

12th DECEMBER 2017 PLANNING COMMITTEE

5d 17/1071 **Reg'd:** 21.09.17 **Expires:** 16.11.17 **Ward:** MH
Nei. Con. Exp: 01.11.17 **BVPI Target** **Number of Weeks on Cttee' Day:** 11/8 **On Target?** No

LOCATION: St Paul's Church, 70 Oriental Road, Woking, Surrey, GU22 7BD

PROPOSAL: Erection of a replacement storage shed.

TYPE: Full

APPLICANT: Ms Melanie Donoghue

OFFICER: Tanveer
Rahman

REASON FOR REFERRAL TO COMMITTEE

The proposal is for a non-residential outbuilding which falls outside the scope of delegated powers as set out by the Management Arrangements and Scheme of Delegation.

PLANNING STATUS

- Urban Area
- Thames Basin Heaths SPA Zone B (400m-5km)

RECOMMENDATION

Grant planning permission subject to conditions.

SITE DESCRIPTION

The application site is located in the eastern side of Oriental Road.

The church is set back from Oriental Road by a carpark. A church hall is to the rear of the church and is physically linked to the church by a previous extension. There is a grass bank which slopes up from the rear of the church hall to the neighbouring residential property St Paul's Vicarage to the rear. There is a pitched roof storage shed cut into the south east corner of the grass bank. The shed is 1.7 m wide, 1.951m deep and has an approximately 1.7m high ridge line. According to the submitted application form the shed is currently used for storage by an after school club. The grass bank is bounded from a footpath to the west, St Paul's Vicarage to the south and hardstanding to the east by close board timber fencing. The grass bank can be accessed from a gate in the western section of the fencing, a gate in the eastern section of the fencing and through a set of rear doors in the rear elevation of the church hall.

PLANNING HISTORY

PLAN/2016/0328: Construction of new single storey main entrance foyer between the Church and Halls following demolition of existing corridor link - permitted 19.05.2016.

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COND/2010/0055: Discharge of condition 01 (details of landscaping scheme to be implemented) on PLAN/2009/0831 dated 07/01/2010 - permitted 21.10.2013.

PLAN/2009/0831: Retrospective application for the formation of hard standing in the frontage to provide additional church parking (12No spaces), lighting and new vehicular access onto Oriental Road - permitted 07.01.2010.

PLAN/2009/0446: Construction of new single storey entrance foyer on Oriental Road frontage to create internal disabled access following demolition of existing corridor link and creation of a new cycle path - permitted 23.07.2009.

PLAN/1998/0452: Display of 1 no. x non illuminated `V` freestanding advertisement board for a temporary period. (Retrospective application) - permitted 11.06.1998

PROPOSED DEVELOPMENT

The planning application seeks permission to demolish the existing shed on the grass bank and cut into the bank further in order to erect a larger pitched roof shed in its place. It is proposed to be 3.96m wide, 2.048m deep and to have a 2.11m high ridge line. This would create a 2.26m width increase, a 0.97m depth increase and an approximately 0.41m ridge height increase. A window is proposed in the shed's north elevation, a window is proposed in its south elevation and a set of double doors are proposed in its east elevation. According to an e-mail from the agent the shed is proposed to be constructed of timber and to have a felt roof. According to the submitted application form the proposed shed is to continue the use of the existing shed for storage by an after school club.

CONSULTATIONS

None.

REPRESENTATIONS

One letter of objection was received which made the following statements:

- The existing carpark is not managed outside of the hours of 10.00 -14.00 Monday to Thursday which means that it gets very busy. This creates congestion, noise pollution, particulate pollution and is unsightly.
- The size of the proposed shed could mean it is used for off-site storage which could lead to more vehicular movements.
- Conditions should be imposed on any permission limiting the usage of the shed and to reduce pollution levels in the area.

Photographs of traffic around the application site was also submitted by the objector following their original letter.

RELEVANT PLANNING POLICIES

National Planning Policy Framework (2012):

Section 7 - Requiring Good Design

Section 8 - Promoting healthy communities

Woking Core Strategy (2012):

CS18 - Transport and accessibility

CS21 - Design

CS24 - Woking's landscape and townscape

CS25 - Presumption in favour of sustainable development

Supplementary Planning Documents:

Woking Design SPD (2015)

Outlook, Amenity, Privacy and Daylight (2008)

Parking Standards (2006)

PLANNING ISSUES

The proposal is for the erection of a non-residential outbuilding within the Urban Area which is acceptable in broad policy terms, but subject to the following considerations:

Principle of development

1. Section 8 of the *National Planning Policy Framework* (2012) states that planning decisions should “*plan positively for the provision and use of shared space, community facilities (such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments*”. It is considered that the proposal to increase the amount of storage space for an after school club accords with this and is therefore acceptable in principle.

Impact on the character and appearance of the surrounding area

2. It is considered that the scale, form and character of the proposed shed would have an acceptable impact on the character of the church and church hall. Furthermore, it is considered that it would not be visible from the street scenes of Oriental Road to the north or Pembroke Road to the south and would therefore also have an acceptable impact on character of the wider area

Impact on neighbouring amenity

3. The shed would be located close to the northern boundary with the main garden area of St Paul's Vicarage. However it is considered that the combination of its mass, bulk and scale as well as the presence of the existing timber fencing would mean that the proposed shed would not create unacceptable overlooking issues, would not unacceptably impact daylight/sunlight levels, would not appear unacceptably overbearing towards and would not create unacceptable noise levels towards St Paul's Vicarage or other nearby properties. Furthermore, given that there do not appear to be any planning conditions regarding opening hours for the church or the church hall it is not considered reasonable or necessary to impose a condition restricting the hours of usage of the proposed shed to protect neighbouring amenity.

Impact on car parking provision & highway safety

4. The proposed shed would lead to a total increase in floor space of 2.19sqm. It is considered that this is relatively minor in scale and that this would not have an unacceptable impact on car parking provision and highway safety.

Local finance consideration

5. The Council introduced the Community Infrastructure Levy (CIL) on 1st April 2015. In Woking CIL charges are only liable on residential and retail development. As the shed does not fall under these categories of development it is not liable for CIL contribution.

CONCLUSION

Overall, it is considered that the proposed shed would have an acceptable impact on the character and appearance of the surrounding area, neighbouring amenity and car parking provision and highway safety. The proposal therefore accords with sections 7 and 8 of the *National Planning Policy Framework* (2012), policies CS18, CS21, CS24 and CS25 of the *Woking Core Strategy* (2012), *Woking Design SPD* (2015), *Outlook, Amenity, Privacy and Daylight* (2008) and *Parking Standards* (2006) and is recommended for approval.

BACKGROUND PAPERS

Site visit photographs (27.10.2017)

RECOMMENDATION

It is recommended that planning permission be GRANTED subject to the following conditions:

1. The development hereby permitted shall be commenced not later than three years from the date of this permission.

Reason:

To accord with the provisions of Section 91 (1) of The Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2. The development hereby permitted shall be carried out in accordance with the approved drawings and information listed below:
 - 1:1250 location plan Drwg no.01 (received by the LPA on 19.09.2017)
 - 1:50 proposed block plan Drwg no.02 (received by the LPA on 19.09.2017)
 - 1:500 proposed block plan and 1:25 proposed elevations Drwg no.03 (received by the LPA on 19.09.2017)
 - External materials details e-mail submitted by the agent (received by the LPA on 21.11.2017)

Reason:

For the avoidance of doubt and to ensure that the development is completed in accordance with the approved drawings.

3. The external finishes of the development hereby permitted shall be those stated in the external materials details e-mail submitted by the agent (received by the LPA on 21.11.2017) unless otherwise agreed in writing by the Local planning Authority.

Reason:

In the interests of the character and appearance of the building and the visual amenities of the area and in accordance with policy CS21 of the *Woking Core Strategy* (2012).

4. The proposed shed hereby approved shall only be used for storage ancillary to the existing D1 use and shall not be used for any other use without the prior written consent of the Local Planning Authority.

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Reason:

To avoid an intensification of use of the site and to comply with Policies CS18, CS21, CSS24 and CS25 of the *Woking Core Strategy* (2012).

5. No fixed plant and equipment associated with air moving equipment, compressors, generators or plant or similar equipment shall be installed until details, including acoustic specifications have been submitted to and approved in writing by the Local Planning Authority.

Reason:

To protect the environment and amenities of the occupants of neighbouring properties in accordance with Policy CS21 of the *Woking Core Strategy* (2012).

Informatives

1. Site Inspections:

You are advised that Council officers may undertake inspections without prior warning to check compliance with approved plans and to establish that all planning conditions are being complied with in full. Inspections may be undertaken both during and after construction.

2. The applicant is advised that any breach of condition may lead to enforcement action being taken and given the planning history of the site the proposed development is likely to be monitored very closely in case of any breach of planning control.