

Application No:	2019/0427	Application Type:	FLH
Case Officer:	Aline Goult	Ward:	Cobham and Downside Ward
Expiry Date:	18/04/2019		
Location:	The Old Forge Chilbrook Road Downside Cobham Surrey KT11 3PD		
Proposal:	Single-storey side infill extension and alterations to fenestration.		
Applicant:	Mr A Bird		
Agent:	Mr David Haines Architectural Services and Planning Howard Buildings 69-71 Burpham Lane Guildford Surrey GU4 7LX		
Decision Level:	If Permit – Sub-Committee If Refuse – Sub-Committee		
Recommendation:	Refuse		

Representations: None.

This application has been referred to the Sub-Committee by Cllr Mrs Mitchell if the officer recommendation is to refuse permission.

R e p o r t

Description

1. The application site comprises a detached single-storey dwellinghouse located on the south-western side of Chilbrook Road, within the settlement area of Downside.

Constraints

2. The relevant planning constraints are:
 - Green Belt
 - Potentially contaminated land

Policy

3. In addition to the National Planning Policy Framework and the National Planning Practice Guidance, the following local policies and guidance are relevant to the determination of this application:

Core Strategy 2011

CS10 – Cobham, Oxshott, Stoke D’Abernon and Downside
CS17 – Local Character, Density and Design

Development Management Plan 2015

DM1 – Presumption in favour of sustainable development
DM2 – Design and amenity
DM18 – Green Belt (development of existing buildings)

Design & Character SPD 2012

Companion Guide: Home Extensions

4. Relevant Planning History

Reference	Description	Decision
2011/5277	Non-Material Changes to planning permission 2008/0726 for alterations to fenestration and internal layout	Non-Material Change Accepted
2009/0296	Detached two storey house following demolition of existing office building (72sqm) and outbuildings	Refused Permission
2008/2412	Detached two storey house following demolition of existing office building (72sqm) and outbuildings	Refused Permission, Appeal Dismissed
2008/0726	Single storey side extension and change of use from offices (B1) to residential (C3)	Granted Permission
2004/2515	3 detached bungalows with rooms in roofspace following demolition of existing buildings (Outline application with details of siting, external appearance and means of access being applied for)	Refused Outline Permission, Appeal Dismissed
2000/2172	Single storey side extension and change of use from offices to residential	Granted Permission
1999/0931	Change of use of existing building from office use (Class B1) to residential use (Class C3) with single storey side extension following demolition of other existing buildings	Refused Permission
1992/1461	Two detached single-storey workshop buildings.	Refused Permission
1990/0718	Erection of single-storey rear extension following demolition of existing store for use as office in connection with existing building; Erection of entrance porch. (Amendment to planning permission EL90/0258)	Granted Permission
1990/0258	Erection of single-storey rear extension following demolition of existing store for use as office in connection with existing building. Erection of entrance porch.	Granted Permission
1989/1517	Erection of low voltage overhead distribution line (Consultation by Seeboard).	Deemed Consent
1986/0767	Erection of detached 2 storey house with garage following demolition of all buildings on the site	Refused Permission, Appeal Dismissed
ESH/1950/6585/A	Builders yard to be used as a store for the construction of concrete	Unknown
ESH/1950/6585	Builders yard to be used as a store for the construction of concrete	Unknown
ESH/1949/6585	Builders yard to be used as a store for the construction of concrete	Unknown

Proposal

5. Planning permission is sought for the construction of a single-storey side infill extension. This would be constructed on the south-eastern side of the building with a width of 3.2m, a depth of 6.7m and eaves and ridge heights to match the existing building.

6. The proposal also includes alterations to fenestration comprising the replacement of the existing entrance door with a window, the relocation of the entrance to the south-western elevation together with an additional window, the enlargement of an existing window on the front elevation, the replacement of two existing windows on the rear elevation with a set of glazed doors, the replacement of a door with a window on the north-western elevation and an additional window on this same elevation.

Consultations

7. Council's Contaminated Land Officer – the response is awaited and will be reported to Members of the Sub-Committee at the meeting.

Positive and Proactive Engagement

8. The National Planning Policy Framework requires local planning authorities to work with the applicant in a positive and proactive manner to resolve problems before the application is submitted and to foster the delivery of sustainable development. This requirement is met within Elmbridge through the availability of pre-application advice.
9. No formal pre-application advice was sought prior to the submission of this application.

Planning Considerations

10. The main planning considerations in the determination of this application are:
 - The principle of the development within the Green Belt
 - The design of the proposal and its impact on the host dwelling, the character of the area and the streetscene
 - The impact on the amenities of neighbouring properties

The principle of the development within the Green Belt

11. Paragraph 143 of the revised NPPF states that 'inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.' Paragraph 144 of the NPPF states that 'when considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt.'
12. Paragraph 145 of the NPPF contains a list of exceptions to the inappropriate development in the Green Belt. One such exception 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'. Should the development not fall within the stated exceptions, it is reasonable to conclude that such development must be inappropriate development which is, by definition, harmful to the Green Belt.
13. The adopted Policy DM18 of the Development Management Plan is in line with the NPPF requirements and provides additional clarification on the amounts that would be considered to not be classed as 'disproportionate'. The policy states that "support will be given to proposals that...do not result in an increase beyond 25% in volume and 25% in footprint" of the original building. The NPPF defines the original building as that which existed on 1st July 1948, or as built if constructed after this date.
14. The plans submitted in support of the application indicate that the original building (as defined above) had a footprint of approximately 71.05sq.m. This would be increased to 109.3sq.m. as result of the proposal: a percentage increase of approximately 53.8%, clearly in excess of the increase specified in Policy DM18.
15. The plans also show that the original building had a volume of approximately 241.6 cubic metres. This would be increased to 385.3 cubic metres as a result of the proposal. This represents a percentage increase of 59.5%, which is again beyond the acceptable increase

allowed by Policy DM18. Indeed, it is clear from the volume calculations supplied that the property has already benefitted from a 26.7% increase in volume beyond the original building, thus exhausting its capacity for enlargement allowed by the policy.

16. Given that the proposal would result in a disproportionate addition over and above the size of the original building, it must be considered to be inappropriate development within the Green Belt and as such, very special circumstances to justify the development are required. No such circumstances have been advanced by the applicant, or have become otherwise apparent. As such, the principle of the development within the Green Belt is considered to be unacceptable.

The design of the proposal and its impact on the host dwelling, the character of the area and the streetscene

17. The proposed extension would reflect the style and dimensions of the existing single-storey side projection, which is considered appropriate. Materials and glazing to match the existing building have been proposed. Overall, it is not considered that the proposal would result in harm to the host dwelling, the character of the area or the visual amenities of the streetscene.

The impact on the amenities of neighbouring properties

18. Due to the siting and scale of the development, as well as the substantial separation distance to the closest south-eastern neighbouring property, it is not considered that the amenities of neighbouring properties would be affected in terms of loss of light, loss of privacy or overbearing impact.
19. The alterations to fenestration would be carried out at ground floor level and it is considered that there would be sufficient boundary screening to ensure that the privacy enjoyed by the neighbour at No. 1 Forge Cottages would not be adversely affected by the proposal.

Matters raised in Representations

20. None.

Conclusion

21. The proposed extension would be a disproportionate addition over and above the size of the original building and is therefore inappropriate development within the Green Belt. Inappropriate development is, by definition, harmful to the Green Belt and no very special circumstances have been advanced, or are apparent, that would clearly outweigh the harm caused by inappropriateness and the additional actual harm caused to the openness of the Green Belt. The proposal is therefore contrary to Policy DM18 of the Development Management Plan 2015 and the National Planning Policy Framework.

The proposed development does not require a CIL payment.

Recommendation: Refuse Planning Permission

Reasons For Refusal

- 1 The proposed extension would be a disproportionate addition over and above the size of the original building and is therefore inappropriate development within the Green Belt. Inappropriate development is, by definition, harmful to the Green Belt and no very special circumstances have been advanced, or are apparent, that would clearly outweigh the harm caused by inappropriateness and the additional actual harm caused to the openness of the Green Belt. The proposal is therefore contrary to Policy DM18 of the Development Management Plan 2015 and the National Planning Policy Framework.



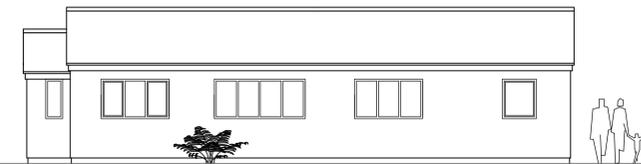
Proposed Front Elevation



Proposed Side Elevation



Proposed Rear Elevation

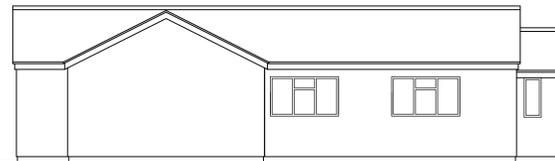


Proposed Side Elevation

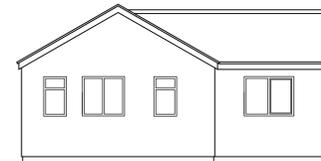
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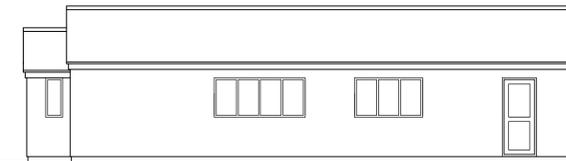
Existing Front Elevation



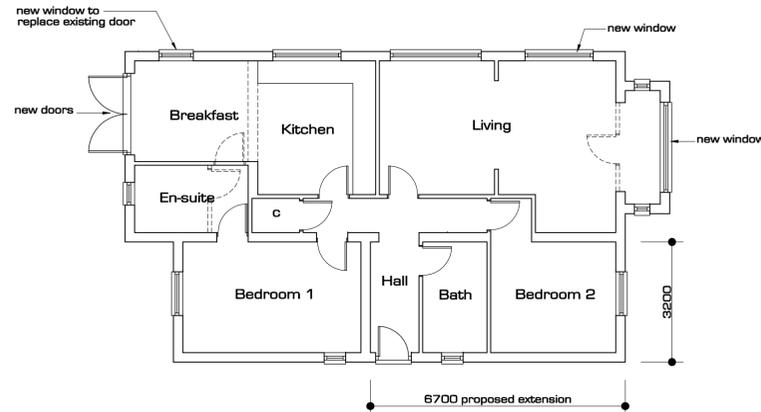
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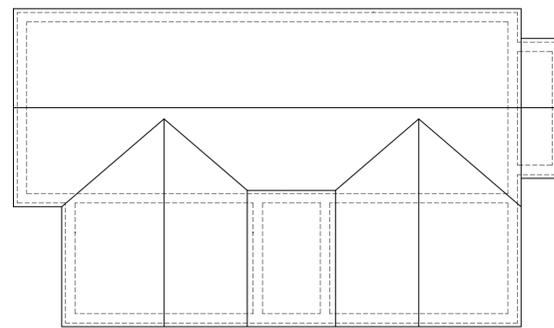
Existing Rear Elevation



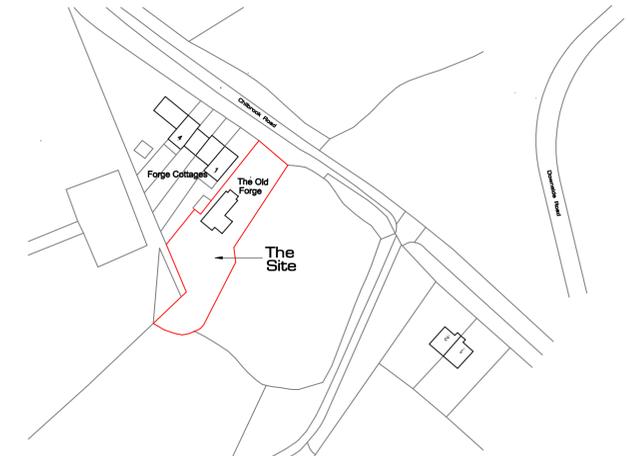
Existing Side Elevation



Proposed Ground Floor Plan 1:100

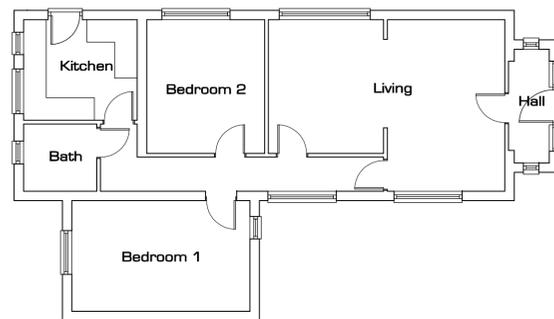


Proposed Roof Plan

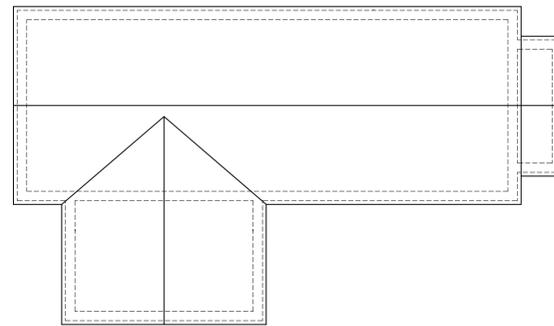


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Site Location 1:1250

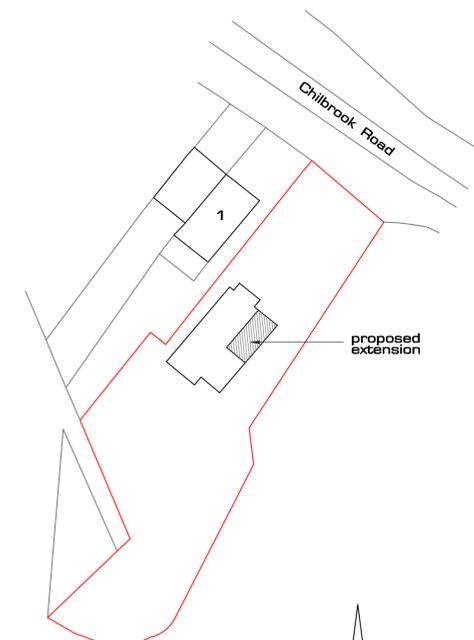
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Existing Ground Floor Plan



Existing Roof Plan



Site Layout 1:500

M 1:500
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Rev	Description	Date
A	Elevations notation corrected and location plan amended.	Feb 2019



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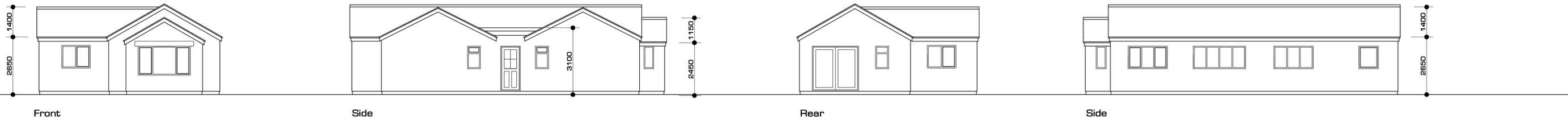
Project	THE OLD FORGE, CHILBROOK ROAD, COBHAM.
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Client	MR A BIRD
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Drawing	PLANS & ELEVATIONS
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Drawing No	TOFC/100/01A
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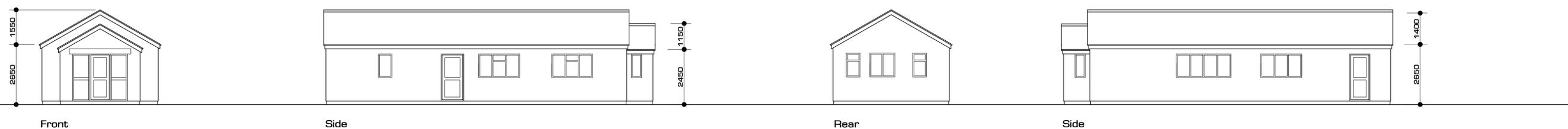
Date	Feb 2019	Scales 1:100, 1:500, 1:1250 @ A1
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Proposed Elevations (385.3 m3)

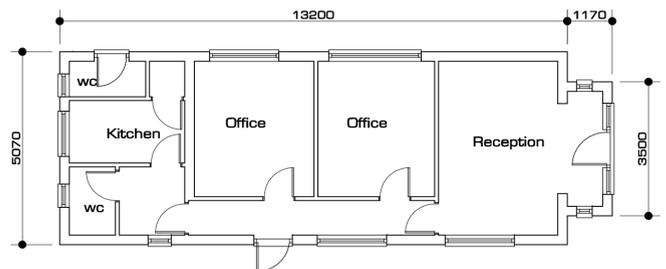


Existing Elevations (306 m3)

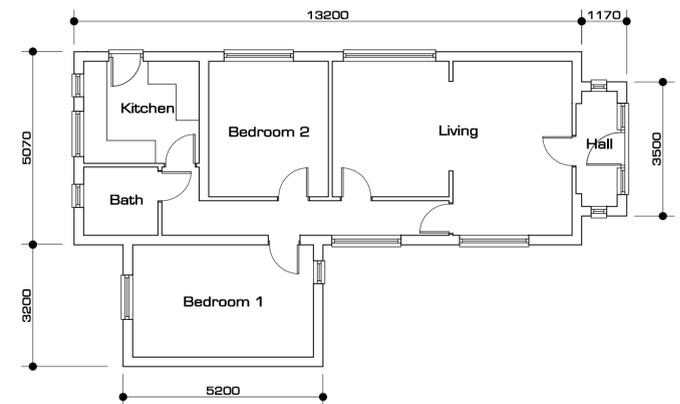
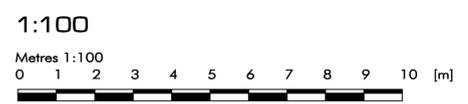


Original Elevations (241.6 m3)

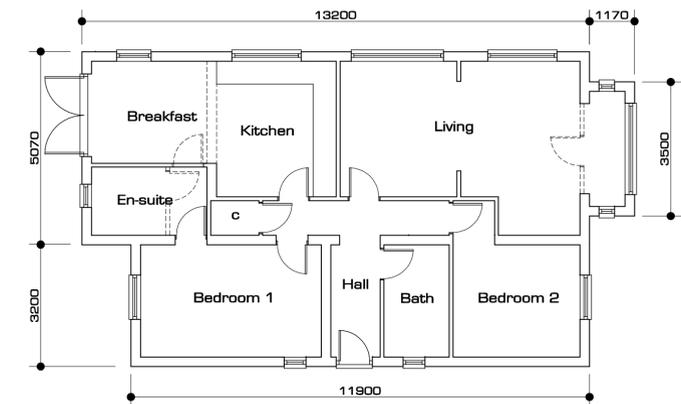
Note : Volumes obtained using The Planning Portal volume calculator



Original Floor Plan (71.05sq m)



Existing Ground Floor Plan (87.75sq m)



Proposed Ground Floor Plan (109.3sq m)

Rev	Description	Date
		
ARCHITECTURAL SERVICES & PLANNING Tel : 01483 457922 www.asaparchitectural.co.uk		
Project	THE OLD FORGE, CHILBROOK ROAD, COBHAM.	
Client	MR A BIRD	
Drawing	AREA & VOLUME CALCULATIONS	
Drawing No	TOFC/100/02	
Date	Feb 2019	Scales 1:100 @ A1

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