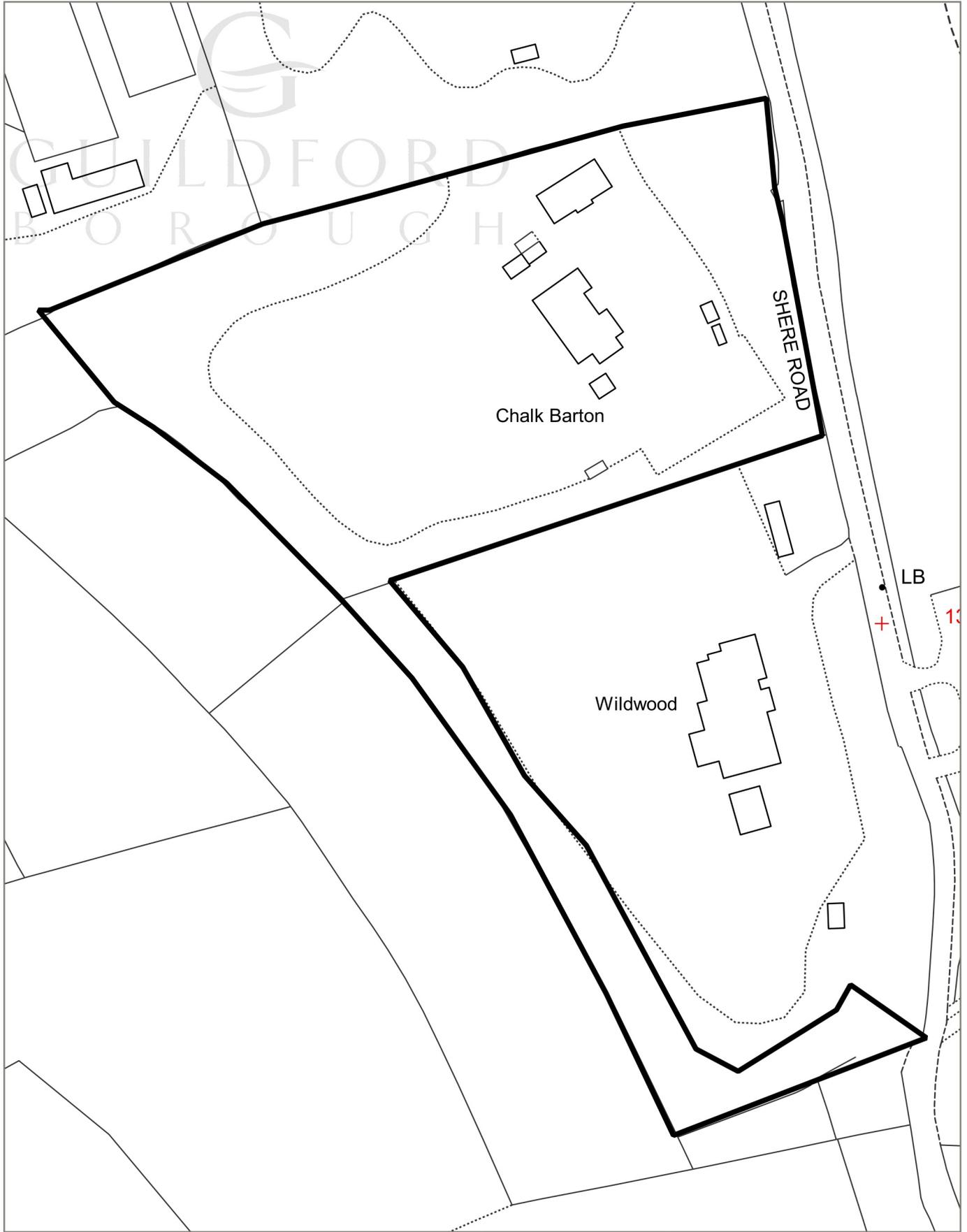


22/P/01770 - Chalk Barton, Shere Road, West Horsley, Leatherhead



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Print Date: 21/03/2023



Not to Scale



GUILD FORD
BOROUGH

22/P/01770 Chalk Barton, Shere Road, West Horsley



Not to scale

App No: 22/P/01770
Appn Type: Full Application
Case Officer: Chris Gent

8 Wk Deadline: 14/12/2022

Parish: West Horsley
Agent : Mr Simon Collins
Planning & Design Service
5 The Hydons
Godalming
GU8 4DD

Ward: Clandon & Horsley
Applicant: Mr Nick Howe
Chalk Barton
Shere Road
West Horsley
Surrey
KT24 6EW

Location: Chalk Barton, Shere Road, West Horsley, Leatherhead, KT24 6EW
Proposal: Demolition of existing front walling and front flue; erection of ground floor infill porch, finished with open oak structure, replacement flue and alterations.

Executive Summary

Reason for referral

This application has been called to committee by Councillor Tim Anderson on the grounds that the development may not be harmful to the openness of the Green Belt.

Key information

Demolition of existing front walling and front flue; erection of ground floor infill porch, finished with open oak structure, replacement flue and alterations.

Summary of considerations and constraints

The proposal is for a ground floor infill porch. The resulting building would represent a 99% increase (approx) in the size of the original dwelling. This represents a significant uplift indicative of a disproportionate addition.

The development would increase the footprint of the building by 11sqm (approx) measuring to a width of 6.3m, depth of 1.7m and height of 3.6m (incorporating a pitched roof with flat roof above). It would infill an area in front of the main entrance and to the sides of the existing single storey built form. The existing open-sided front porch would be rebuilt in front of the newly created extension. Whilst it is noted that the proposal would be well contained within the envelope of the existing building and the extension is relatively small in isolation, combined with the previous extensions it would further increase the size of the original house which would result in a disproportionate addition to the original building.

In this case, due to the extent of the proposal's external floor area and height, it could not be built under permitted development. As such, there is no permitted development fallback position in this case.

RECOMMENDATION:

Refuse - for the following reason(s) :-

1. The proposed development, by virtue of the floorspace uplift from the original building, size, bulk, 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 clearly outweigh the inherent harm to the Green Belt. The development therefore fails to accord with Chapter 13 of the National Planning Policy Framework (revised on 20 July 2021) 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 drawing numbers ENC/140622/2324/TP, SR/03, ENC/140622/2324/EL, SR/02, ENC/140622/2324/MB, SR/01, SR/04 received on 17/10/2022.
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.

Pre-application advice was not sought prior to submission and there are significant objections to the application that minor alterations would not overcome, it was not considered appropriate to seek amendments through the course of this application.

Officer's Report

Site description

The application site is located inside the Green Belt and within the Surrey Hills Area of Outstanding Natural Beauty and Area of Great Landscape Value. The site comprises a two storey detached house with habitable accommodation within the roofspace.

Proposal

Demolition of existing front walling and front flue; erection of ground floor infill porch, finished with open oak structure, replacement flue and alterations

Relevant planning history

22/P/01649 - Erection of replacement single storey storage building following demolition of existing garage and store. Approved with conditions - 23/12/2022

05/P/01203 - Revision to 04/P/00809 approved 07/06/04 (two storey front, rear and side extension and loft conversion incorporating dormer windows in the rear following removal of utility room) to remove cellar area and increase utility room at side, increased roof height, reposition dormer window and addition of beehive roofed rear bay windows. Approved with conditions - 29/07/2005

04/P/00809 - Two storey front, rear and side extension and loft conversion incorporating dormer windows in rear following removal of utility room. Approved with conditions - 07/06/2004

99/P/00775 - Single storey extensions to front of property (as amended by plans received 23/06/99). Approved with conditions - 01/07/1999

GU/R 938/7/73/WH - Alterations and ground floor addition to enlarge drawing room and provide a new study and conservatory. Approved with conditions - 19/09/1973

GU/R 340/3/72/WH - Alterations, two storey extension to enlarge dining room on ground floor and bedroom on first floor, and single storey addition to enlarge drawing room and study. Approved with conditions - 30/03/1972

GU/R 15019 - Two storey extension to dwelling to provide an enlarged garage with bathroom, WC and one habitable room over. Approved with conditions - 24/10/1966

Consultations

West Horsley Parish Council - no objection

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 20 July 2021)

Chapter 12. Achieving well-designed places

Chapter 13. Protecting Green Belt land

Chapter 15. Conserving and enhancing the natural environment

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

Policy D1: Place shaping

Policy P1: Surrey Hills Area of Outstanding Natural Beauty and Area of Great Landscape Value

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 Council: Development Management Policies (LPDMP) June 2022

The LPDMP can now be considered to be at an advanced stage in production. The hearing sessions have been completed and the Inspector has reached a conclusion that, subject to main modifications, the plan can be found sound. The main modifications he considers necessary are currently out for consultation. Those policies/parts of policies that are not subject to any proposed main modifications should now be afforded considerable weight. Where specific parts of a policy are subject to main modifications, then further consideration should be given as to the extent to which those modifications would, if accepted, impact upon the assessment of the proposal. If it would result in a different conclusion being reached then these specific parts of the policies should be given moderate weight given the level of uncertainty that these will still be recommended by the Inspector in his final report.

Policy H5: Housing Extensions and Alterations including Annexes

Policy D4: Achieving High Quality Design and Respecting Local Distinctiveness

Policy D5: Protection of Amenity and Provision of Amenity Space

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

Policy G1 General Standards of Development

Policy G5 Design Code

West Horsley Neighbourhood Plan 2016 - 2033

WH3 Design Management within Rural Areas

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 of the existing dwelling and surrounding area, AONB and AGLV
- impact on neighbour amenity

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.

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

- Original building: 234approx sq m
- Existing building: 455approx sq m
- Proposed (resulting) building: 466approx sq m

The resulting building would represent a 99% increase (approx) in the size of the original dwelling. This represents a significant uplift indicative of a disproportionate addition.

(It should be noted that the timber pergola and covered structure located to the rear have not been included in any of the Council's calculations as these structures do not appear to be attached to the main house. If they were connected, the percentage uplift would be further increased)

The development would increase the footprint of the building by 11sqm (approx) measuring to a width of 6.3m, depth of 1.7m and height of 3.6m (incorporating a pitched roof with flat roof above). It would infill an area in front of the main entrance and to the sides of the existing single storey built form. The existing open-sided front porch would be rebuilt in front of the newly created extension. Whilst it is noted that the proposal would be well contained within the envelope of the existing building and the extension is relatively small in isolation, combined with the previous extensions it would further increase the size of the original house which would result in a disproportionate addition to the original building.

In this case, due to the extent of the proposal's external floor area and height, it could not be built under permitted development. As such, there is no permitted development fallback position in this case.

Impact on scale and character of the existing dwelling and surrounding area, AONB and AGLV

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, AONB or AGLV.

No issues raised to the removal of the existing front entrance and surrounding wall; this would be removed to provide a more open plan arrangement. The replacement of the existing flue is also acceptable.

Impact on neighbour amenity

The size and siting of the extension would not cause a detrimental loss of light over any of the neighbouring properties and would not appear an overbearing feature.

There are no overlooking concerns resulting from the development.