

24 JULY 2018 PLANNING COMMITTEE

5a 17/0930 Reg'd: 02.08.17 Expires: 27.09.17 Ward: PY
Nei. 05.09.17 BVPI Householder - Number >8 On No
Con. 05.09.17 Target 21 of Weeks on Cttee' Target?
Exp: Day:

LOCATION: 1 Lees Farm Cottages, Pyrford Road, Woking, GU22 8UE

PROPOSAL: Retention of external insulation and timber cladding and replacement of existing metal windows with UPVC windows (retrospective)

TYPE: Householder Planning Application

APPLICANT: Mr Gordon Melhuish

OFFICER: David Raper

REASON FOR REFERRAL TO COMMITTEE:

Councillor Chrystie referred this application to Planning Committee due to concerns surrounding the visual impact of the cladding on the character of the host building and surrounding area and on the setting of listed buildings, conflict with policy BE1 of the Pyrford Neighbourhood Plan (2016) and contravention of Building Regulations.

SUMMARY OF PROPOSED DEVELOPMENT

The proposal seeks permission for the installation of external insulation and timber cladding plus replacement of existing metal windows with UPVC windows. As the works have been carried out the proposal is retrospective.

PLANNING STATUS

- Green Belt
- Adjacent to 'curtilage listed' building (Grade II)
- Thames Basin Heaths SPA ZoneB (400m-5km)

RECOMMENDATION

GRANT planning permission subject to conditions.

PLANNING HISTORY

- PLAN/2011/0221 - Variation of condition 11 of PLAN/2010/0710 dated 03/12/2010 to allow for the dismantling and storage of the listed barn prior to commencement of works on Plot 1 and its re-siting and reconstruction prior to occupation of Plot 1 – Refused 23/06/11 but allowed at appeal
- PLAN/2010/0710 - Erection of 2no three bed detached dwelling houses following the demolition of the existing pair of semi-detached properties and relocation of listed barn. (Amendment to PLAN/2008/0662 dated 16 September 2008) – Permitted 03/12/2010
- PLAN/2008/0662 - Erection of two linked-detached 3 bedroom dwellings following demolition of existing buildings together with renovation and re-siting of existing barn for

24 JULY 2018 PLANNING COMMITTEE

re-use in association with new residential properties (amendment to planning permission PLAN/2007/0719 by Removal of Condition 15 which required the development to be phased such that one of the existing houses is retained in residential use until the other has been completed) – Permitted 16/09/2008

- PLAN/2007/0720 - Listed Building consent for the renovation and re-siting of existing barn for re-use in association with adjacent residential properties – Permitted 11/01/2008
- PLAN/2007/0719 - Erection of two linked-detached 3 bedroom dwellings following demolition of existing buildings together with renovation and re-siting of existing barn for re-use in association with new residential properties (amendment to planning permission 2005/0089) – Permitted 11/01/2008
- PLAN/2005/0089 - Erection of a pair of 3 bedroom semi-detached cottages following demolition of existing buildings – Permitted 11/03/2015

CONSULTATIONS

Conservation Consultant: No objection.

Pyrford Neighbourhood Forum: Object to the proposal for the following summarised reasons:

- Cladding and windows are out-of-character with the dwelling and surrounding area
- Cladding represents a fire hazard
- Proposal conflicts with policies BE1 and OS1 of the Pyrford Neighbourhood Plan
- Cladding prevents Swifts and bats from using the eaves
- Applicant should be required to re-open sections of eaves to allow bat and bird nesting
- Applicant has flouted the planning process

Surrey Wildlife Trust: *“The Trust would advise that the Bat Scoping Survey Report by Crossman Associates dated 3rd May 2018, which the applicant has provided in support of the above planning application, now provides much useful information for the Local Authority to be able to assess the potential status of protected and important species on the proposed development site and the likely effect of the development on them.*

The above development works had been completed prior to this survey. The ecologist appears therefore to have been unable to determine if any sign of bat usage of the dwelling had been removed by these works. However they did ascertain that the remaining roof structure showed no sign of bat roosting activity but did show some signs of previous House Sparrow nesting activity.

We would therefore further advise the Local Authority, that should they be minded to grant this planning application for this site, the applicant should be required to undertake all the recommended actions in section 4 of the Report.”

REPRESENTATIONS

14x representations have been received, including one from a representative of the Byfleet, West Byfleet and Pyrford Residents' Association, objecting to the proposal raising the following summarised concerns:

24 JULY 2018 PLANNING COMMITTEE

- The cladding and replacement windows are out of character with the area and would impact on the setting of listed buildings
- Nesting birds and bats have been using the eaves and these would be affected by the cladding
- The insulation and cladding is a fire risk
- Works have been carried out without planning permission or Building Control approval

RELEVANT PLANNING POLICIES

National Planning Policy Framework (NPPF) (2012):

Section 7 - Requiring good design

Section 9 - Protecting Green Belt land

Section 11 - Conserving and enhancing the natural environment

Section 12 - Conserving and enhancing the historic environment

Woking Core Strategy (2012):

CS6 - Green Belt

CS7 - Biodiversity and nature conservation

CS20 - Heritage and Conservation

CS21 - Design

CS22 - Sustainable construction

CS24 - Woking's landscape and townscape

CS25 - Presumption in favour of sustainable development

Development Management Policies DPD (2016):

DM20 - Heritage Assets and their Settings

Pyrford Neighbourhood Plan (2016):

BE1 - Maintaining the Character of the Village

BE3 - Spatial Character

OS1 – Community Character

OS4 - Biodiversity

Supplementary Planning Documents (SPDs):

Woking Design (2015)

In addition to the above, Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) places a statutory duty on decision makers to have '*special regard to the desirability of preserving the [listed] building or its setting...*'.

BACKGROUND

The dwelling was originally semi-detached and attached to No.2 Lees Farm Cottages however this neighbouring dwelling has been demolished and rebuilt detached from No.1 as part of the partial implementation of the planning permission which exists to redevelop the cottages (see Planning History Section). As a result of the demolition of the attached neighbour and other issues within the property, the Council's Housing Standards Team issued the owner and landlord of the property with an 'Improvement Notice' under the Housing Act (2004) requiring the landlord to make a number of improvements to the property. These included the installation of external wall insulation and replacement windows. The current application seeks planning permission for the replacement windows and external cladding. As the works have been carried out, the proposal is retrospective.

PLANNING ISSUES

Impact on Character of Host Dwelling and Surrounding Area and on the Setting of Listed Buildings:

1. The proposal site is a two storey dwelling dating from the early C20. The dwelling was originally semi-detached and attached to No.2 Lees Farm Cottages however this neighbour has been demolished and rebuilt detached from No.1 as part of the part implementation of the planning permission which exists to redevelop the cottages. The host dwelling is not a listed building nor within the curtilage of a listed building. Directly adjacent to the site however is a single storey cart barn structure which is regarded as a 'curtilage listed' building in relation to the Grade II listed Lee's Farm Barn which is located to the south-west. The impact on the setting of the listed building must therefore be assessed in accordance with Core Strategy (2012) policy CS20, Woking DMP DPD (2016) policy DM20 and Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).
2. Lee's Farm Barn, along with the curtilage listed cart barn feature black timber weatherboarding and several more modern developments within the immediate vicinity have been finished in this material in order to respect the character of the area and the setting of the listed building. This material is therefore considered characteristic of the immediate area. The cladding of the building in weatherboarding is considered to result in a visually acceptable overall appearance and is considered to respect the character of the area. Weatherboarding is often found on rural buildings and the weatherboarding is therefore considered to respect the rural context of the proposal site. The proposal also includes the retention of white UPVC windows which replaced the previously existing single pane timber windows which were painted green. Although a different colour to the previously existing windows, the arrangement of glazing bars is similar and overall the windows are considered to have an acceptable impact on the character of the host building and surrounding area.
3. The use of timber weatherboarding is considered to show deference to the special character of nearby listed buildings and considering the points discussed above, the proposal is considered to preserve the setting of the nearby listed buildings and would have an acceptable impact on the character of the host building and surrounding area. The proposal therefore accords with Core Strategy (2012) policies CS20 'Heritage and Conservation', CS21 'Design' and CS24 'Woking's Landscape and Townscape', Woking DMP DPD (2016) policy DM20 'Heritage Assets and their Settings', policies BE1 and BE3 of the Pyrford Neighbourhood Plan (2016), Supplementary Planning Document 'Woking Design' (2015) and the NPPF (2012).

Impact on Protected Species:

4. Concerns have been raised in representations about the impact on bats and nesting birds using the eaves of the host dwelling. The Wildlife and Countryside Act (1981) establishes statutory protection for bats and nesting birds and The Conservation of Habitats and Species Regulations (2010) establish bats as a European Protected Species.
5. As the proposal is retrospective it is difficult to establish if protected species were unduly affected by the works; Officers therefore requested that a report from a qualified Ecologist be commissioned by the applicant in order to establish the likely impact on protected species. The submitted Bat Scoping Survey report concludes that evidence of previous use of the roof space by nesting birds was evident but no

24 JULY 2018 PLANNING COMMITTEE

evidence was found of the presence of bats. The report also concludes that the bat and bird nesting potential of the current building with the works in-situ offers negligible opportunities for bird nesting and bat roosting but recommends that biodiversity enhancements can be made to the property retrospectively; possible solutions are to alter the existing weatherboarding in places or to provide bird and bat nest boxes attached to the building. Surrey Wildlife Trust has reviewed the submitted report and raise no objection subject to securing appropriate biodiversity enhancements on the site in accordance with the recommendations in the report. This can be secured by condition (Condition 2). Subject to this condition, overall the proposal is considered to have an acceptable impact on biodiversity and protected species.

Impact on Green Belt:

6. Section 9 of the NPPF (2012) defines appropriate development in the Green Belt as including '*the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building*'. The proposal does not involve extensions or result in an uplift in bulk or volume; the proposal is not therefore considered to result in disproportionate additions and is considered to constitute appropriate development in the Green Belt. The proposal therefore preserves the openness of the Green Belt. As discussed above the weatherboarding is considered visually appropriate to the rural context of the proposal site and therefore is considered to preserve the character of the Green Belt.

Impact on Neighbours/Occupants:

7. The installation of external weatherboarding is not considered to unduly impact on the occupants of the building or neighbouring occupiers in terms of loss of light or overbearing impacts.

Sustainability:

8. The installation of external insulation and replacement windows would improve the thermal efficiency and sustainability of the property which is considered a positive feature of the proposed development which is consistent with the sustainability aims of the Core Strategy (2012) and NPPF (2012).

Building Control Matters:

9. Concerns have been raised in representations on issues surrounding fire safety and building regulations. The works which have been carried out do require approval under part L1B of the Building Regulations (2010). Approval was not obtained before works commenced however the Council's Building Control Team issued a Contravention Notice requiring the applicant to submit a Building Notice application to regularise the works. The Building Notice application was submitted and approved in October 2017 and issues surrounding ventilation were remedied. In any case, building control matters relate to separate legislation and this is not considered a material planning consideration in the determination of this planning application.

CONCLUSION

10. Considering the points discussed above, the proposal is considered an acceptable form of development which respects the character of the host dwelling and surrounding area and preserves the setting of nearby listed buildings. The proposal therefore accords with the Development Plan and is recommended for approval subject to conditions.

24 JULY 2018 PLANNING COMMITTEE

BACKGROUND PAPERS

1. Site visit photographs
2. Representations
3. Consultation responses
4. 'Listed Building' Site Notice

RECOMMENDATION

GRANT planning permission subject to the following conditions:

1. The development hereby permitted shall be carried out in accordance with the approved plans listed below:

06611.1-PL-LO1 (Site Location Plan) received by the LPA on 01/08/2017
06611/SkS02 (Elevations as Existing) received by the LPA on 01/08/2017
06611/Sk02 (Elevations as Proposed) received by the LPA on 01/08/2017
06611/Sk01 (Floor Plans as Proposed) received by the LPA on 01/08/2017

Reason: For the avoidance of doubt and in the interests of proper planning.

2. Within 3 months of the date of this permission, details of measures for the enhancement of biodiversity on the site, in accordance with the recommendations set out within the submitted Bat Scoping Survey ref: M1142.001 prepared by Crossman Associates and received by the Local Planning Authority on 13/06/2018, shall be submitted to and approved in writing by the Local Planning Authority. Within 6 months of the date of this permission the approved details shall be fully implemented and maintained in accordance with the agreed details and thereafter permanently retained, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to enhance the biodiversity on the site in accordance with Policy CS7 of the Woking Core Strategy 2012 and the NPPF 2012

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 paragraph 186-187 of the National Planning Policy Framework 2012.