

08 SEPTEMBER 2020 PLANNING COMMITTEE

6d PLAN/2020/0378

WARD: Heathlands

LOCATION: Heath Lodge, Prey Heath Road, Mayford, Woking, GU22 0RN

PROPOSAL: Erection of first floor extension to master bedroom.

APPLICANT: Mr Wiper

OFFICER: James Kidger

REASON FOR REFERRAL TO COMMITTEE

The application is brought before the Committee at the request of Councillor Ashall.

PROPOSED DEVELOPMENT

Planning permission is sought to erect a first floor extension to the west flank of the property.

PLANNING STATUS

- Green Belt

RECOMMENDATION

Refuse planning permission.

SITE DESCRIPTION

The property is a substantial two storey detached dwelling on a large plot. The site and the whole of the surrounding area lie within the Green Belt.

PLANNING HISTORY

- PLAN/1993/0490 – two storey front extension – approved 16th July 1993
- PLAN1999/0003 – single storey rear extension – approved 18th February 1999
- PLAN/2005/0197 – bay windows – approved 24th March 2005
- PLAN/2010/0905 – side and rear extension – approved 16th November 2010
- PLAN/2013/0620 – two storey side and rear extension and front porch – approved 29th August 2013

CONSULTATIONS

None.

REPRESENTATIONS

None received.

RELEVANT PLANNING POLICY

National Planning Policy Framework (NPPF) (2019):

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Section 2 – Achieving sustainable development
Section 12 – Achieving well-designed places
Section 13 – Protecting Green Belt land

Development Management Policies DPD (2016):
DM13 – Buildings in and adjacent to the Green Belt

Woking Core Strategy (2012):
CS6 – Green Belt
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)

PLANNING ISSUES

1. The main planning consideration material to this application is the impact of the proposed development on the Green Belt, character of the area and amenities of neighbouring properties.

Impact on the Green Belt

2. Development within the Green Belt is covered at national level by Section 13 of the National Planning Policy Framework (NPPF), particularly by paragraphs 143-145. These provisions are reinforced at local level by policies CS6 and DM13 of the Woking Core Strategy and Development Management Policies DPD respectively.
3. Paragraph 145 of the NPPF establishes that the construction of new buildings should be regarded as inappropriate in the Green Belt, and that one of the exceptions to this is "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".
4. The proposed extension would be relatively minor and the increases in volume (around 13m³) and floorspace (8.5m²) are not in themselves particularly significant. However, the property has already been very substantially extended, most recently by a large side extension approved under PLAN/2013/0620. This extension took the cumulative volume addition, over and above the volume of the original building, to approximately 92%. The current proposal, though small, would increase this still further.
5. The reasoned justification to policy DM13 explains (paragraph 5.40) how the Council assesses whether an extension to a building within the Green Belt would be 'proportionate' or 'disproportionate'. It states "...the details of any application will be judged on its own individual merits. Nevertheless, based on the Council's past experience, and in line with standards commonly applied to similar development in Surrey and the South East, the expectation is that to be acceptable, proposals will be within the range of 20-40% above the original volume of the building."
6. In this case the cumulative increase in volume would be in excess of 92%. This is considerably greater of the guideline figures within policy DM13. It is further noted that the previous addition, approved under PLAN/2013/0620, was itself considered disproportionate at the time.

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7. Overall, taking into account the substantive cumulative increases in footprint, floorspace and volume over and above those of the original building, the proposed extension would constitute a disproportionate addition.
8. As a disproportionate addition, the proposed extension would therefore constitute inappropriate development as per paragraph 145 of the NPPF.
9. Paragraph 143 of the NPPF states that “Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.”
10. ‘Very special circumstances’ is not considered to apply to the proposed development. The gain would primarily accrue to the applicant and there would be some limited economic benefit during construction works. This has to be set against the resulting harm to the Green Belt, to which paragraph 144 of the NPPF requires “substantial weight” be given.

Other matters

11. The proposed extension is not considered harmful to the appearance of the property or wider surround, and were approval to be recommended a condition could be applied to the proposed side window to secure obscure glazing, which would overcome any harmful impact to neighbouring properties. However, these considerations do not outweigh the identified harm to the Green Belt, which must be given substantial weight as per the NPPF.

Local Finance Considerations

12. The proposed new build residential floor space would not exceed 100m² and thus would not be liable for a financial contribution under the Community Infrastructure Levy (CIL).

CONCLUSION

The proposed extension would constitute inappropriate development within the Green Belt for the reasons set out above. This is harmful to the Green Belt by definition and contrary to the NPPF, policy CS6 of the Woking Core Strategy and policy DM13 of the Development Management Policies DPD. The application is therefore recommended for refusal.

BACKGROUND PAPERS

Site Photographs dated 19th June 2020.

RECOMMENDATION

It is recommended that planning permission be REFUSED for the following reason:

1. The proposed extension would add additional volume and floorspace to the property. This addition, when considered cumulatively with previous such additions, would be disproportionate to the size of the original building and would therefore constitute inappropriate development within the Green Belt. This would be harmful to the Green Belt by definition and contrary to policy CS6 of the Woking Core Strategy, DM13 of the Development Management Policies DPD and Section 13 of the NPPF.

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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 2019.
2. The plans relating to the development hereby refused are:
5168-MH-P/04 Rev A - Proposed Plans and Elevations - received 5th May 2020