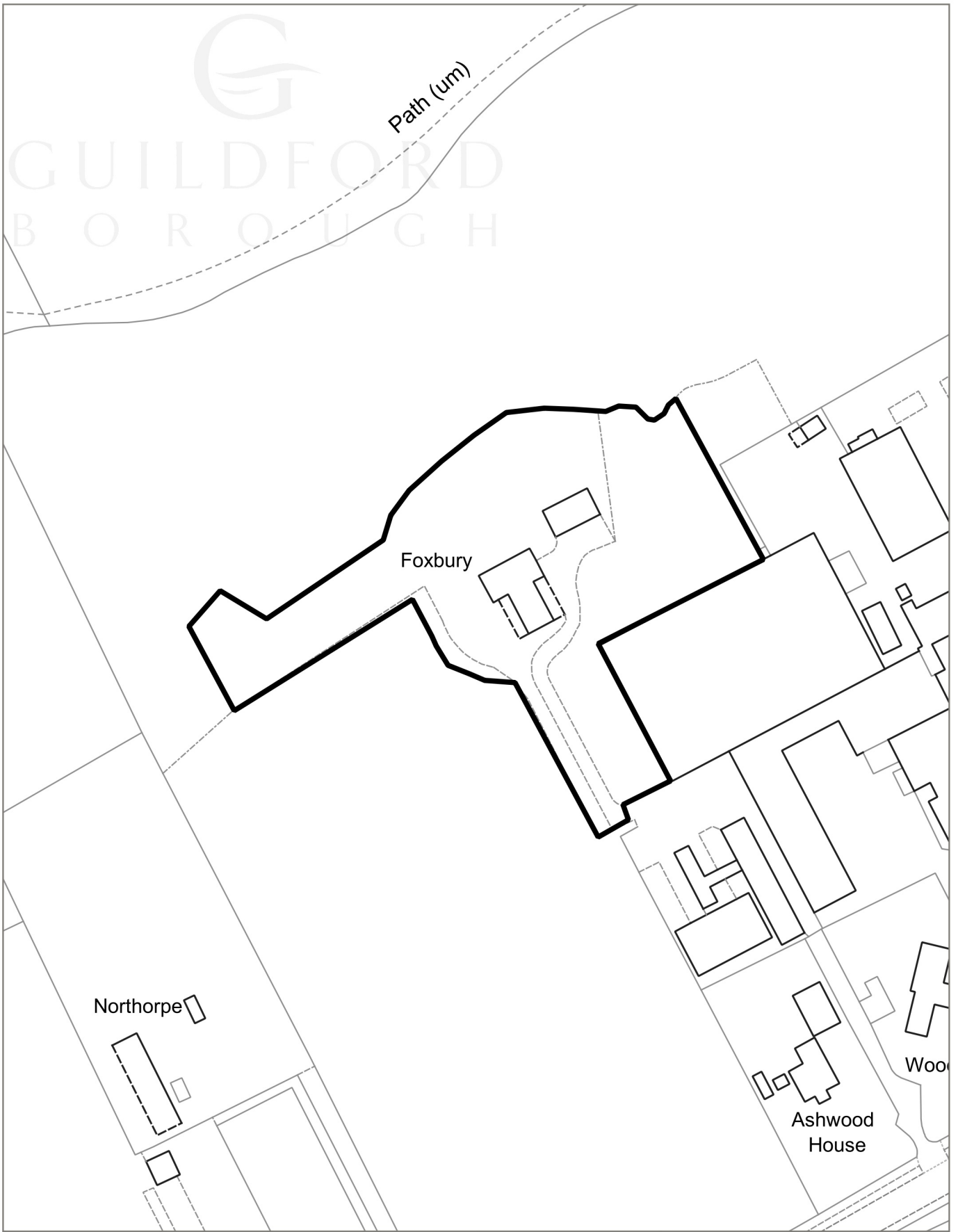


# 19/P/01311 - Foxbury, Epsom Road, West Horsley, Leatherhead



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Print Date: 22/10/2019

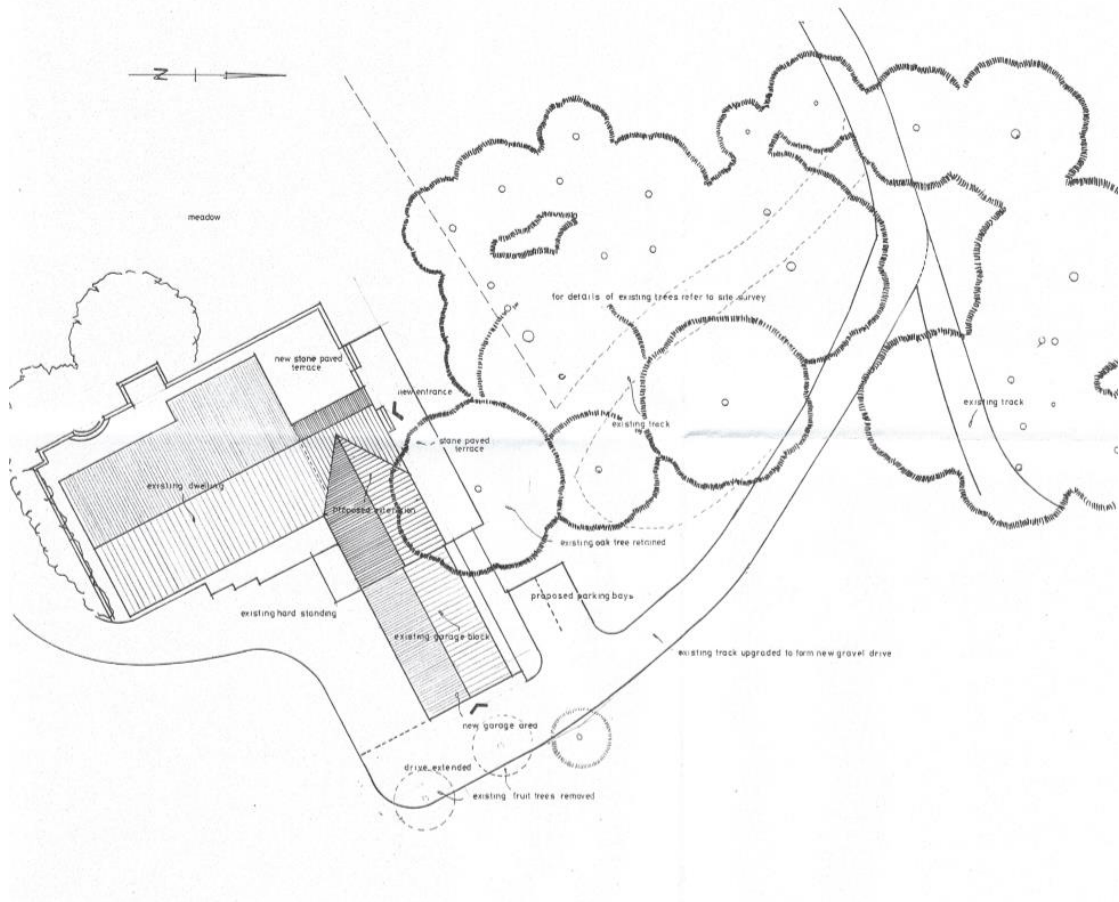


Not to Scale



GUILD FORD  
BOROUGH

19/P/01311 – Foxbury, Epsom Road, West Horsley, KT24 6AR



Not to scale



**App No:** 19/P/01311  
**Appn Type:** Full Application  
**Case Officer:** Charlotte Nimmo

**8 Wk Deadline:** 25/09/2019

**Parish:** West Horsley  
**Agent :** Mr Barrie Morse  
Barrie Morse - Chartered  
Surveyours  
The Studio  
Cheriton Cottage  
Edwin Road  
West Horsley  
KT24 6LN

**Ward:** Clandon & Horsley  
**Applicant:** Mr D. Alexander  
Foxbury  
Epsom Road  
West Horsley  
KT24 6AR

**Location:** Foxbury, Epsom Road, West Horsley, Leatherhead, KT24 6AR  
**Proposal:** Proposed side extension extending to existing garage, incorporating new entrance and new first floor gallery, part conversion of garages to habitable accommodation, changes to existing garage fenestration, two new parking spaces with driveway extension and new terrace.

### **Executive Summary**

#### **Reason for referral**

This application has been referred to the Planning Committee because more than 10 letters of objection have been received, contrary to the Officer's recommendation.

#### **Key information**

The proposed development is for a side extension infilling an existing gap between the main dwelling and an outbuilding, with associated internal reconfigurations and some improvement to an existing track. The site is within the Green Belt and there is a large area of woodland under a TPO, including a section of ancient woodland, to the rear of the site with an unmade track running through.

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

The proposal is not found to represent a disproportionate addition over and above the size of the original dwelling. The design is considered to be sympathetic to the scale and character of the host dwelling and would not harm neighbouring amenities as the plot is reasonably secluded. One pre-commencement condition has been secured relating to arboricultural details.

## **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: 2019 07/03A, 2019 07/04A, 2019 07/05, 2019 07/06A received on 31 July 2019.

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

3. No development-related works shall take place on site until an Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP), in accordance with BS 5837:2012 Trees in Relation to Design, Demolition and Construction, are submitted to and approved in writing by the Local Planning Authority. The approved AMS must be adhered to in full, and may only be modified subject to written agreement from the LPA. No development shall commence until tree protection measures, as set out in the AMS and TPP, have been installed and a site meeting has taken place with the site manager, the retained consulting arboriculturalist and the LPA Tree Officer.

Reason: To protect the trees on site which are to be retained in the interests of the visual amenities of the area

### **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.

In this case pre-application advice was sought and provided which addressed potential issues, the application has been submitted in accordance with that advice and no further issues have arisen.

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 applicant property is a detached bungalow with a partial loft conversion and detached outbuilding, situated on the north-western side of the Epsom Road (A246) in the Green Belt. The site falls outside of the identified settlement of West Horsley. There is an extensive area of woodland protected under a TPO to the rear of the site, and a section of Ancient Woodland within this area.

### **Proposal.**

Proposed side extension extending to existing garage, incorporating new entrance and new first floor gallery, part conversion of garages to habitable accommodation, changes to existing garage fenestration, two new parking spaces with driveway extension and new terrace.

### **Floor area calculations**

Original dwelling: 233.7 sq m

Original garage: 79 sq m

Total original (dwelling and garage combined): 312.7 sq m

Proposed dwelling: 433.32 sq m

*Increase from original dwelling: 85.4%*

*Increase from total original: 38.5%*

### **Relevant planning history.**

<b>Reference:</b>	<b>Description:</b>	<b>Decision Summary:</b>	<b>Appeal:</b>
15/P/00156	Removal of condition 4 (agricultural occupancy) of planning application 24/03/2015 80/P/00329 approved 28/07/1980	Approve	N/A

### **Consultations.**

#### **Internal consultees**

Tree Officer: No objections; request condition added for arboricultural report.

#### **West Horsley Parish Council**

No objection in principle. Concerns regarding new access onto Cranmore Lane which has recently been created with a metal gate installed. Concerned that this could lead to future development on adjacent paddock.

### **Third party comments:**

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

- Cranmore Lane unsuitable for heavy construction traffic as it is a roughly surfaced bridleway
- access through ancient woodland is unacceptable, causing unnecessary ecological disturbances
- historically no access from the bridleway to Foxbury; the new track is clearly in preparation for development of the site
- everyday access is from the A246 and this should be used by construction traffic
- site remains designated Green Belt outside village settlement boundary
- floor space increase does not seem proportionate to original building
- proposals not sympathetic and will make house disproportionate to neighbours
- concerns that application will be determined before judicial review of local plan is concluded
- 2 further letters received stating no objection to additions to property but concerns over flooding and access along Cranmore Lane

6 letters of support have been received outlining the following positive comments:

- Foxbury is not visible to neighbours so extension will not affect anyone
- extension is appropriately scaled to house and creates a harmonious and functional whole between house and current garage
- use of existing track from Cranmore Lane could avoid dangerous access onto A246 with only meagre increase in traffic
- any disturbance [relating to works] will be temporary
- homeowners have considered the woodland management plan
- agent has stated contractor vehicles will use the A246 entrance [received by email dated 31/08/19 and letter dated 22/09/19]

### **Planning policies.**

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

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 (2019)

Policy P2: Green Belt

Policy D1: Place shaping

Policy ID3: Sustainable transport for new developments

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):

G1 General Standards of Development

G5 Design Code

NE5 Dev. Affecting Trees, Hedges & Woodlands

#### West Horsley Neighbourhood Plan 2018:

Policy WH3: Design Management within Rural Areas

Policy WH12: Green and Blue Infrastructure Network

Supplementary planning documents:  
Residential Extensions and Alterations SPD 2018  
Vehicle Parking Standards SPD 2006

### **Planning considerations.**

The main planning considerations in this case are:

- the principle of development and the impact on the Green Belt
- the impact on scale and character
- the impact on neighbouring amenity
- highway/parking considerations
- impact on trees and vegetation

#### The principle of development and the impact on the Green Belt

The NPPF 2019 identifies that new buildings will be deemed inappropriate development in the Green Belt, unless falling within specific exceptions as set out in paragraph 145 (Ch. 13). Extensions to buildings are referred to, provided they would not result in a disproportionate addition over and above the size of the original building. Policy P2 of the adopted local plan confirms that Green Belt policy will be applied in line with the NPPF.

The test of whether there would be a disproportionate addition 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 and factors can include the floorspace uplift and three dimensional factors, such as footprint, increases in height, width, depth and building shape.

The developed section of the site comprises the main dwelling 'Foxbury' and an ancillary garage/outbuilding. When calculating the enlargement solely in relation to the dwelling there will be an increase in floor area of approx. 85%. The connection of the two buildings will also extend the dwelling to have a formal L shaped footprint.

However, the initial calculation is not considered to accurately reflect the scheme, as both existing buildings are original and will simply become integrated by the extensions proposed. The floor area calculations above set out the total original floor area on site (312.7 sq m) and show that the proposal will result in a 38.5% increase in floor area through the creation of one integrated building, i.e. adding an 'infill' extension across the ground floor. This is more reflective of the actual situation on site. The scheme is clearly read as such due to the position of the new extension sitting between the dwelling and the garage, and its subservient built form. Consequently, this is not found to result in a disproportionate addition, but is instead likely to be the upper limit of what may be an acceptable increase on site. The proposal is considered acceptable in terms of Policy P2 and Chapter 13 of the NPPF 2019.

#### The impact on scale and character

The proposed additions clearly have a contemporary nature, with considerable glazing, ceiling voids, and timber cladding. This style of development would not be out of keeping with the character or proportions of the existing dwelling, which has a modern style of articulation to its footprint and significant glazed features. The infill type extension appears naturally subservient as it is significantly set back to the north of the dwelling, and has a lower ridge height than the principal roof which addresses the differing heights of the main dwelling and the existing garage/outbuilding. The proposal is therefore considered to comply with Policy D1, saved Policy G5(2) and the Residential Extensions and Alterations SPD 2018.

#### The impact on neighbouring amenity

The dwelling is set within a large plot with some commercial and some residential neighbours; there is a high level of seclusion due to the separation distances involved, number of trees on site, and the positioning of nearby properties. As a result, the proposed extension is unlikely to have any impact on neighbouring amenities and so is compliant with saved Policy G1(3).

#### Highway/parking considerations

The loss of one garage of the double space available within the outbuilding is not considered to harm the parking provision on site; a modest extension to the driveway is provided to form additional open parking. The proposal is therefore acceptable in terms of the Vehicle Parking Standards SPD 2006.

The concerns raised in relation to the access track through the protected trees/ancient woodland to the rear of the site are not part of the current application. The block plan submitted shows that the existing track close to the rear of the property will be upgraded to form a new gravel drive in conjunction with the provision of additional parking space; this will not extend into the woodland beyond the existing track.

Concerns have also been raised regarding the route of construction traffic; the agent has confirmed twice in writing that the main access to the site from the A246 will be used by all vehicles. It is not considered necessary to secure this by condition. The proposal is found to comply with Policy ID3.

#### Impact on trees and vegetation

The development will not affect the majority of the protected trees within the site and the Tree Officer has no particular concerns with the development. However, no arboricultural information has been submitted as part of the application (i.e. arboricultural method statement, tree protection plan) and so this should be secured by pre-commencement condition to ensure compliance with saved Policy NE5.

The proposals would not affect the swathe of ancient woodland to the rear of the site and so the application is acceptable in terms of Policy WH12.

#### **Conclusion.**

Subject to the imposition of relevant conditions, the proposed development is considered to comply with Policies P2, D1 and ID3 of the Guildford Borough Local Plan: Strategy and Sites (2019), Policies G1(3), G5(2) and NE5 of the Guildford Borough Local Plan 2003 (as saved by CLG Direction 24/09/07), Policies WH3 and WH12 of the West Horsley Neighbourhood Plan 2018, the Residential Extensions and Alterations SPD 2018, the Vehicle Parking Standards SPD 2006, and Chapters 12, 13 and 15 of the NPPF 2019.