

07 SEPTEMBER 2021 PLANNING COMMITTEE

6c PLAN/2021/0573

WARD: Horsell

LOCATION: 7 Waldens Park Road, Horsell, Woking, Surrey, GU21 4RN

PROPOSAL: Insertion of 3no. rooflights to facilitate the use of the loft space as habitable accommodation.

APPLICANT: Matt Baker

OFFICER: James Kidger

REASON FOR REFERRAL TO COMMITTEE

The application is brought before the Committee because the applicant is related to a member of staff at the Council.

PROPOSED DEVELOPMENT

Planning permission is sought for the insertion of three rooflights to facilitate the use of the loft space as habitable accommodation.

PLANNING STATUS

- Conservation Area
- Locally Listed Building

RECOMMENDATION

Grant planning permission subject to conditions.

SITE DESCRIPTION

The property is a locally listed semi-detached dwelling on the northerly side of Waldens Park Road. It is within the Waldens Park Road Conservation Area.

PLANNING HISTORY

- PLAN/2000/0628 – single storey side extension – approved 20th July 2000.
- PLAN/2010/1039 – two storey side and rear extension – approved 20th December 2010.

CONSULTATIONS

None.

REPRESENTATIONS

None received.

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RELEVANT PLANNING POLICY

National Planning Policy Framework (NPPF):

Section 2 – Achieving sustainable development

Section 12 – Achieving well-designed places

Section 16 – Conserving and enhancing the historic environment

Development Management Policies DPD (2016):

DM20 – Heritage Assets and their Settings

Woking Core Strategy (2012):

CS20 – Heritage and conservation

CS21 – Design

CS24 – Woking's landscape and townscape

CS25 – Presumption in favour of sustainable development

Supplementary Planning Documents (SPDs):

Woking Design (2015)

Outlook, Amenity, Privacy and Daylight (2008)

Supplementary Planning Guidance (SPGs):

Heritage of Woking (2000)

PLANNING ISSUES

1. The main planning consideration material to this application is the impact of the proposed development on the locally listed structure and wider conservation area.

Impact on heritage assets

2. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that in considering applications within Conservation Areas, Local Planning Authorities shall pay "*special attention... to the desirability of preserving or enhancing the character or appearance of that area*".
3. The proposed rooflights would be of the 'conservation' type and would be relatively unobtrusive. Two would be sited either side of the chimney on the east flank and would not be prominent in the street scene, while the third would be at the rear and all but invisible. There would be no harm to the character or appearance of the locally listed building and wider conservation area, both of which would be preserved in line with local and national policy.

Local Finance Considerations

4. The proposed development would not result in additional residential floor space and thus would not be liable for a financial contribution under the Community Infrastructure Levy (CIL).

CONCLUSION

The proposed development is not considered harmful to the locally listed building or wider conservation area, and would have no material impact on the amenity of neighbours. The application is therefore recommended for approval.

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BACKGROUND PAPERS

Site Photographs dated 4th August 2021.

RECOMMENDATION

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

1. The development for which permission is hereby granted shall be commenced not later than the expiration of three years beginning with 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 plans listed below:

2011-7WPR-003 Rev A – Proposed Elevations – received 19th May 2021
2011-7WPR-007 Rev A – Proposed Roof Plan – received 19th May 2021

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

3. The rooflights hereby permitted shall be of the 'conservation' type as set out within Section 6 of the application form.

Reason: To preserve the appearance of the listed building and wider conservation area.

Informatives:

1. The Council confirms that in assessing this planning application it has worked with the applicant in a positive and proactive way, in line with the requirements of the National Planning Policy Framework.
2. The applicant is 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.
3. The applicant is advised that under the Control of Pollution Act 1974, works which will be audible at the site boundary will be restricted to the following hours: 8.00 a.m. - 6.00 p.m. Monday to Friday; 8.00 a.m. - 1.00 p.m. Saturday; and not at all on Sundays and Bank Holidays.