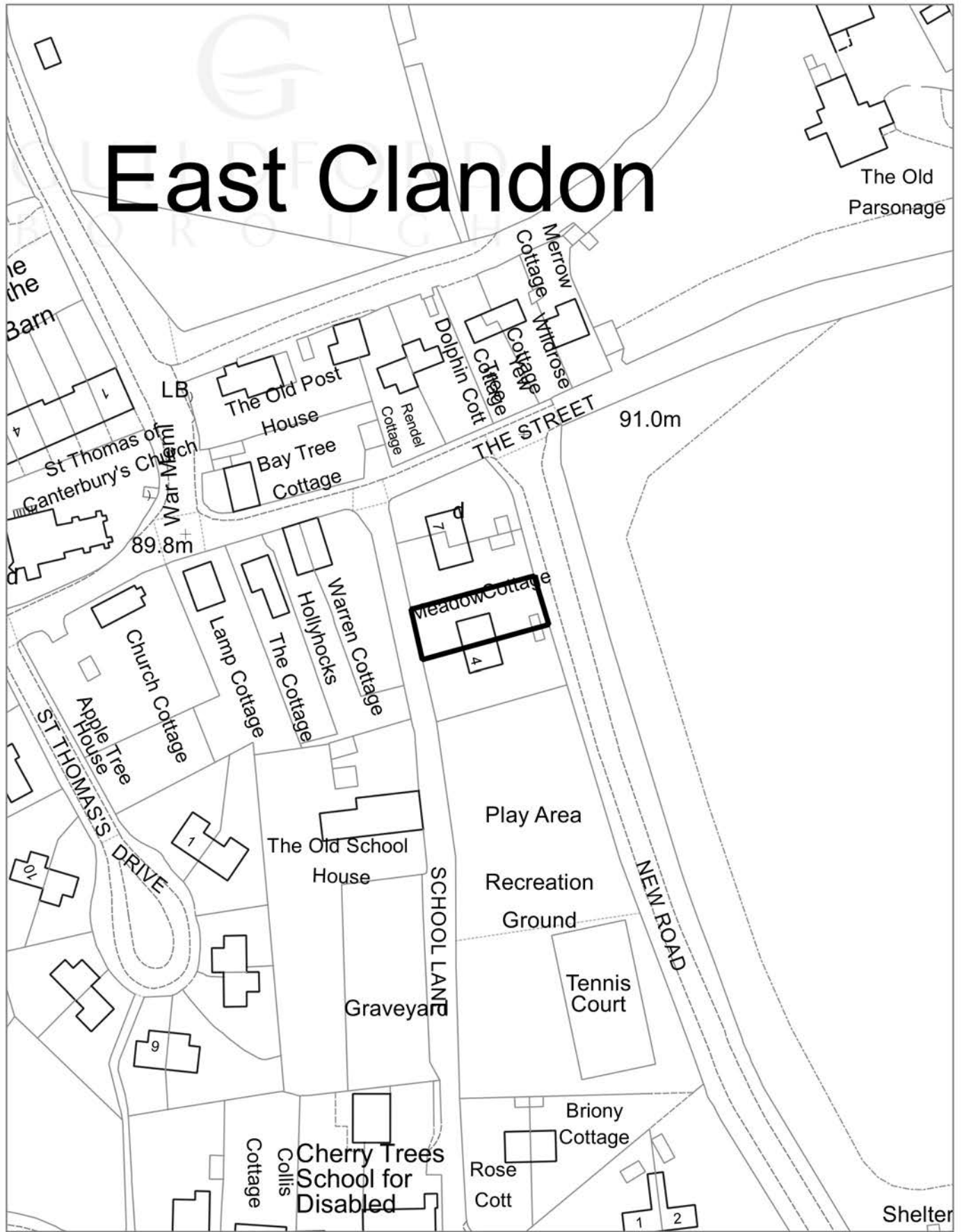


20/P/00446 - Meadow Cottage, School Lane, East Clandon, Guildford

East Clandon



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GUILDFORD
BOROUGH

20/P/00446 – Meadow Cottage, School Lane, East Clandon GU4 7RS



Not to scale



App No: 20/P/00446
Appn Type: Full Application
Case Officer: Chris Gent
Parish: East Clandon
Agent :

8 Wk Deadline: 05/05/2020

Ward: Clandon & Horsley
Applicant: Mr. Barry Kiddell
Meadow Cottage
School Lane
East Clandon
GU4 7RS

Location: Meadow Cottage, School Lane, East Clandon, Guildford, GU4 7RS
Proposal: Proposed extension to existing single storey rear extension.

Executive Summary

Reason for referral

This application has been called to committee by Councillor Catherine-Anne Young on the grounds that very special circumstances may exist to justify the proposed extension.

Key information

Proposed extension to existing single storey rear extension

Summary of considerations and constraints

This application seeks planning permission for a single storey extension.

The resulting building would represent a 71% (approx) increase in the size of the original dwelling. This significant increase in floor area is an indicator that the enlarged building would be disproportionate.

The development would increase the footprint by 7sqm, increasing the width of the existing single storey element by 3.2m, with a depth of 2.4m. The increase in the footprint and built form would result in a building of greater mass and bulk which would also be disproportionate as a three-dimensional form.

Overall, the proposal would result in a disproportionate addition over and above the size of the original building. The development would therefore constitute inappropriate development, which is, by definition, harmful to the Green Belt. No very special circumstances have been demonstrated which would outweigh the inherent harm to the Green Belt.

RECOMMENDATION:

Refuse - for the following reason(s) :-

1. The proposed extension, by virtue of the floorspace uplift from the original building, width, depth and height, would result in a disproportionate addition over and above the size of the original building. The development would therefore constitute inappropriate development, which is, by definition, harmful to the Green Belt.

No very special circumstances have been demonstrated which would outweigh the inherent harm to the Green Belt. The development therefore fails to accord with Chapter 13 of the National Planning Policy Framework (as revised on 24 July 2018) and policy P2 of the Guildford Borough Local Plan: Strategy and Sites (adopted by Council on 25 April 2019).

Informatives:

1. This decision relates expressly to unnumbered site location plan, drawing numbers 20022/02, 04, 05, 01, 03 and additional information received on 10/03/2020.
2. This statement is provided in accordance with Article 35(2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015. Guildford Borough Council seek to take a positive and proactive approach to development proposals. We work with applicants in a positive and proactive manner by:
 - Offering a pre application advice service
 - Where pre-application advice has been sought and that advice has been followed we will advise applicants/agents of any further issues arising during the course of the application
 - Where possible officers will seek minor amendments to overcome issues identified at an early stage in the application process

However, Guildford Borough Council will generally not engage in unnecessary negotiation for fundamentally unacceptable proposals or where significant changes to an application is required.

In this case, pre-application advice was sought. Due to the significant increase in floor area the property has already benefited from, officer's were unable to suggest any amendments to overcome their concerns regarding Green Belt. The current application is almost identical to that previously submitted at pre-application stage in terms of footprint and floor area. Accordingly, the application is considered to be unacceptable. No amendments were sought.

Officer's Report

Site description

The site is located within the Green Belt and inside East Clandon Conservation Area (Article 4 Direction). The property comprises a two storey, semi-detached building which is locally listed.

Proposal

Proposed extension to existing single storey rear extension

Relevant planning history

02/P/00417 - Porch extension (As amended by plans received 23/04/2002). Approved with conditions - 20/05/2002

90/P/01462 - Two storey side extension to provide sitting room on ground floor with bedroom over following demolition of existing garage. Approved with conditions - 11/12/1990

Consultations

East Clandon Parish Council - does not object to the application

Third party comments:

None received

Planning policies

The following policies are relevant to the determination of this application.

National Planning Policy Framework (NPPF) (as revised on 24 July 2018)

Chapter 12. Achieving well-designed places

Chapter 13. Protecting Green Belt land

Chapter 16. Conserving and enhancing the historic environment

Guildford Borough Local Plan: Strategy and Sites (adopted by Council on 25 April 2019)

Policy D1: Place shaping

Policy P2: Green Belt

The Guildford Borough Local Plan: Strategy and Sites was adopted by Council on 25 April 2019. The Plan carries full weight as part of the Council's Development Plan. The Local Plan 2003 policies that are not superseded are retained and continue to form part of the Development Plan (see Appendix 8 of the Local Plan: strategy and sites for superseded Local Plan 2003 policies).

Guildford Borough Local Plan 2003 (as saved by CLG Direction 24 September 2007):

Policy G1

Policy G5

Policy HE7

Supplementary planning documents

Residential Extensions and Alterations Guide 2018

Planning considerations

The main planning considerations in this case are:

- impact on the Green Belt
- impact on scale and character
- impact on neighbour amenity
- very special circumstances
- conclusion

Impact on the Green Belt

The site is located within the Green Belt. The NPPF identifies that new buildings will be deemed inappropriate unless for specific purposes as set out in paragraph 145. Extensions to buildings are referred to, provided they would not result in a disproportionate enlargement to the original building. The test of whether there would be a disproportionate enlargement is not an openness test nor does it relate to the visual impact of the development.

Neither is it a relative assessment to the size of other buildings in the surrounding area. Instead it requires a quantitative assessment, factors can include the floorspace uplift and three dimensional factors such as footprint, increases in height, width, depth and building shape.

Policy P2 of the adopted Local Plan confirms that Green Belt policy will be applied in line with the NPPF.

In floorspace terms the size of the original, existing and proposed building are set out below:

Original building: approx 80 sq m (this does not include any outbuildings)

Existing building: approx 130sq m

Proposed (resulting) building: approx 137 sq m

The resulting building would represent a 71% (approx) increase in the size of the original dwelling. This significant increase in floor area is an indicator that the enlarged building would be disproportionate. However, as stated floorspace is not the only indicator.

The development would increase the footprint by 7sqm, increasing the width of the existing single storey element by 3.2m, with a depth of 2.4m.

The increase in the footprint and built form would result in a building of greater mass and bulk which would also be disproportionate as a three-dimensional form.

Overall taking into account all the relevant information the proposal would result in a disproportionate addition to the original building.

Heritage assessment

Statutory provisions:

Section 72(1) of the Planning (Listed Building and Conservation Areas) Act 1990 states that 'In the exercise, with respect to any buildings or other land in a conservation area, of any functions under or by virtue of any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

NPPF provisions:

It is one of the core principles of the NPPF that heritage assets should be conserved in a manner appropriate to their significance. Chapter 16 of the National Planning Policy Framework addresses proposals affecting heritage assets. Para 193 sets out that 'great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance'. the NPPF sets out that the local planning authority should identify and assess the particular significance of any heritage asset...They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

Paras 195-199 set out the framework for decision making in planning applications relating to heritage assets and this application takes account of the relevant considerations in these paragraphs.

Meadow Cottage is one of a pair of dwellings located in the East Clandon Conservation Area. The pair (Meadow Cottage and 4 School Lane) are Locally Listed, as are the neighbouring properties immediately to the north, Appletree Cottage and Antler Cottage. The front/ western elevation faces onto School Lane, and the rear/eastern elevation faces onto New Road which forms the boundary of the conservation area. The rear elevation of the cottages faces across New Road onto a field which forms part of the Hatchlands estate.

The pair of cottages were built in 1910 by the architect H S Goodheart-Rendell as accommodation for workers on his estate. The original construction is of cavity walls of local facing brick with hand made plain clay roof tiles on a hipped roof, forming a symmetrical layout. The original garden sheds are of timber framed and boarded construction with a clay pantiled roof. Number 4 is unchanged, but Meadow Cottage has been extended with a 2-storey extension to the north and single storey extension to the east in cavity brickwork, and the roof is now covered in newer plain clay tiles. The windows are "Georgian" style white painted wood but are of a variety of designs.

The application is seeking permission for the enlargement of an existing single storey extension.

The main considerations for Conservation are:

- The impact of the proposal (in terms of siting, design, scale, massing, height and material palette) upon the character and appearance of the East Clandon Conservation Area.
- The impact of the erection of the proposed extension (in terms of its siting, design, scale, massing, height and material palette) upon the architectural significance of the host locally listed building.

The enlargement of the existing extension was considered by Conservation as part of the pre-application that was submitted by the applicant. Having compared this scheme against that which was submitted under the pre-app it is apparent that very little alteration has occurred other than the provision of elevations. As such the remarks made by conservation regarding the footprint/dimensions of the extension are still valid. Those comments were as followed "*the proposed dimensions of the extension are such that the footprint would not be excessive and would not compete with the scale and proportions of the existing building or surrounding area.*"

With the provision of the proposed elevation treatment, Conservation are now able to add further that the design approach taken appears to be relatively complementary to the host. The supplementary Heritage Statement cites that the material palette (brickwork, plain clay tiles, & timber painted windows) would closely match those on the existing building which is very much welcomed and can be supported.

In conclusion, it is considered that the proposed enlargement of this pre-existing extension although visible, would not look out of character in the given context and as such would not have a detrimental impact upon the host property as a locally listed heritage asset and the special character and appearance of the conservation area.

No material harm to the designated heritage asset has been identified and having due regard to Section 72 of the Planning (Listed Building and Conservation Area) Act 1990 permission should be granted.

Impact on neighbour amenity

The only property that could be affected by the proposal is 4 School Lane which forms the other half of the pair of semi's.

4 School Lane has a small ground floor window on its rear elevation (this appears to serve a kitchen). Due to the existing boundary treatment separating these two properties gardens (comprising approx 1.8m tall thick hedging) and the non-habitable nature of this room, the proposal would not result in unacceptable loss of light or overbearing affect to this property.

There are no overlooking concerns resulting from the development.

Very special circumstances

The NPPF states that inappropriate development should not be approved except in very special circumstances, which will not exist unless the harm by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.

No very special circumstances have been provided to overcome the harm to the Green Belt by virtue of it being inappropriate development.

Conclusion

The proposal would result in a disproportionate addition to the original building. As such, the proposed development constitutes inappropriate development in the Green Belt. No very special circumstances have been provided to overcome the harm to the Green Belt by virtue of it being inappropriate development.