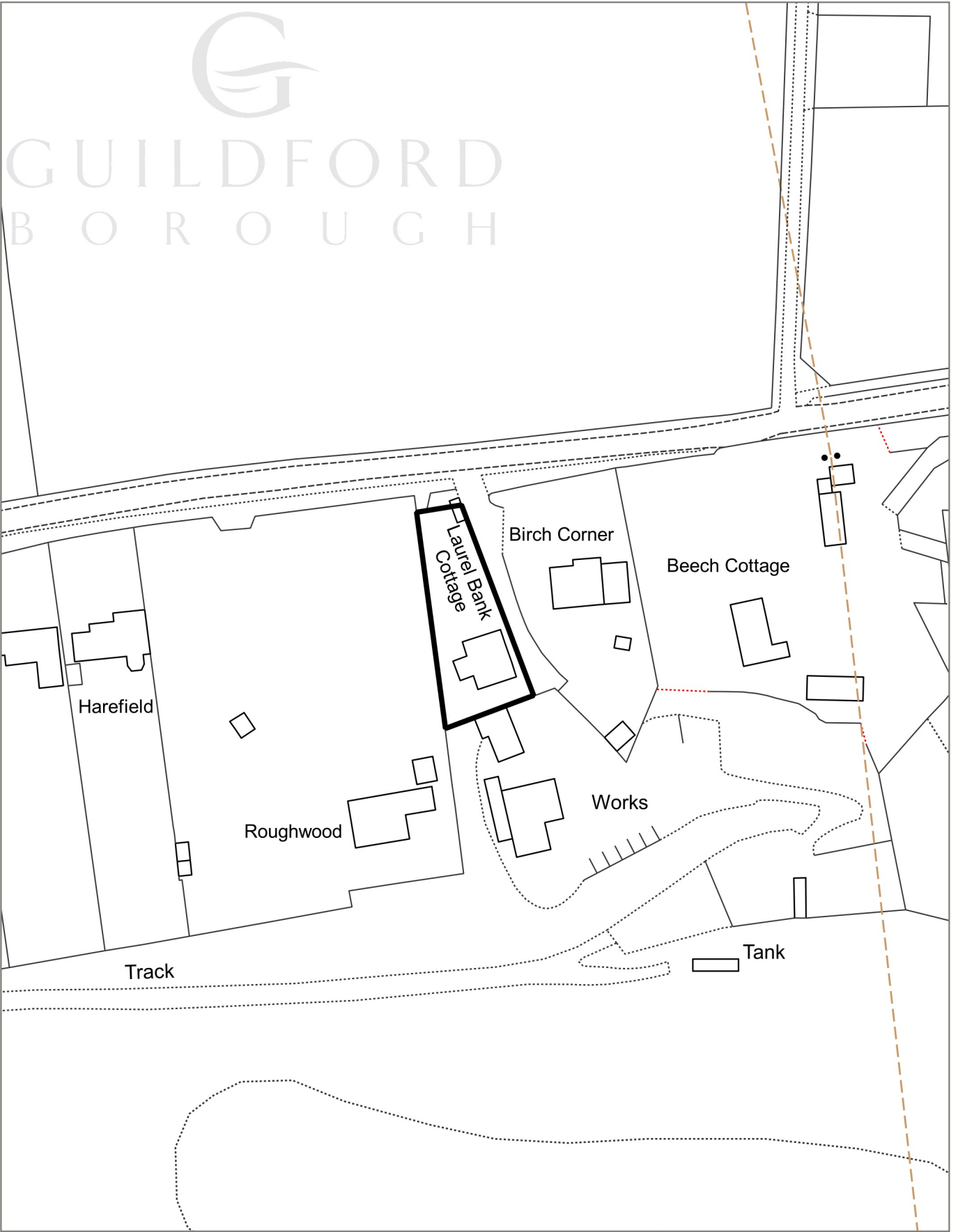


# 21/P/01997 - Laurel Bank Cottage, Seale Lane, Seale, Farnham



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Print Date: 20/09/2022

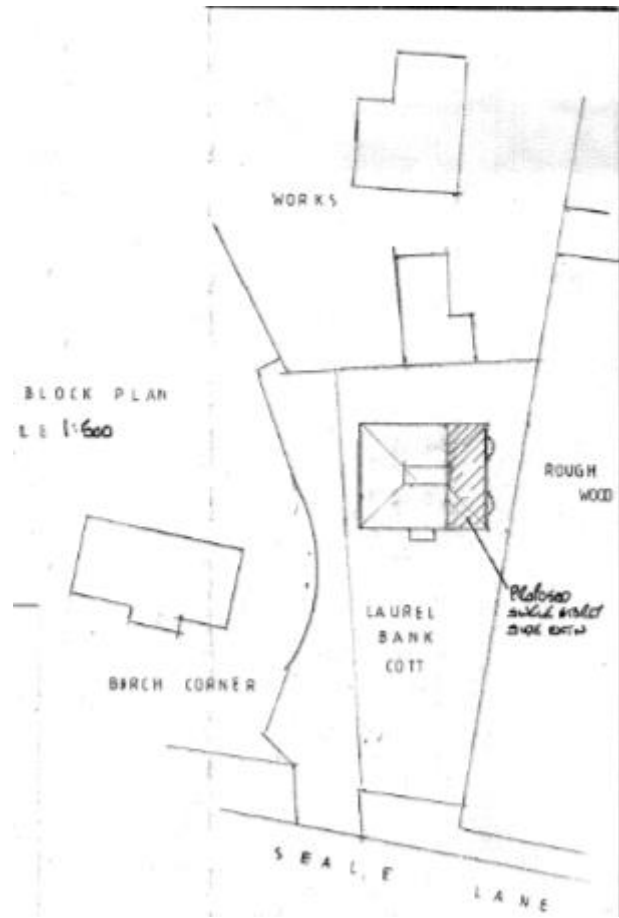


Not to Scale



GUILDFORD  
BOROUGH

21/P/01997 - Laurel Bank Cottage, Seale Lane, Seale, Farnham, GU10 1LD



**App No:** 21/P/01997  
**Appn Type:** Full Application  
**Case Officer:** Benjamin Marshall

**8 Wk Deadline:** 23/09/2022

**Parish:** Seale  
**Agent :** Mr D. Saunders  
DS Designs Ltd  
5 Roebuck Close  
Ashtead  
Surrey  
KT21 2DN

**Ward:** The Pilgrims  
**Applicant:** Mr B. Coyle  
Laurel Bank Cottage  
Seale Lane  
Seale  
Farnham  
GU10 1LD

**Location:** Laurel Bank Cottage, Seale Lane, Seale, Farnham, GU10 1LD

**Proposal:** Demolition of existing garage, proposed relocation of the front door with porch, side extension and raising of roof to provide pitch roof all round.

### **Executive Summary**

#### **Reason for referral**

This application has been referred to the Planning Committee by Cllr Tony Rooth who feels that the development may be out of keeping with the character of the area; be disproportionate to the original building and may have a harmful effect on the AONB.

#### **Key information**

The application relates to the demolition of an existing garage, erection of a porch and side extension and roof alterations.

The application relates to a residential plot of land containing a detached bungalow.

The surrounding area is semi-rural and the site falls within an AONB, AGLV and the Green Belt.

#### **Summary of considerations and constraints**

Owing to its significant floorspace uplift and three dimensional factors, the development would represent a disproportionate addition over and above the original dwelling which is considered inappropriate in the Green Belt. However, given the ability to extend the dwelling under permitted development, this proposal would represent a more appropriate and considered design that consolidated the built form in a single area, over what could be constructed under PD. Therefore, in removing the permitted development rights for this dwelling, very special circumstances have been identified given this proposals preferable design over what could be done under PD.

The case officer has visited the site and is satisfied that the scale of the extension is in keeping with the size of the existing property and surrounding buildings.

The design of the extension would not detract from the character of either the existing property or the surrounding area.

No harmful impact from neighbouring amenity have been identified.

Although there would be an increase in built form, there is no principal objection to an increase size of a residential dwelling in policy terms, and it is considered the development would not harm the surrounding landscape or public views, given its limited visibility from the surrounding area and appropriate scale. Therefore, no harmful impact to the AONB of AGLV have been identified.

**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 development hereby permitted shall be carried out in accordance with the following approved plans: 21/0259 and 21/0258 received on 16/09/2021 and Location Plan received on 06/09/2022.

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

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking or re-enacting or amending those Orders with or without modification), no development within Part 1, Classes A, AA, B and D shall be carried out on the dwellinghouse hereby permitted or within their curtilage.

Reason: Having regard to the size of the dwellings approved, the local planning authority wishes to retain control over any future extensions at the property, in order to preserve the openness of the green belt.

**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 minor alterations were required to overcome concerns, these were sought and the applicant agreed to the changes

2. 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](mailto:buildingcontrol@guildford.gov.uk)

## **Officer's Report**

### **Site description.**

The application relates to a residential plot of land containing a detached bungalow. The site is located within the ward of Pilgrims and the surrounding area is semi-rural. The site falls within an AONB, AGLV and the Green Belt.

### **Proposal.**

Demolition of existing garage, proposed relocation of the front door with porch, side extension and raising of roof to provide pitch roof all round.

### **Relevant planning history.**

<b>Reference:</b>	<b>Description:</b>	<b>Decision Summary:</b>	<b>Appeal:</b>
22/P/00203	Retention of front boundary wall and after alterations, and retention of consideration wall to the rear and west boundaries (retrospective application)	Pending gates	N/A
22/P/00100	Certificate of Lawfulness for an existing use to establish whether the retention of the existing side boundary wall is lawful.	Withdrawn	
21/P/01902	Retention of existing boundary wall to side and part of rear elevation, retention of front piers and wall facing highway. (Retrospective)	Withdrawn	
21/P/00608	Proposed relocation of the front door with porch, side extension, raising the roof to include 6 dormers and four rooflights and changes to fenestration following demolition of garage	Withdrawn	

GU/R 4380 Conversion and extension of existing offices to form a detached dwelling 27/05/1955 Approved N/A

## **Consultations.**

### Statutory consultees

County Highway Authority - No objection - Comments were made in regards to the possibility of highways land ownership showing within the red line boundary however a Land Registry plan indicates otherwise.

Surrey Wildlife Trust - Notes that bats do not appear to be a constraint. Advises that the applicant should be aware of the applying for bat mitigation licence once permission is granted.

### Internal consultees

Head of Environmental Health and Licensing - No objection subject to condition relating to contamination

### Non-statutory consultees

Surrey Hills Area of Outstanding Natural Beauty Officer - Substantial increase in volume to the dwelling, suggests a shallower slate roof.

### Parish Council

Seale & Sands Parish Council - objects for the following reasons:

- Outstanding issue of excavation
- Encroachment and subsidence
- Gates and wall high with out of keeping materials [Officer note - The gates and walls do not form a part of this application is being determined under application 22/P/00203]
- Materials should be in keeping with the existing dwelling
- CIL declaration incorrect [Officer note - Guildford does not have CIL]
- Ensure floor area increase is within allowable limits
- Requests condition requiring the mobile home be removed within 1 month of the premises being inhabited

### **Third party comments:**

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

- Incorrect Red Line Boundary [Officer Note - This plan has been updated in line with Land Registry plans]
- Office building not in correct position
- extension materially larger and against green belt policy
- Significant increase in ridge height
- dormer window may overlook [Officer Note - Amended plans have been submitted excluding the dormer windows]
- Trees already felled [Officer Note - Any works to unprotected trees prior to an application does not form part of the consideration]

- Red line includes development on west and south boundaries - [Officer Note - This plan has been updated in line with Land Registry plans]
- Previous excavations occurred into the neighbouring land [Officer Note - These excavations do not form part of this application]
- Safety issues with the proposed retaining wall [Officer Note - The boundary wall does not form part of this application]

## **Planning policies.**

### National Planning Policy Framework (NPPF) 2021:

1. Introduction
2. Achieving sustainable development
4. Decision-making
12. Achieving well-designed places
13. Protecting Green Belt land
16. Conserving and enhancing the historic environment

### Guildford Borough Local Plan: Strategy and Sites (LPSS) 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).

D1	Place shaping
D2	Climate Change, Sustainable design, construction and energy
D3	Historic Environment
P1	Surrey Hills Area of Outstanding Natural Beauty and Area of Great Landscape Value
P2	Green Belt

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

G1(3)	General Standards of Development
G5	Design Code

### Supplementary planning documents:

Residential Extensions and Alterations SPD 2018

## **Planning considerations.**

The main planning considerations in this case are:

- the principle of development and the impact on the Green Belt
- the impact on the scale and character of the existing site
- the impact on neighbouring amenity
- the impact on the AONB and AGLV

### The principle of development and the 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 149. 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.

The original dwelling is defined within the Local Plan: Strategy and Sites 2015-2034 as either the building as it existed on 1 July 1948; or if no building existed on 1 July 1948, then the first building as it was originally built after this date. The original dwelling in this instance was approved as part of a conversion of an office building, approved in 1955, the plans for this application are unscalable however identical features represented on the existing dwelling indicate that the building is the same as originally converted which therefore allows for an approximate original external floor area calculation. It is noted that the garage is linked to the dwelling by means of a covered way, owing to it's demolition as part of this application it's footprint will be included within the existing floor area calculations.

The approximate calculations in the case are as follow:

Original external floor area: 62.8 square metres

Existing external floor area [including linked garage]: 130.9 square metres (119.3% uplift)

Resultant external floor area: 164.3 square metres (161.6% uplift)

Calculations taken from the submitted plans indicate that the original floor area was 62.8 square metres. There have been previous extensions undertaken on the property which have resulted in 68.1 square metres in additional floor area. The proposed extension would add approximately a further 33.4 metres of external floor area to the dwelling, resulting in a property that would have a 161.6% larger external floor area than the original dwelling. This is considered to be a significant increase in floor area and is a clear indicator that the proposed development together with the previous extensions would represent a disproportionate addition over and above the size of the original dwelling.

It is also necessary to consider the three-dimensional increase of the dwelling. In this case, the proposed extension would further increase the footprint, mass, bulk and volume of the dwelling extensively. The proposal together with the previous extensions therefore results in an unacceptable uplift in floor area which, when combined with the increase in additional mass, bulk and volume, would represent a disproportionate addition over and above the size of the original dwelling. The proposed extension would exceed the roof height and whilst in keeping with the shape of the dwelling, this increase in bulk and volume is significant enough to be considered inappropriate within the Green Belt.

Therefore, the proposed development together with the previous additions would result in an inappropriate development in the Green Belt, which is unacceptable in principle and harmful, by definition, to the Green Belt.

Is there a case for very special circumstances?



Paragraph 148 of the NPPF states that 'very special circumstances will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations'.

The current proposal has been reduced in scale significantly from the previous application. Whilst still a considerable increase in size it does not include any first floor accommodation and the built form is retained within a single square built form.

From an investigation into the site's history it appears that the dwelling benefits from full permitted development rights. As aforementioned there is a large section to the rear and side of the dwelling which formed part of the original dwelling, it is reasonable to therefore consider that development could possibly occur under classes A, AA, B and D. The existing dwelling whilst extensively developed could be extended further over the additional floor area this application would provide. As well as this under permitted development there would be limited control on the design of the extensions and their impact on the green belt. Given that the current proposals introduce a restrained development form in a single area with limited roof space it is considered to represent a more preferable option than unrestrained permitted development. The application would not normally be considered acceptable however the removal of permitted development rights would represent a very special circumstances which would clearly outweigh the harm by reason of inappropriateness to the green belt.

The proposal therefore would comply with policy P2 of the Local Plan and para 147 and 148 of the NPPF 2021.

#### Impact on scale and character of the existing dwelling and surrounding area

The case officer has visited the site and is satisfied that the scale of the extension is in keeping with the size of the existing property and surrounding buildings.

The design of the extension would not detract from the character of either the existing property or the surrounding area.

As such, the proposed 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), Residential Extensions and Alterations SPD 2018 and the NPPF 2021.

#### Impact on neighbour amenity

Given the significant separation distances between the development and any neighbouring dwellings it is not considered that the proposed works would have an impact on neighbouring amenities. The application therefore complies with policy G1(3) of the saved local plan 2003.

#### The impact on the AONB and AGLV

The comments raised by the AONB officer are noted, however, in policy terms there is no in principal objection to an increase in size to a residential dwelling either in policy P1 of the adopted local plan or in the policies of the AONB Management Plan.

The site itself is located off Seale Lane, the frontage is well screened and the development would not be particularly visible from the road. The surrounding properties contain a number of two storey buildings also, therefore whilst concern about raising the roof is understandable this is not out of keeping with other nearby buildings and in this location it does not detract from the scenic qualities of the area.

Overall despite the increase in size the development would not harm the surrounding landscape and has little effect on public views. Furthermore, the overall size would not detract from the scale of surrounding buildings. Therefore, the proposal accords with the aims of the Surrey Hills Management Plan and Policy P1 of the Guildford Borough Local Plan.