commercial floorspace. However, the scheme would provide construction jobs and some local investment during its build out, as well as longer term expenditure in the local economy. Moderate weight some be afforded to this benefit.
- 10.3. It is considered that the proposal would not have a harmful effect on the character of the area, including the Bookham Conservation Area. The changes to the fabric of the listed building would not be harmful and that neighbouring occupier's amenities would not be adversely affected. Acceptable off street parking is being provided and there would not be a harmful impact on the condition or safety of the public highway. Thus, to my mind the scheme accords with the development plan as a whole and represents sustainable development in line with the requirements of the Framework.
 - 10.3.1.

11. Recommendation

11.1. Planning 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 location plan S101 A, Site Plan P101 Rev E, Proposed Elevationsn P112 Rev B,, Proposed Basement, Ground and First Floor P110 Rev F and Proposed Plans

Second Floor and Roof P111 Rev F 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 take place, samples and further details of wall materials, roof coverings, joinery for the windows, doors and rooflights 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 take place, 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. The parking spaces shown on the approved plan (Site Plan P101 Rev E) 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 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.

6. The refuse and recycling storage facilities, as shown on the approved drawings (Site Plan P101 Rev E) , shall be made available for use prior to the first occupation of the dwellings hereby permitted and, thereafter, shall be permanently retained as such.

Reason: In the interests of the amenities of the area, in accordance with Mole Valley Core Strategy policy CS14 and Mole Valley Local Plan policy ENV22.

7. The recommendations set out within the applicant's ecological survey dated 28th July 2021 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

policy CS15 of the Mole Valley Core Strategy, policy ENV15 of the Mole Valley Local Plan, and the National Planning Policy Framework.

8. Before any above ground works take place, 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.

9. The development hereby approved shall not be first occupied unless and until the following facilities have been provided in accordance with plans to be submitted to and approved in writing by the Local Planning Authority for:

(a) The secure parking of at least 7 bicycles within the development site and thereafter the said approved facilities shall be provided, retained and maintained to the satisfaction of the Local Planning Authority.

Reason: In recognition of Section 9 'Promoting Sustainable Transport' in the National Planning Policy Framework 2021 in accordance with the National Planning Policy Framework, the Surrey Transport Plan, and saved policies MOV2 and MOV5 of the Mole Valley Local Plan.

10. The development hereby approved shall not be occupied unless and until each of the available parking spaces are provided with a fast charge socket (current minimum requirement: 7kw Mode 3 with Type 2 connector - 230 v AC 32 amp single phase dedicated supply) in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. The charging provision shall thereafter be permanently retained as such.

Reason: In recognition of Section 9 'Promoting Sustainable Transport' in the National Planning Policy Framework 2021 in accordance with the National Planning Policy Framework, the Surrey Transport Plan, and saved policies MOV2 and MOV5 of the Mole Valley Local Plan.