

SPL4

**REPLACEMENT DWELLING EXAMPLE: VALLEY END FARM
(SURREY HEATH DISTRICT COUNCIL) - DECISION NOTICE,
OFFICER'S REPORT, PLAN EXTRACT**

RECEIVED

18. 12. 2013

Support Services



Surrey Heath Borough Council

Surrey Heath House
Knoll Road
Camberley
Surrey GU15 3HD
Contact Centre: (01276) 707100
DX: 32722 Camberley
Website: www.surreyheath.gov.uk

Service: Regulatory Services

Our Ref: 13/0067

Officer: Duncan Carty

Direct Tel: 01276 707222

Direct Fax: 01276 707218

Email: development.control@surreyheath.gov.uk

Mr Russell Forde
Smart Planning Ltd
Old School House
Rettendon Turnpike
Battlesbridge
Wickford, Essex
SS11 7QL

6 December 2013

TOWN & COUNTRY PLANNING ACT 1990

Town & Country Planning (Development Management Procedure) (England)
Order 2010

Application Type: Full Planning Application

Drawing No./Date Stamped: 11.1639/02, 03, 04, 05, 10(C), 11(C), 12(C).

The Council as Local Planning Authority **GRANTS** planning permission for the following development subject to the conditions (if any) specified in the schedule below:-

Proposal: Erection of a part two storey, part single storey dwelling house following demolition of existing dwelling house. (Additional info rec'd 04/07/13)

Location: VALLEY END FARM, BRICK HILL, CHOBHAM, WOKING, GU24 8TE

The applicant is advised that all conditions must be fully complied with in accordance with the time frame set out in the condition. Failure to do so may result in action being taken against you or the permission becoming void.

Requests to discharge conditions must be submitted on the appropriate 1APP application form (available from the Planning Portal: www.planningportal.gov.uk, or via the Surrey Heath Website: www.surreyheath.gov.uk and select Planning). A fee is now payable for this service.

The applicant must advise the Local Planning Authority in writing 14 days prior to the implementation of the permission of the intention to commence work. Letters should be sent to the Council's Planning Compliance Officer, Surrey Heath Borough Council, Knoll Road, Camberley, Surrey GU15 3HD. Alternatively, an email should be sent to development.control@surreyheath.gov.uk.



SCHEDULE OF CONDITION(S)

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

Reason: To prevent an accumulation of unimplemented planning permissions and in accordance 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. No development shall take place until details and samples of the external materials to be used shall be submitted to and approved in writing by the Local Planning Authority. Materials to be agreed will include the proposed brick, tile, guttering and fenestration. Once approved, the development shall be carried out using only the agreed materials.

Reason: In the interests of visual amenities of the area and Green Belt and to accord with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012 and advice in the National Planning Policy Framework.

3. No development shall take place until full details of both hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved, and implemented prior to first occupation. The scheme shall include indication of all hard surfaces, walls, fences, access features, the existing trees and hedges to be retained, together with the new planting to be carried out and the details of the measures to be taken to protect existing features during the construction of the development.

Reason: To preserve and enhance the visual amenities of the locality in accordance with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012.

4. The development, including demolition, shall be built in accordance with the Arboricultural Method Statement and Tree Protection Plan prepared by Andrew Day and dated 2nd July 2013. In addition, prior to the commencement of any development including works of site clearance or preparation, a scheme setting out details of a pre-commencement site meeting (to be arranged a minimum of 5 working days in advance) to agree tree protection fencing, ground protection, any facilitation pruning works, Arboricultural supervision of excavation works and the frequency of inspection visits along with a reporting process to the Arboricultural Officer shall be submitted to and approved by, the LPA in writing. Once approved all construction works must be carried out in strict accordance with these details and the submitted Arboricultural Report dated 2nd July 2013.

Reason: In the interests of the visual amenities of the area and to accord with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012.



5. All hard and soft landscaping works shall be carried out in accordance with the approved details. Arboricultural work to existing trees shall be carried out prior to the commencement of any other development; otherwise all remaining landscaping work and new planting shall be carried out prior to the occupation of the development or in accordance with a timetable agreed in writing with the Local Planning Authority. Any trees or plants, which within a period of five years of commencement of any works in pursuance of the development die, are removed, or become seriously damaged or diseased shall be replaced as soon as practicable with others of similar size and species, following consultation with the Local Planning Authority, unless the Local Planning Authority gives written consent to any variation.

Reason: To preserve and enhance the visual amenities of the locality in accordance with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012.

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) no further extensions, garages or other buildings shall be erected without the prior approval in writing of the Local Planning Authority.

Reason: To enable the Local Planning Authority to retain control over the enlargement, improvement or other alterations to the development in the interests of visual and residential amenity and to accord with Policies CP1, DM1 and DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework.

7. No development shall take place until full details of surface water drainage systems and foul water drainage system are submitted and approved in writing by the LPA. The surface water drainage system details to include attenuation of 1:100 year event at 30% climate change. Once approved the details shall be carried out prior to first occupation in accordance with the approved scheme.

Reason: To ensure a satisfactory development and to accord with Policies CP2 and DM10 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework.

8. No development shall take place on site until details of the proposed finished ground floor slab levels of all building(s) and the finished ground levels around the proposed dwelling in relation to the existing ground levels of the site and adjoining land, (measured from a recognised datum point) shall be submitted to and approved by the Local Planning Authority. Once approved, the development shall be built in accordance with the approved details.

Reason: In the interests of the visual amenity of the Green Belt and the occupiers of the buildings hereby approved in accordance with advice in the National Planning Policy Framework.

9. The proposed development shall be built in accordance with the following approved plans: 11.1639/10 Rev. C, 11.1639/11 Rev. C and 11.1639/12 Rev. C, unless the prior written approval has been obtained from the Local Planning Authority.

Reason: For the avoidance of doubt and in the interests of proper planning and as advised in CLG Guidance on "Greater Flexibility for Planning Permissions" (2009).



10. The development shall be implemented in accordance with the recommendations set out in Part 5 of the Building Inspection & Bat Activity Survey by Iain Hysom Ecology dated July 2013.

Reason: In the interests of nature conservation and to comply with Policy CP14 of the Surrey Heath Core Strategy and Development Management Policies 2012 and advice in the National Planning Policy Framework.

Informatives:

1. Details of the car parking requirements for this development are available from the Local Planning Authority upon request. Applicants should contact the Chief Planner (Development Control) to ascertain the specific requirements for this development.
1. This decision notice is a legal document and therefore should be kept in a safe place as it may be required at a later date. A replacement copy can be obtained however there is a charge for this service.
2. The applicant is advised that this permission is only pursuant to the Town and Country Planning Act 1990 and is advised to contact Building Control with regard to the necessary consents applicable under the Building Regulations and the affects of legislation under the Building Act 1984.
3. The applicant's attention is drawn to the Party Walls (etc) Act 1996.
4. The applicant is advised to seek the consent of the owner for any works required to third party trees.

The Council confirms that in assessing this planning application it has worked with the applicant in a positive and proactive way, in line with the requirements of paragraph 186-187 of the National Planning Policy Framework 2012.

U. Rickard

Executive Head - Regulatory
Duly authorised in this behalf
(ATTENTION IS DRAWN TO THE THIRD SCHEDULE ATTACHED)



THIRD SCHEDULE

- 1) If the applicant is aggrieved by the decision of the Local Planning Authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990, within six months of the date of this notice.

If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within:

28 days of the date of service of the enforcement notice, or within six months of the date of this notice, whichever period expires earlier.

Appeals must be made on a form which is obtainable from The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or online at www.planningportal.gov.uk/pcs. The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances, which excuse the delay in giving notice of appeal.

- 2) If permission to develop land is refused or granted subject to conditions, whether by the Local Planning Authority or by the Secretary of State and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by carrying out any development which has been or would be permitted, he may serve on the common Council, or on the Council of the County Borough, London Borough or County District in which the land is situated, as the case may be, a purchase notice requiring that council to purchase his interest in the land in accordance with the provisions of Section 137 of the Town and Country Planning Act 1990.
- 3) In certain circumstances, a claim may be made against the Local Planning Authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.
- 4) Attention is drawn to Section 20 of the Surrey Act 1985 which requires that when a building is erected or extended proper provision shall be made for the fire brigade to have means of access to the building and any neighbouring building.
- 5) The Fire Authority advises that water mains on all developments should have a minimum diameter of 100mm. Water mains of this type are suitable for hydrant installation and will provide adequate water supplies for fire fighting purposes.

For further advice contact:

Water Officer, Surrey Fire Brigade, Brigade Headquarters, St David's, 70 Wray Park Road, Reigate, Surrey RH2 0ES. Tel: 01737 224016

This decision notice is a legal document and therefore should be kept in a safe place as it may be required if or when selling your home. A replacement copy can be obtained however there is a charge for this service.



DELEGATED REPORT SHEET

CASE NO: 2013/0067
LOCATION: VALLEY END FARM, BRICK HILL, CHOBHAM, WOKING, GU24 8TE
PROPOSAL: Erection of a part two storey, part single storey dwelling house following demolition of existing dwelling house. (Additional info rec'd 04/07/13)
TYPE: Full Planning Application
APPLICANT: Mr Sturm
OFFICER: Duncan Carty

Registration Date	Earliest Decision Date	Statutory Expiry Date
05/07/2013	22/05/2013	30/08/2013

Site Visit(s): 29/04/2013

1.0 NEIGHBOURS CHECKED

1.1 Yes – see file for details.

2.0 RECOMMENDATION

GRANT subject to the following conditions:-

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

Reason: To prevent an accumulation of unimplemented planning permissions and in accordance 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. No development shall take place until details and samples of the external materials to be used shall be submitted to and approved in writing by the Local Planning Authority. Materials to be agreed will include the proposed brick, tile, guttering and fenestration. Once approved, the development shall be carried out using only the agreed materials.

Reason: In the interests of visual amenities of the area and Green Belt and to accord with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012 and advice in the National Planning Policy Framework.

3. No development shall take place until full details of both hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved, and implemented prior to first occupation. The scheme shall include indication of all hard surfaces, walls, fences, access features, the existing trees and hedges to be retained, together with the new planting to be carried out and the details of the measures to be taken to protect existing features during the construction of the development.

Reason: To preserve and enhance the visual amenities of the locality in accordance

with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012.

4. The development, including demolition, shall be built in accordance with the Arboricultural Method Statement and Tree Protection Plan prepared by Andrew Day and dated 2nd July 2013. In addition, prior to the commencement of any development including works of site clearance or preparation, a scheme setting out details of a pre-commencement site meeting (to be arranged a minimum of 5 working days in advance) to agree tree protection fencing, ground protection, any facilitation pruning works, Arboricultural supervision of excavation works and the frequency of inspection visits along with a reporting process to the Arboricultural Officer shall be submitted to and approved by, the LPA in writing. Once approved all construction works must be carried out in strict accordance with these details and the submitted Arboricultural Report dated 2nd July 2013.

Reason: In the interests of the visual amenities of the area and to accord with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012.

5. All hard and soft landscaping works shall be carried out in accordance with the approved details. Arboricultural work to existing trees shall be carried out prior to the commencement of any other development; otherwise all remaining landscaping work and new planting shall be carried out prior to the occupation of the development or in accordance with a timetable agreed in writing with the Local Planning Authority. Any trees or plants, which within a period of five years of commencement of any works in pursuance of the development die, are removed, or become seriously damaged or diseased shall be replaced as soon as practicable with others of similar size and species, following consultation with the Local Planning Authority, unless the Local Planning Authority gives written consent to any variation.

Reason: To preserve and enhance the visual amenities of the locality in accordance with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012.

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) no further extensions, garages or other buildings shall be erected without the prior approval in writing of the Local Planning Authority.

Reason: To enable the Local Planning Authority to retain control over the enlargement, improvement or other alterations to the development in the interests of visual and residential amenity and to accord with Policies CP1, DM1 and DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework.

7. No development shall take place until full details of surface water drainage systems and foul water drainage system are submitted and approved in writing by the LPA. The surface water drainage system details to include attenuation of 1:100 year event at 30% climate change. Once approved the details shall be carried out prior to first occupation in accordance with the approved scheme.

Reason: To ensure a satisfactory development and to accord with Policies CP2 and DM10 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework.

8. No development shall take place on site until details of the proposed finished ground floor slab levels of all building(s) and the finished ground levels around the proposed dwelling in relation to the existing ground levels of the site and adjoining land, (measured from a recognised datum point) shall be submitted to and approved by the Local Planning Authority. Once approved, the development shall be built in accordance with the approved details.

Reason: In the interests of the visual amenity of the Green Belt and the occupiers of the buildings hereby approved in accordance with advice in the National Planning Policy Framework.

9. The proposed development shall be built in accordance with the following approved plans: 11.1639/10 Rev. C, 11.1639/11 Rev. C and 11.1639/12 Rev. C, unless the prior written approval has been obtained from the Local Planning Authority.

Reason: For the avoidance of doubt and in the interests of proper planning and as advised in CLG Guidance on "Greater Flexibility for Planning Permissions" (2009).

10. The development shall be implemented in accordance with the recommendations set out in Part 5 of the Building Inspection & Bat Activity Survey by Iain Hysom Ecology dated July 2013.

Reason: In the interests of nature conservation and to comply with Policy CP14 of the Surrey Heath Core Strategy and Development Management Policies 2012 and advice in the National Planning Policy Framework.

Informative(s)

1. Car parking provision DP1
1. Decision Notice to be kept DS1
2. Building Regs consent req'd DF5
3. Party Walls (etc) Act 1996 DE3
4. The applicant is advised to seek the consent of the owner for any works required to third party trees.

3.0 RELEVANT PLANNING HISTORY

- 3.1 SU/11/0858 - Certificate of Lawful Development for the proposed erection of a two storey rear extension, a single storey side extension, an single storey rear extension and a part side, part rear extension. Considered to be lawful in January 2012.
- 3.2 SU/13/0155 - Erection of a two storey dwellinghouse following the demolition of existing

dwellinghouse. Currently under consideration.

4.0 CONSULTATION RESPONSES

- | | | |
|-----|---------------------------|---|
| 4.1 | County Highway Authority | No objections. |
| 4.2 | Tree Officer | No objections. |
| 4.3 | Surrey Wildlife Trust | No objections. |
| 4.4 | Windlesham Parish Council | No objections - "permitted development rights" should be removed. |

5.0 REPRESENTATIONS

- 5.1 At the time of the preparation of this report, one representation had been received both in support of the current proposal.

6.0 SITE DESCRIPTION

- 6.1 The application site lies to the south side of Chertsey Road, on the edge of Brick Hill, within the Green Belt. The application property is a large residential dwelling with a dual access onto Chertsey Road. There are some trees very close to the application site, none of which are protected under a Tree Preservation Order, but include a pocket of woodland to the east of the application site. The land is relatively open beyond all other boundaries with land associated with Coworth Park School located to the west flank and rear.
- 6.2 The application property is a two storey detached building, with a neo-Georgian design with a single storey side extension. The building is set back from the front boundary of the site, screened by trees and other vegetation. A gravel drive way provided to the front of the application site extends to a parking area which provides an informal parking area for the site. The existing dwelling has a width of 32.4 metres (17.8 metres at two storey height), a predominant (two storey) depth of 7.2 metres and a maximum height above ground level of 8.8 metres (at the ridge).

7.0 THE PROPOSAL

- 7.1 The application proposal is to provide a replacement part two storey, part single storey dwelling. The proposed dwelling would have a width of 51.7 metres (17.8 metres at two storey height), a (two storey) depth of 10.2 metres and have a maximum height of 8.8 metres above ground level (at the ridge). Parking would be retained to the site frontage and in an integral double garage which would be accessed to the side.

8.0 PLANNING CONSIDERATIONS

- 8.1 The current proposal is to be assessed against Policies CP1, CP11, CP14, DM9 and DM11 of the Surrey Heath Core Strategy and Development Management Policies 2012 and advice in the National Planning Policy Framework (NPPF). The main issues in the consideration of this application are:
- Impact on the Green Belt
 - Impact on local character

- Impact on trees
- Impact on residential amenity
- Impact on highway safety
- Impact on biodiversity

8.2 Impact on the Green Belt

- 8.2.1 Paragraph 89 of the NPPF indicates that the construction of a replacement building is not inappropriate development provided that it is of the same use and not materially larger than the one it replaces. Footprint, floor area, mass, bulk and height of the dwelling are all indicators of whether a building would be materially larger. The current proposal would provide a new residential unit, which would have 677.9 square metres of accommodation. The existing dwelling has 337.7 square metres and the proposed dwelling would mimic the architectural design of the existing being the same height, but would provide a floor area increase of 100.7% over the size of the existing dwelling. This significant increase in floor area is considered to result in a materially larger dwelling which is inappropriate development in the Green Belt. The proposal would also significantly spread the footprint of built development on the site, albeit at single storey level compared with the existing dwelling. The two storey additions would not add a significant amount of massing to the building, compared to the existing, as the design of these additions would appear subservient to the main roof ridge with valley ridges.
- 8.2.2 Given the significant increase in floor area and the spread of development on the site, the proposal would cause additional harm to the openness of the Green Belt. However, the configuration and volume of the proposed built form, in comparison with the existing dwelling, would in the officer's opinion only have a limited adverse impact on Green Belt openness. Whilst the character of the Green Belt in this rural location is intrinsically open and what is proposed would be at odds with the purposes of the Green Belt to safeguard the countryside from encroachment, the impact of this design would be localised and not so serious to significantly conflict with this purpose.
- 8.2.3 Given that the proposal represents inappropriate and harmful development in the Green Belt it is necessary to consider whether there are any other considerations to outweigh the identified harm. Paragraphs 87 and 88 of the NPPF states:

"As with previous Green Belt policy, inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. "Very special circumstances" will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations."

The submitted Planning Statement concentrates on what could potentially be otherwise built under permitted development as a fall-back position by relying on the unimplemented lawful development certificate (SU/11/0858). The applicant's main arguments are summarised below:

1. It is logical to take into account unimplemented PD rights on a site and any replacement dwelling should be of the same size and scale, incorporating what could also be achieved through PD
2. Ignoring this logic would force owners to build extensions they had no intention of using only to knock them down again to then achieve a larger dwelling which would not be sustainable, practical or reasonable

3.The most recent PD rights enable householders to build more and these rights do not distinguish between urban or Green Belt locations

4.There are qualitative issues to take into account as to whether a house extended under PD makes a better architectural composition than a replacement dwelling designed more holistically.

5.On this site what can be built under PD compromises good design. The PD extensions would result in a less efficient building in terms of internal layout and function and deliver poorer architectural quality. The replacement dwelling would deliver good design in line with Policy DM9 of the CS.

8.2.4 Whilst a PD fall-back argument can have weight an assessment has to be made on a case by case basis, but the fact that a property has PD rights intact is neither a unique or unusual situation in the Green Belt. Such an argument could be repeated often elsewhere in the Green Belt which cumulatively would result in harm to openness. The applicant advises that the fall-back PD approach was agreed during pre-application discussions (given without prejudice). Whilst officers advised that a PD fall-back may constitute very special circumstances it was advised that this was dependent on whether the proposal would have a similar or lesser impact; and, the likelihood of the PD extensions otherwise being implemented.

8.2.5 On the basis of this approach firstly the quantum of development proposed by this application and the appearance of the dwelling is essentially the same as the PD fall-back position i.e. SU/11/0858 would have provided an extended building with 677.9 square metres of accommodation, in a very similar form as the current proposal (the sole difference being the roof profile over part of the ground floor wing, which in part increases in height and in part decreases in height, so that overall there is a neutral impact on openness). In addition, a condition can be imposed to limit any extension to the building or provide outbuildings (including garages) within the plot, and a further condition to control the form of any required boundary treatments around the plot to safeguard any impact on openness. Secondly, whilst the submission of a certificate does not guarantee that the PD fall-back will be built out and in the officer's opinion can only be given limited weight, the fact that the applicant has gone through the expense of submitting an identical planning application demonstrates a degree of commitment to otherwise build out the PD proposals. On this basis, and given the individual merits of this case with the proposal having a limited impact on Green Belt openness (see paragraph 8.2.2), it is considered that in this case the fall-back does constitute very special circumstances.

8.2.6 However, the applicant's other arguments including design credentials and cost arguments cannot be said to represent very special circumstances. Good quality design ought to be a pre-requisite of any proposal and a smaller sized replacement dwelling could still be designed that still delivered high architectural quality and energy efficiency savings.

8.3 Impact on local character

8.3.1 The current proposal would relate to the replacement of an existing building, which would be visible from the street. The proposed building would have the same appearance (and size) to the building (as could be extended under permitted development rights under Certificate of Lawful Proposed Development SU/11/0858) and a similar design to the existing dwelling, it is not considered that this would be out of character. As such, the proposal is considered to be acceptable in terms of its impact on local character, complying with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012 and advice in the NPPF.

8.4 Impact on trees

8.4.1 The proposed dwelling would affect nearby trees including a large oak tree, which are not worthy of a Tree Preservation Order but add to the verdant nature of the plot. The Council's Tree Officer has raised no objections in principle, on the basis of the received arboricultural report, but has requested the future agreement of some tree management works to the oak tree, pre-meeting and future supervision arrangements, and testing of root mass in the root protection area of the oak tree and group in close proximity to the siting of the proposed dwelling. As such, and with Conditions proposed to deal with the issues raised, no objections are raised to the proposal on tree grounds, with the proposal complying with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012.

8.5 Impact on residential amenity

8.5.1 The proposed extension would provide a replacement two storey house on the application site. There are no residential properties in close proximity to the application site. As such, no objections are raised on residential amenity grounds, with the development complying with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012.

8.6 Impact on highway safety and parking

8.6.1 The proposal would provide in excess of two parking spaces on the application site, meeting parking standards. No objections are raised to the proposal by the County Highway Authority. The proposed development is considered to be acceptable on highway and parking capacity grounds, complying with Policies CP11 and DM11 of the Surrey Heath Core Strategy and Development Management Policies 2012.

8.7 Impact on biodiversity

8.7.1 The proposal would involve the demolition of the existing property which is located in a rural location, close to woodland. The property has the potential for use by bats for roosting purposes. However, a bat survey (Parts 1 and 2) has been provided which found that there was no evidence of bat activity. A series of recommendations are set out in the Phase 2 survey which include the provision of a new roost provision within the development, use of a "soft" method of demolition of the roof part of the existing dwelling, timing of demolition works and process to be undertaken if bat presence is uncovered during the demolition process. These recommendations have been considered to be acceptable by the Surrey Wildlife trust who raise no objections to the proposal. As such, no objections are raised to the proposal on biodiversity grounds with the proposal conforming with Policy CP14 of the Surrey Heath Core Strategy and Development Management Policies 2012 and advice in the NPPF.

9.0 CONCLUSION

9.1 The proposed development is considered to be acceptable in relation to its impact on the Green Belt, local character, residential amenity, highway safety and biodiversity. The application is therefore recommended for approval.

10.0 ARTICLE 2(3) DEVELOPMENT MANAGEMENT PROCEDURE (AMENDMENT) ORDER 2012 WORKING IN A POSITIVE/PROACTIVE MANNER

In assessing this application, officers have worked with the applicant in a positive and proactive manner consistent with the requirements of Paragraphs 186-187 of the NPPF. This included the following:-

- a) Provided or made available pre application advice to seek to resolve problems before the application was submitted and to foster the delivery of sustainable development.
- b) Provided feedback through the validation process including information on the website, to correct identified problems to ensure that the application was correct and could be

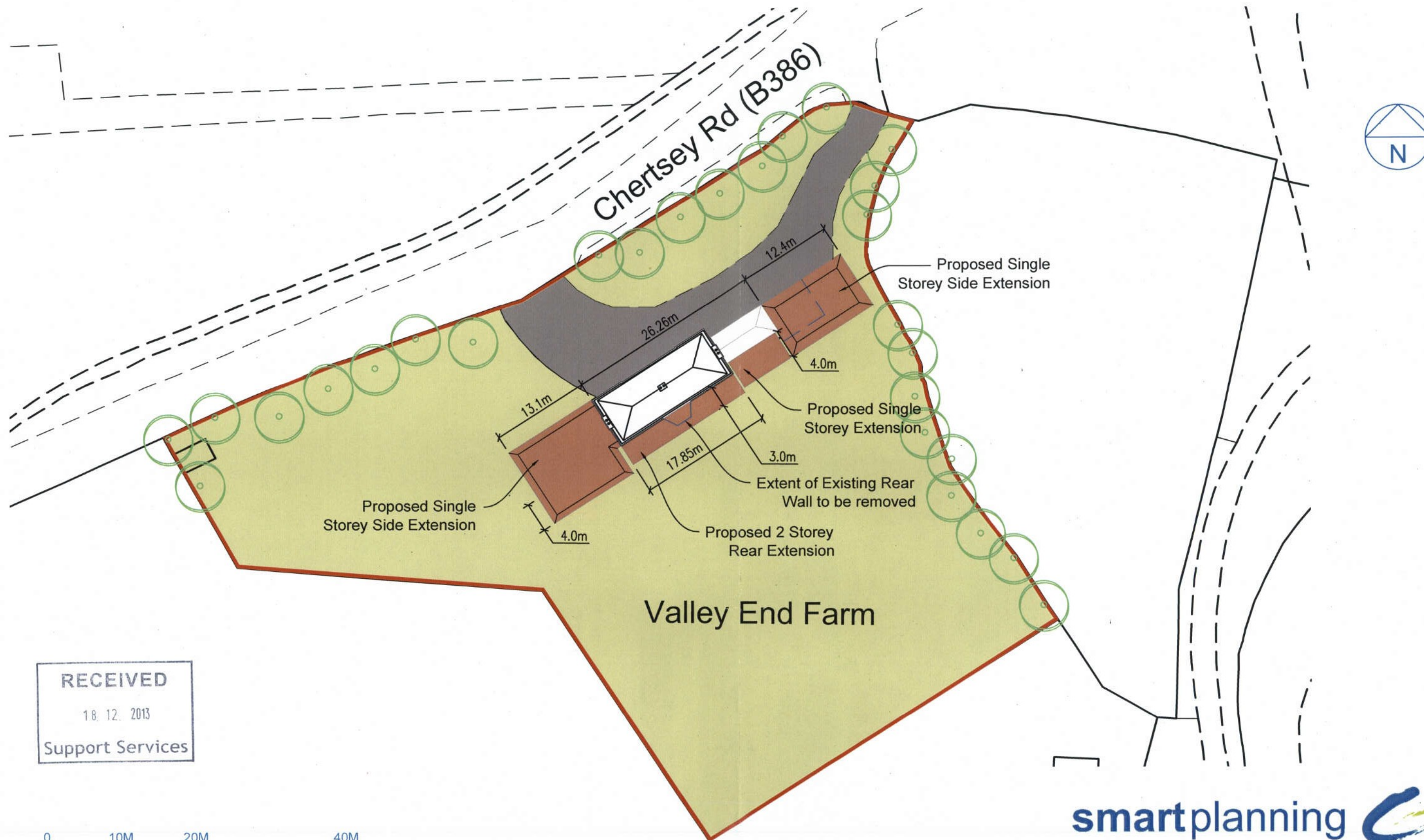
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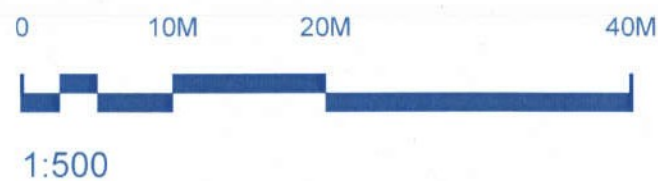
Date:

Legal Services (CLU) Authorised By:

Date:



RECEIVED
18.12.2013
Support Services



Proposed Site Plan

smartplanning 
Chartered Town Planners and Landscape Architects
Local Service - Nationwide

Site Address: Valley End Farm, Brick Hill, Chobham, GU24 8TE

Drawing Title: Proposed Site Plan

Drawing No: 11.1639/10

Rev: A

Date: 20/10/2011

Scale & Paper Size: 1:500 @ A3

Smart Planning Ltd, Old School House, Rettendon Turnpike, Battlesbridge, Essex SS11 7QL

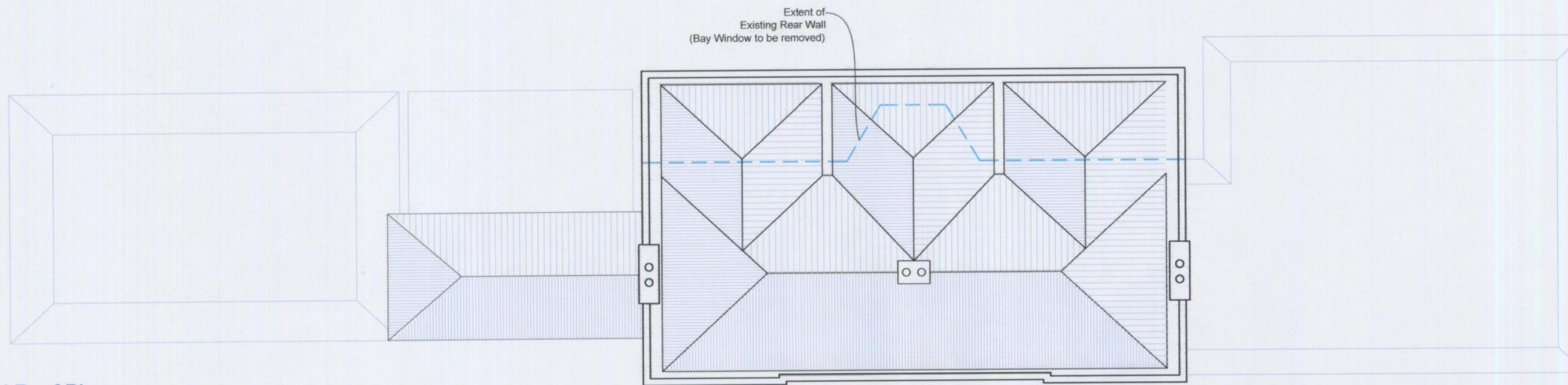
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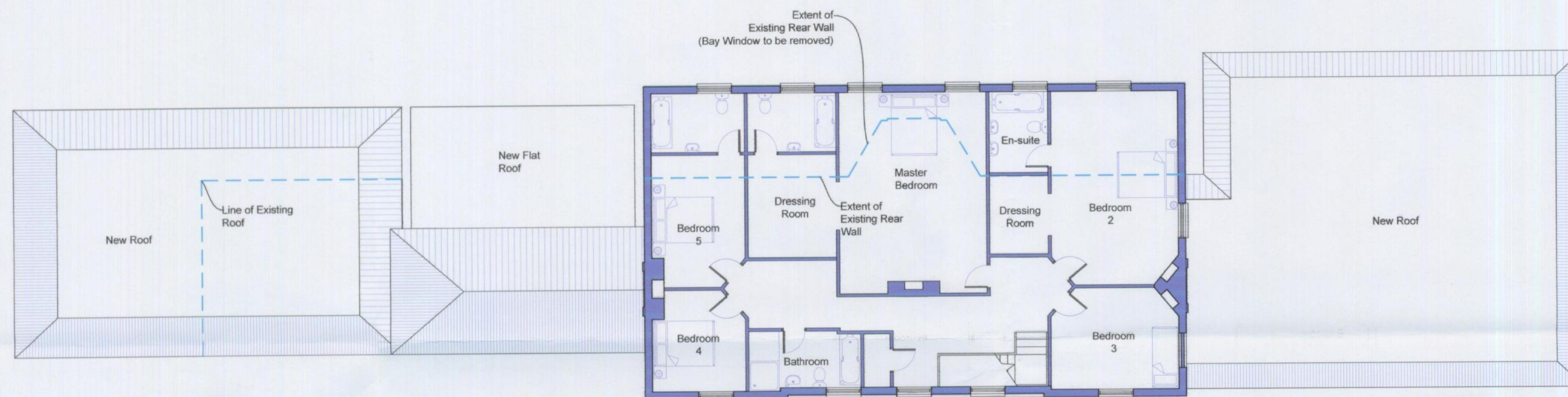
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A 19.01.12 Side extensions reduced in width due to reduction of original house dimension

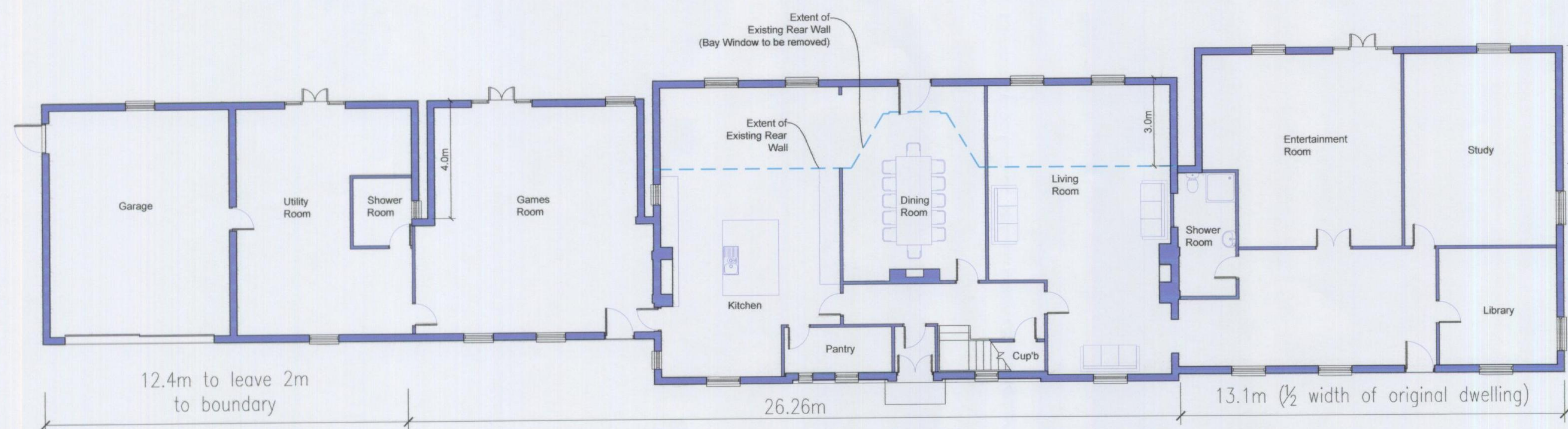
PSG



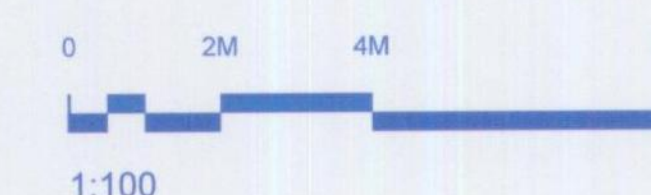
Proposed Roof Plan



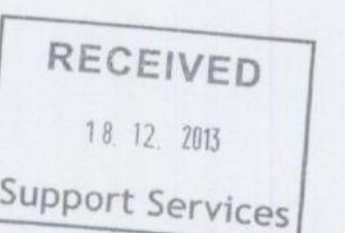
Proposed First Floor Plan



Proposed Ground Floor Plan



A 19.01.12 Side extensions reduced in width due to reduction of original house dimension PSG



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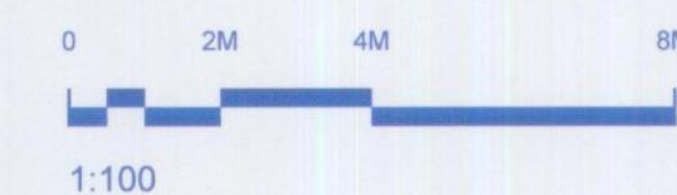
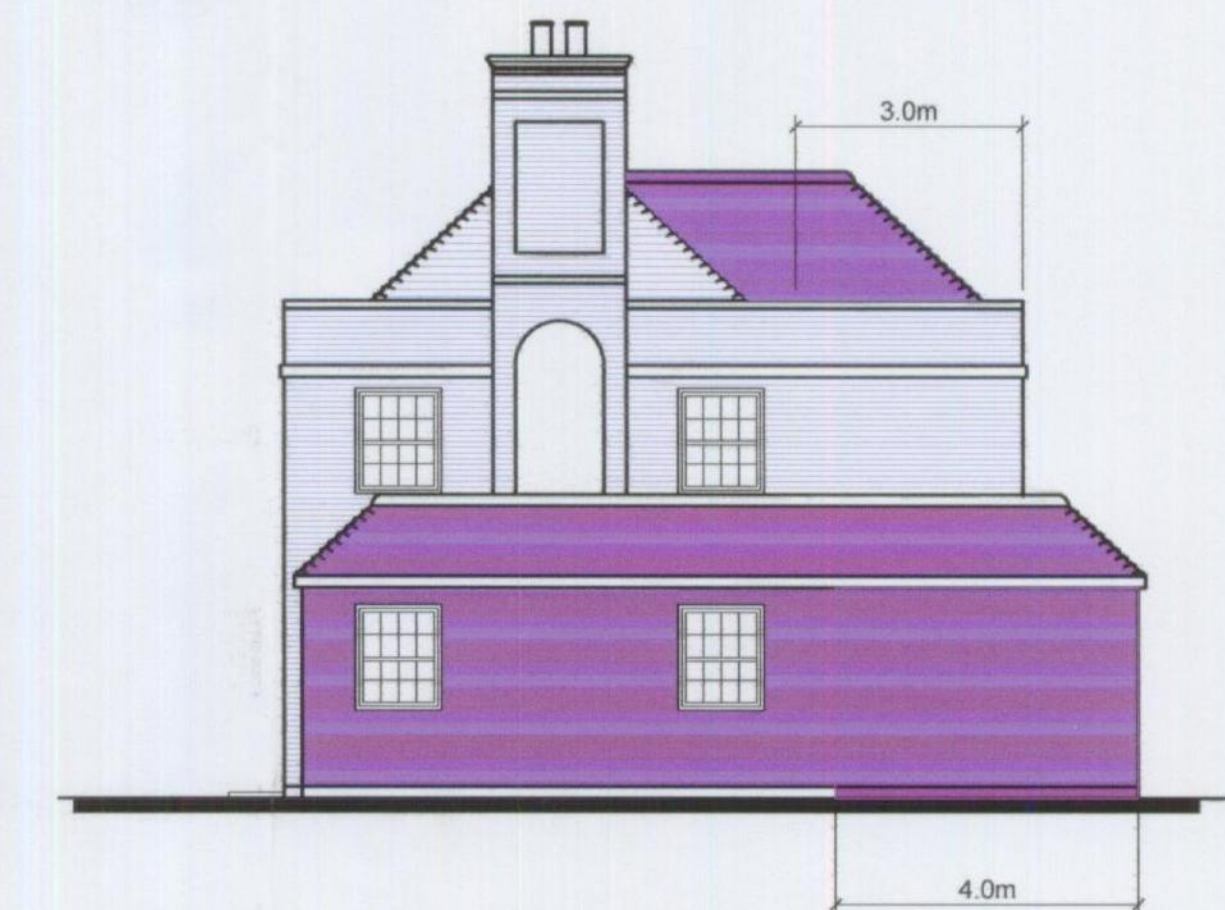
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Drawing Title: Proposed Floor Plans
Drawing No: 11.1639/11
Rev: A
Date: 20/10/2011
Scale & Paper Size: 1:100 @ A1
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Proposed Rear and Side Elevation



Proposed Front and Side Elevation

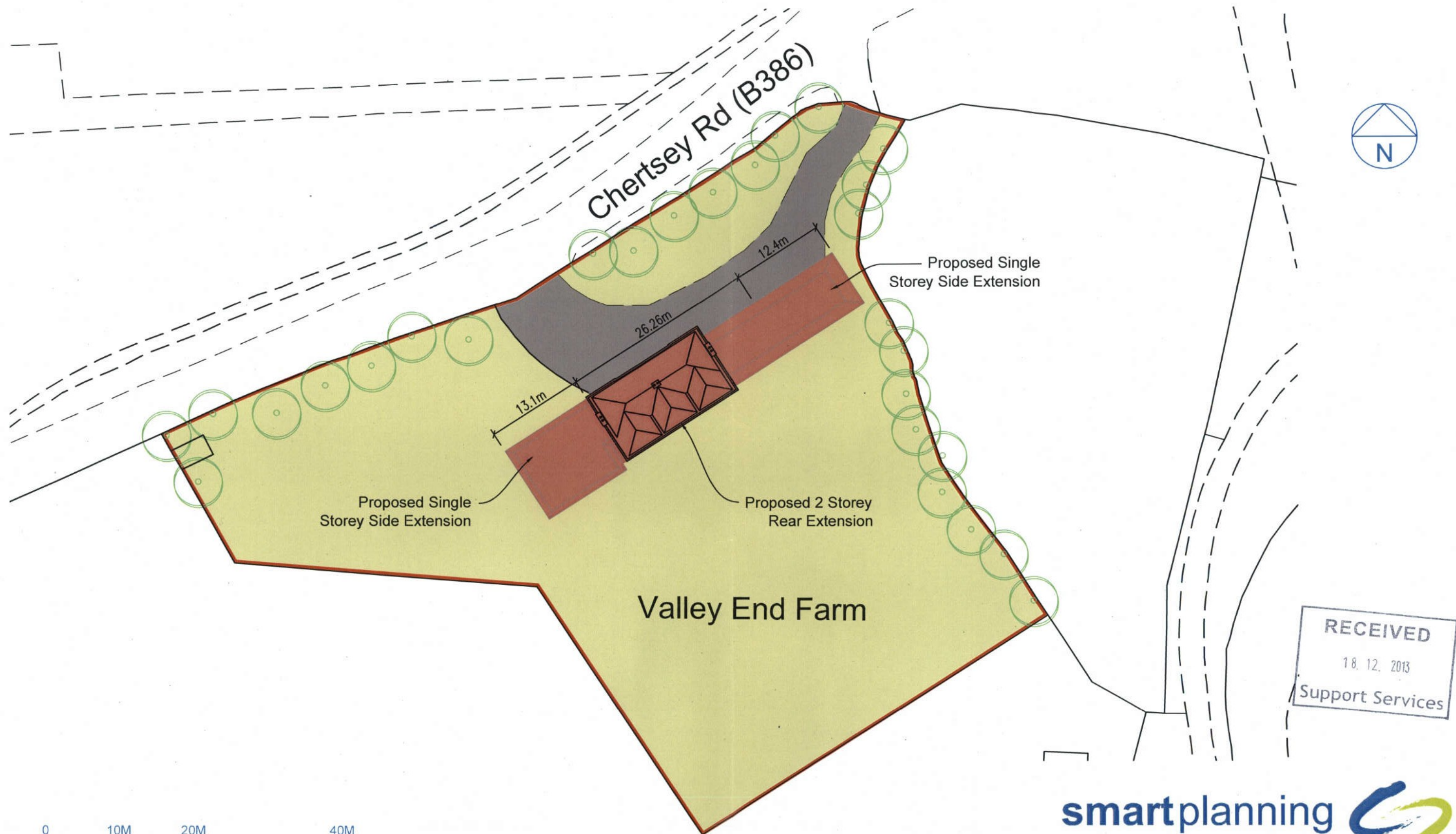


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A 19.01.12 Side extensions reduced in width due to reduction of original house dimension PSG



0 10M 20M 40M
1:500

Proposed Site Plan

B	29.01.13	Redesign of floor layouts	PSG
A	19.01.12	Side extensions reduced in width due to reduction of original house dimension	PSG

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Drawing Title: Proposed Site Plan

Drawing No: 11.1639/10

Rev: B

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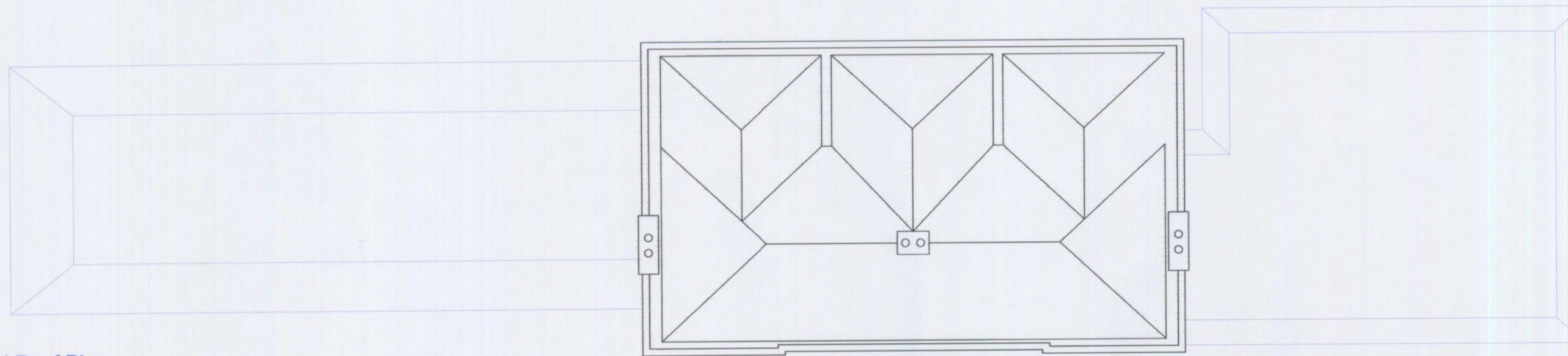
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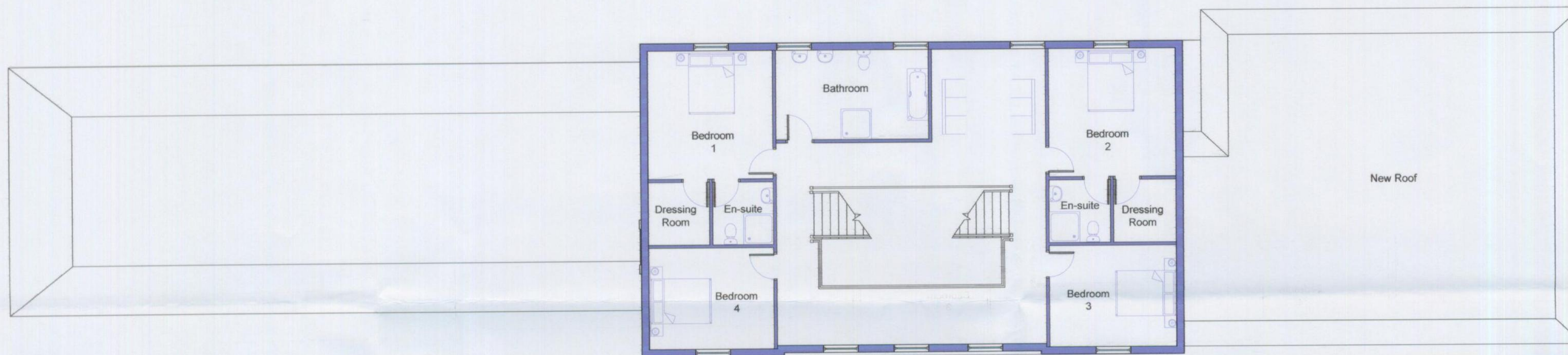
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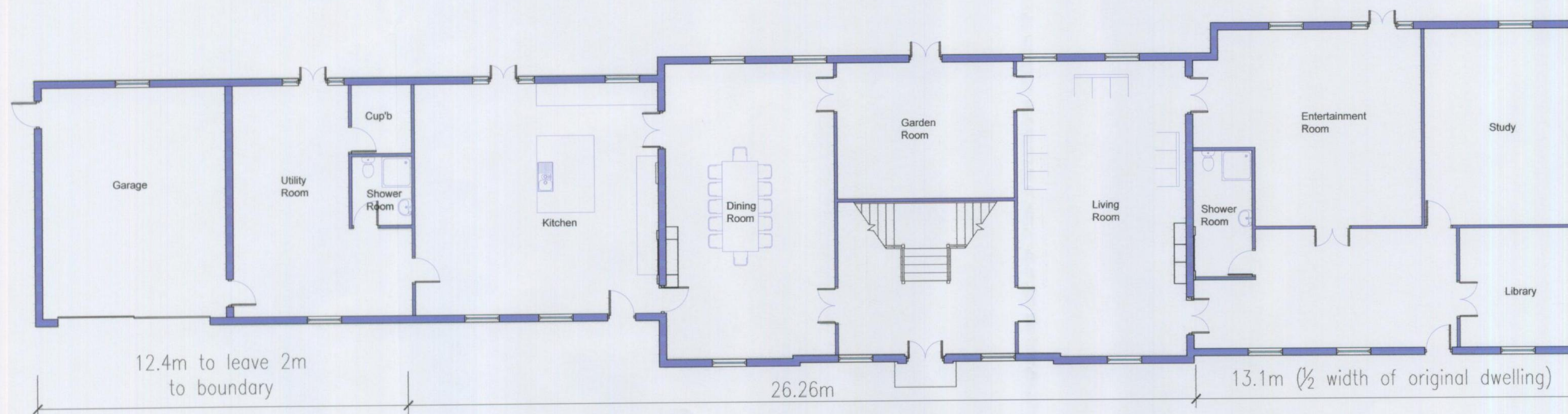
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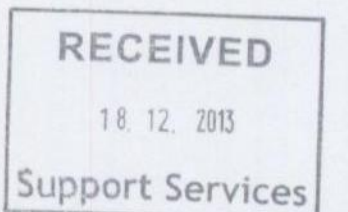
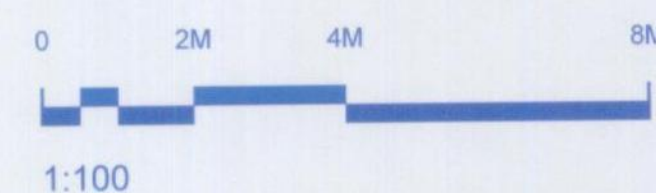
Proposed Roof Plan




Proposed First Floor Plan



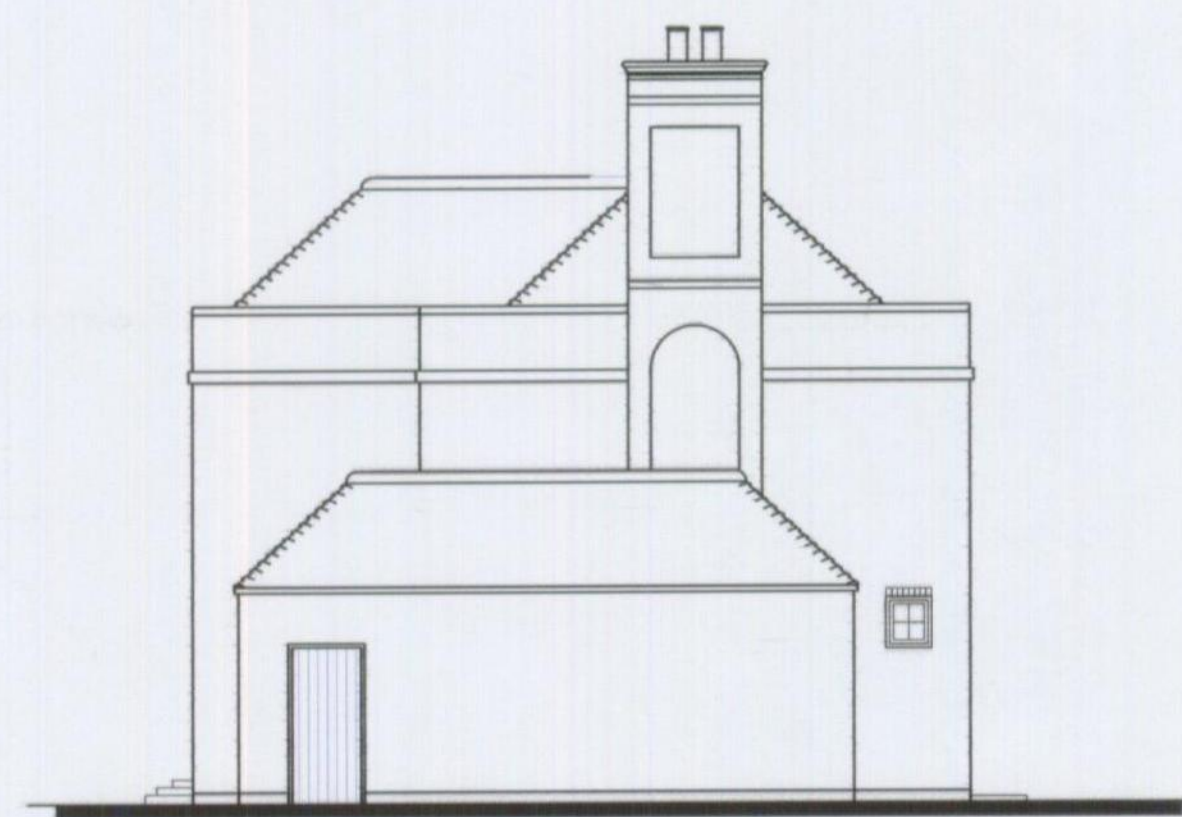
Proposed Ground Floor Plan



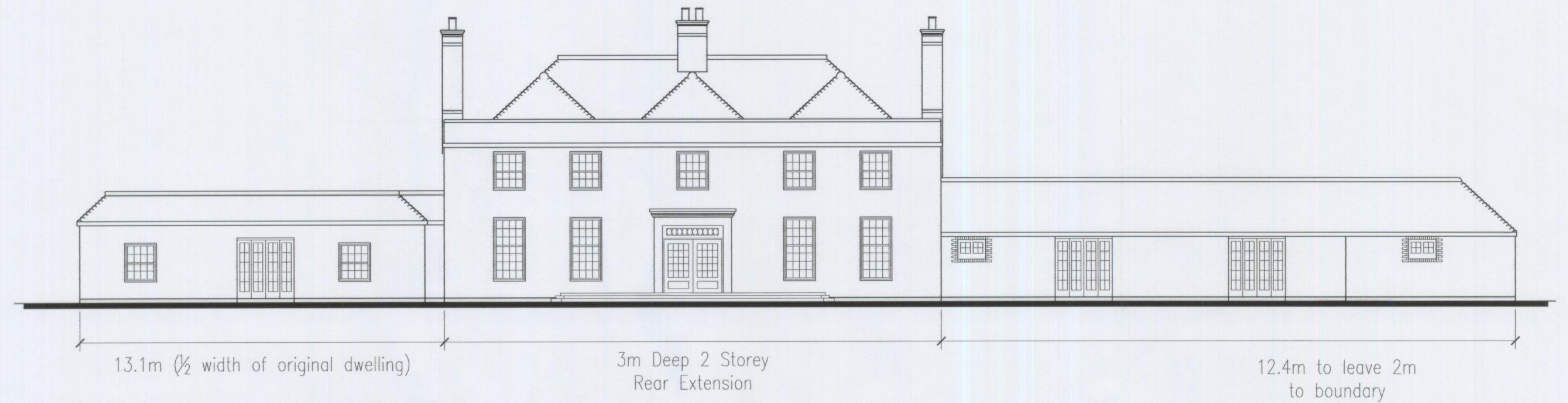
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Drawing Title: Proposed Floor Plans
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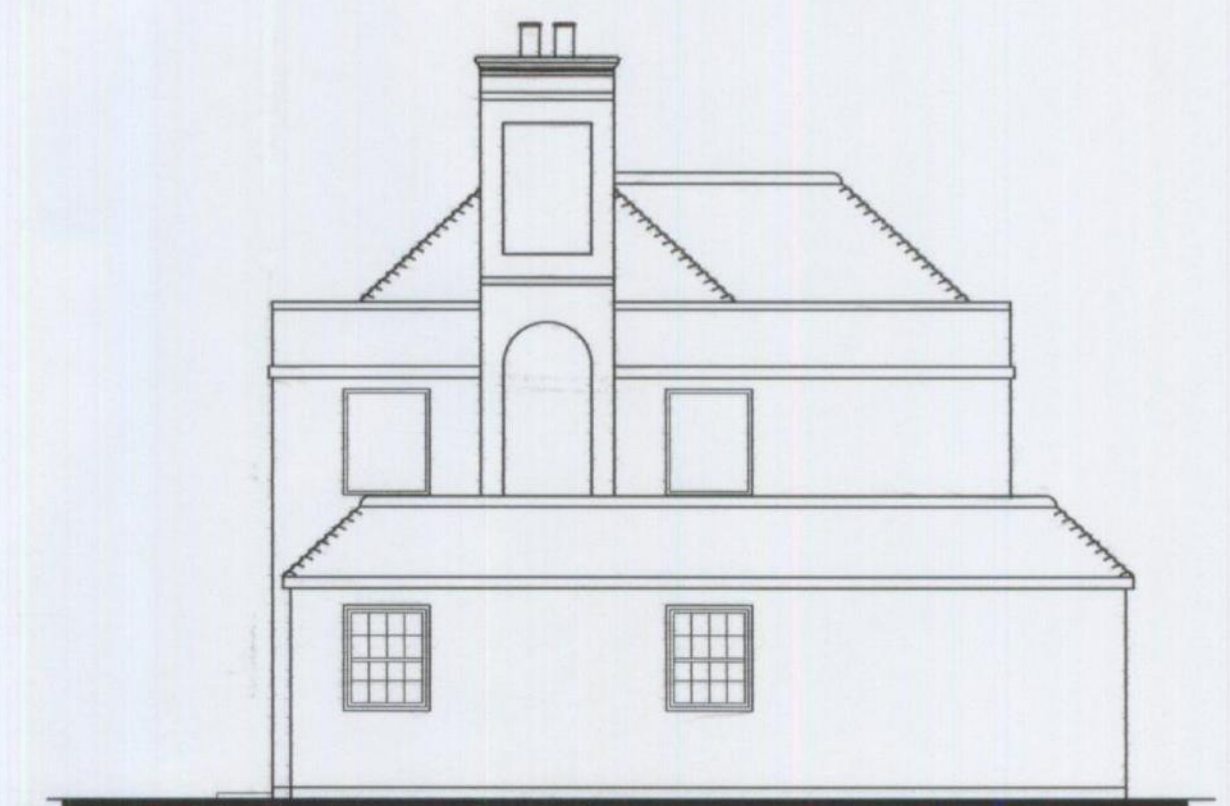
B 29.01.13 Redesign of floor layouts
A 19.01.12 Side extensions reduced in width due to reduction of original house dimension
PSG
PSG



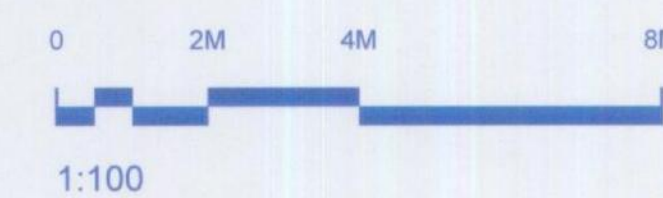
Proposed Rear and Side Elevation



Proposed Front and Side Elevation



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