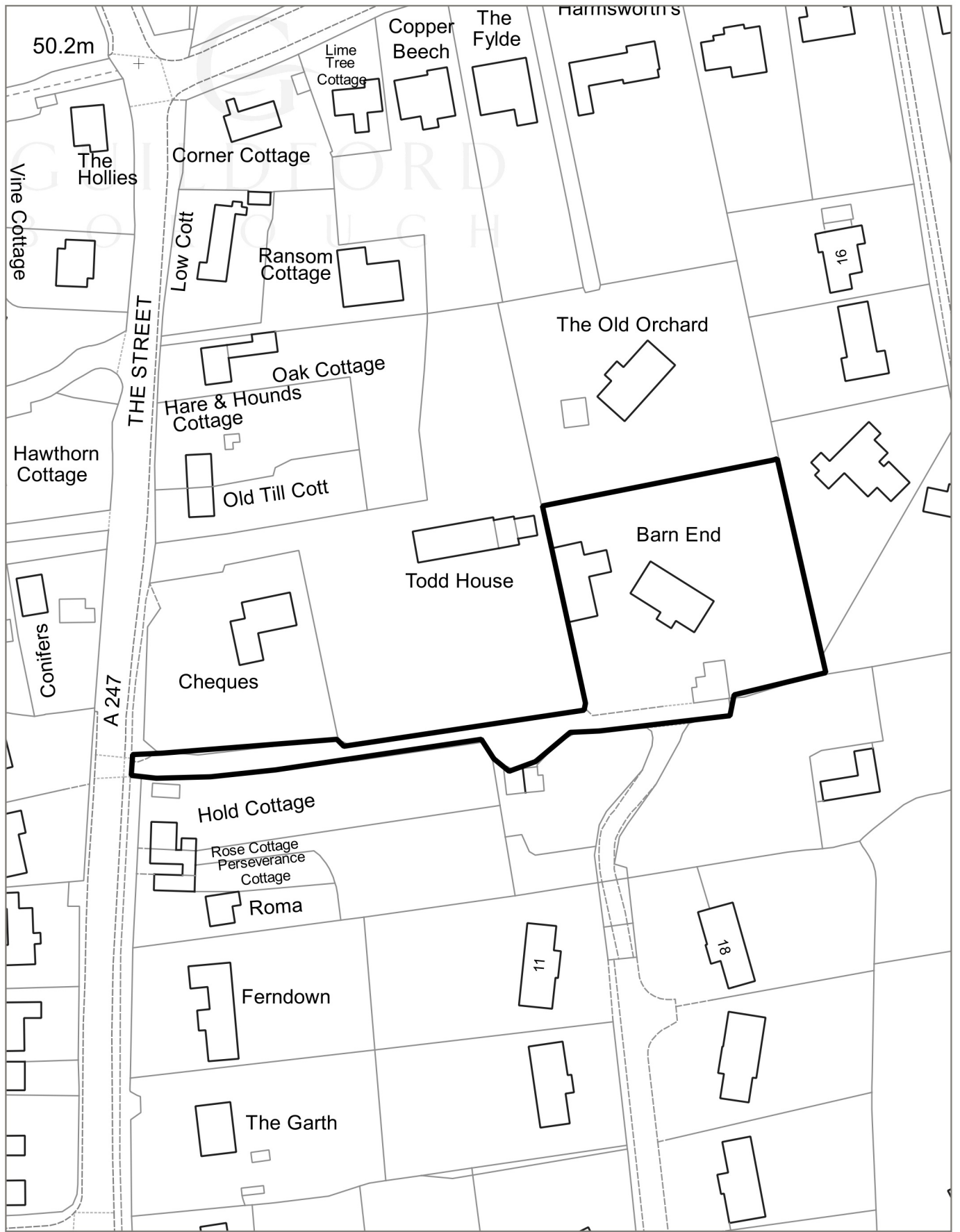


20/P/01166 - The Lodge At, Barn End, The Street, West Clandon, Guildford



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Print Date: 25/09/2020

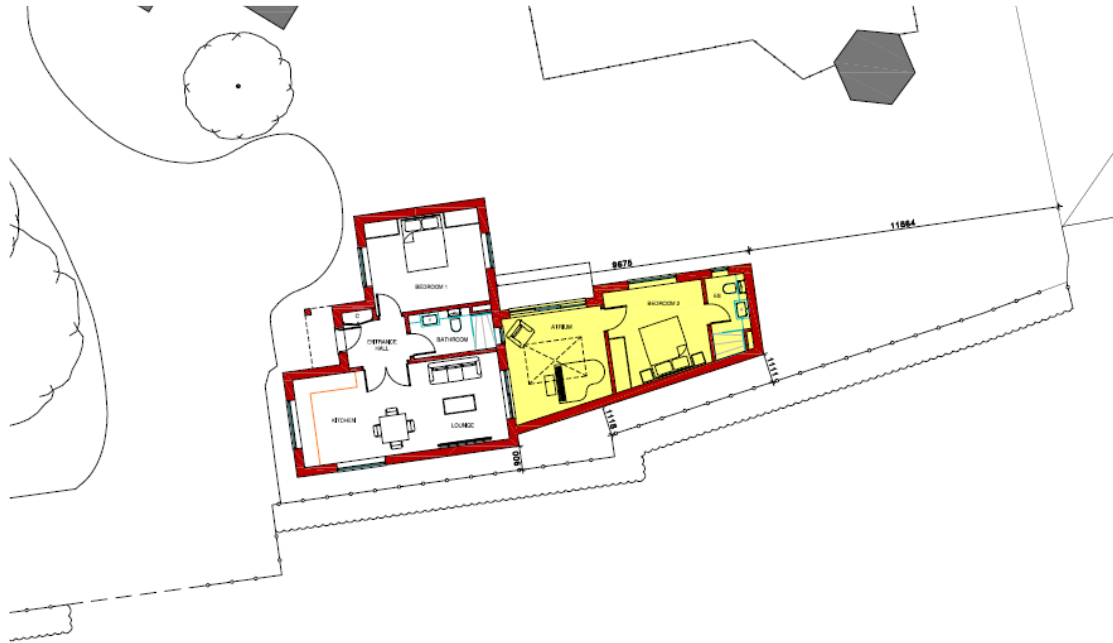


Not to Scale



GUILDFORD
BOROUGH

20/P/01166 – The Lodge at, Barn End, The Street, West Clandon



Not to scale



App No: 20/P/01166
Appn Type: Full Application
Case Officer: Maria Vasileiou
Parish: West Clandon
Agent : Mr Joseph Kent
Amasia Architects Ltd
Lower Barn
Weston Farm
The Street
Albury, Guildford
GU5 9BZ

8 Wk Deadline: 09/09/2020

Ward: Clandon & Horsley
Applicant: Mr & Mrs Christian
Barn End
The Street
West Clandon
GU4 7TG

Location: The Lodge At, Barn End, The Street, West Clandon, Guildford, GU4 7TG
Proposal: Erection of rear extension to provide a second bedroom with en-suite shower room.

Executive Summary

Reason for referral

This application has been called to committee by Councillor Tim Anderson who considers the proposal may be a disproportionate addition to the original building and would result in an inappropriate development in the Green Belt.

Key information

Erection of rear extension to the outbuilding to provide a second bedroom with en-suite shower room.

Summary of considerations and constraints

The proposal would add approximately 40 sqm to the existing floor space of the building. Whilst, it would not be of minor scale and proportions; the additional bulk increase would not be excessive and overall it would not be a disproportionate addition to the original building. Therefore, the proposal is found to represent an appropriate development in the Green Belt.

The proposal would have an acceptable scale and design and, as such, would respect the scale and character of the existing property and the character of the surrounding area.

The proposed development is not considered to result in a detrimental impact on residential amenities enjoyed by the occupants of the neighbouring properties.

The proposed development, due to its location, would not result in any harm to the protected trees on the site.

As such, the proposed development is recommended for approval.

RECOMMENDATION:

Approve - subject to the following condition(s) and reason(s) :-

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51(1) of the Planning and Compulsory Purchase Act 2004.

2. The external finishes of the development hereby permitted, including making good to the retained fabric, shall match in material, colour, size, style, bonding, texture and profile those of the existing building.

Reason: To ensure that the external appearance of the building is satisfactory.

3. The development hereby permitted shall be carried out in accordance with the following approved plans: AAL-20-154-P01, AAL-20-154-P02, AAL-20-154-P03, AAL-20-154-P04 and AAL-20-154-P05 received on 15/07/2020.

Reason: To ensure that the development is carried out in accordance with the approved plans and in the interests of proper planning.

4. The extended lodge building as identified on drawing number AAL-20-154-P01 received on 15/07/2020 shall only be used ancillary to Barn End, The Street, West Clandon.

Reason: In granting this permission the Local planning authority has had regard to the special circumstances of this case and wishes to have the opportunity of exercising control over any subsequent alternative use.

Informatives:

1. 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.

Pre-application advice was not sought prior to submission and the application was acceptable as submitted.

2. The applicant should be aware that planning permission is granted for extensions and alterations including the proposed extension, which should remain ancillary to the main dwelling. Further planning permission would be required should the applicant wish to use the building as an independent residential unit.
3. If you need any advice regarding Building Regulations please do not hesitate to contact Guildford Borough Council Building Control on 01483 444545 or buildingcontrol@guildford.gov.uk

Officer's Report

Site description.

The application site relates to a large detached two storey dwelling with outbuildings within the Green Belt and the Identified Settlement Boundary of West Clandon. The application building (The Lodge) is located at the south-eastern side of the application site.

The surrounding area is residential; consisting of detached properties of similar scale, design and character.

Proposal.

Erection of rear extension to provide a second bedroom with en-suite shower room.

Relevant planning history.

| Reference: | Description: | Decision Summary: | Appeal: |
|-------------------|---|--------------------------|----------------|
| 15/P/00465 | Lawful Development Certificate to establish whether The Lodge has been used as a dwelling for more than four years. | Refused 13/12/2016 | N/A |

Consultations.

None received.

Third party comments:

4 letters of representation have been received raising the following objections and concerns:

- Permitted development rights only for purposes incidental to the enjoyment of Barn End. The Lodge has permitted development rights under the General Permitted Development Order (GPDO), Schedule 2 Part 1 Class E, only for very specific and limited uses which is strictly "... for a purpose incidental to the enjoyment of the dwellinghouse ". [Officer's note: The Lodge is an ancillary building to The Barn End, therefore, it does not benefit from Permitted Development Rights.]
- A previous application for a retrospective Lawful Development Certificate for the use of The Lodge (15/P/00465) was dismissed. [Officer note: this is not relevant as the current

- application does NOT propose to change the use.]
- The proposed extension would almost double the footprint of the building.
- Future intention to convert the Lodge into a self-contained house. [Officer's note: The proposal is for the extension of the application building not to change the use. Any further changes or alterations do not constitute part of this planning application and future intentions and NOT a material planning consideration.]

Planning policies.

National Planning Policy Framework 2019 (NPPF):

1. Introduction
2. Achieving sustainable development
4. Decision-making
12. Achieving well-designed places
13. Protecting Green Belt land

Guildford Borough Local Plan: Strategy and Sites 2015-2034:

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).

| | |
|----|---------------|
| P2 | Green Belt |
| D1 | Place shaping |

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

| | |
|-------|--|
| G1(3) | Protection of amenities enjoyed by occupants of the building |
| G5 | Design Code |

Supplementary planning documents:

Residential Extensions and Alterations SPD 2018

Planning considerations.

The application seeks permission for the erection of a single storey side extension.

The main planning considerations in this case are:

- the impact on the green belt
- the impact on the scale and character of the existing dwelling and the surrounding area
- the impact on neighbouring amenity
- protected trees

The impact on the green belt

The site is located within the Green Belt. Policy P2 of the Guildford Borough Local Plan: Strategy and Sites 2015-2034 confirms that Green Belt policy will be applied in line with the NPPF. 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 floor space uplift and three dimensional factors such as footprint, increases in height, width, depth and building shape.

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

Original building - 66.97 sqm

Existing building - 66.97 sqm - 0% uplift from the original dwelling.

Proposed (resulting) building - 107 sqm (59.7% uplift from the original building)

The proposed development would approximately add a further 40 square metres of external floor area to the building and it would result in a property that would have a 59.7% larger external floor area than the original building. Floor area is only one indicator of whether or not an enlargement is disproportionate, it is also necessary to consider the three-dimensional increase of the building. The proposed development would not be considered to be of minor scale and proportions, when compared to the existing building, however, due to the single storey nature of the extension; the additional bulk increase would not be significant and overall it would not be a disproportionate addition to the original building.

Therefore, the proposal is found to represent an appropriate development in the Green Belt and accord with policy P2 of the Guildford Borough Local Plan: Strategy and Sites 2015-2034 and with the provisions of paragraph 145 of the NPPF.

The impact on the scale and character of the existing dwelling and the surrounding area

The proposed extension would extend by 9.8 metres to the side and would have a maximum width of 3.5 metres. The extension would have a pitched roof with a few flat parts in the centre; featuring a roof lantern. It will not be of minor scale, however, it would respect the size and character of the host building. Due to its location and scale, it will not be visible from the surrounding area, however, it is considered to be in keeping with the surrounding area.

The design of the development would not detract from the character of either the existing property or the surrounding area. The proposed materials would match those of the existing building and would not appear an out of keeping feature to the surrounding area.

As such, the overall development would comply with policy D1 of the Guildford Borough Local Plan: Strategy and Sites 2015-2034, policy G5 of the Guildford Borough Local Plan 2003 (as saved by CLG Direction 24/09/2007) and the NPPF 2019.

The impact on neighbouring amenity

The proposed development would be located well away from any neighbouring properties. However, it is noted that a planning application for the erection of two dwellings, to the south of the application site, is currently under consideration.

The size and siting of the development would not cause a detrimental loss of light over these neighbouring properties, if allowed, and would not appear an overbearing feature.

There are no new windows proposed on walls facing these neighbouring properties and, as such, there are no overlooking or loss of privacy concerns resulting from the development.

Therefore, the development would comply with saved policy G1(3) of the Guildford Borough Local Plan 2003 (as saved by CLG Direction 24/09/2007).

Protected trees

According to the records, there are protected trees at the south-eastern corner of the application site. Due to its location, it is considered that the proposed development would not result in any

harm to the trees on the site.

Summary

The proposed extension would not be a disproportionate addition to the original building. Therefore, the proposal is found to represent an appropriate development in the Green Belt.

The proposal would have an acceptable scale and design and, as such, would respect the scale and character of the existing property and the character of the surrounding area.

The proposed development is not considered to result in a detrimental impact on residential amenities enjoyed by the occupants of the neighbouring properties.

The proposed development, due to its location, would not result in any harm to the protected trees on the site.

For these reasons the application is considered to be acceptable and is therefore recommended for approval.