
Appeal Decision

Site visit made on 8 May 2017

by Claire Searson MSc PGDip BSc (Hons) MRTPI IHBC

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 1st June 2017

Appeal Ref: APP/R3650/W/16/3165932

18-22 St Christopher's Road Haslemere GU27 1DQ

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by S2 Developments Ltd against the decision of Waverley Borough Council.
 - The application Ref WA/2016/1509, dated 25 July 2016, was refused by notice dated 25 November 2016.
 - The development proposed is the erection of 5 no. dwellings following demolition of existing former commercial buildings and dwelling.
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Decision

1. The appeal is allowed and planning permission is granted for the erection of 5 no. dwellings following demolition of existing former commercial buildings and dwelling at 18-22 St Christopher's Road Haslemere GU27 1DQ in accordance with the terms of the application, Ref WA/2016/1509, dated 25 July 2016, subject to the attached schedule of conditions.

Application for costs

2. An application for costs was made by S2 Developments Ltd against Waverley Borough Council. This application is the subject of a separate Decision.

Main Issue

3. The main issue is the effect of the proposed development upon the character and appearance of the area.

Reasons

4. The appeal site comprises of a tall residential building with attached single storey commercial extension and open car park. It is located on St Christopher's Road on the inside of a right hand bend. The wider area along St Christopher's Road comprises of residential dwellings of mixed scale and design, including terraced, semi-detached properties, and detached dwellings which are 2 or 3-storey in height.
 5. The site is located on rising ground towards No 16. To the rear of the site is a protected tree, within the grounds of No 16. Due to the topography and corner position, the appeal site is prominent within the street scene. At my site visit I saw that the existing site is vacant and has an unkempt and unattractive appearance.
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6. The proposed dwellings would form a small terrace which fronts St Christopher's Road running in a north-south direction. The dwellings would be 2.5 storey in height. The middle dwellings would have gables to the front and rooflights and chimneys to the rear pitch of the roof. The end properties would be stepped forwards and would include raised verge walls to the roof. The end terrace to the southern end of the site would have a tower feature. All dwellings would have lean-to porches and they would be constructed from facing brick, and would feature plain clay tile hanging and areas of rendered brickwork. Dwellings would have plain clay tiles roof coverings.
7. I do not consider that the development would have a cramped appearance, rather, I consider that the development would represent an effective use of the appeal site which would be in harmony with the overall density, scale and plot size of the area, within this central location of Haslemere. Residential development lines St Christopher's Road and I consider that the development across the whole of the site frontage would be entirely consistent the character of the road.
8. The development would result in a lengthy building, however, this would be broken up by the design of the dwellings in terms of the stepping forwards of the dwellings at each end of the terrace. The detailing on the front elevations in terms of a mixed palette of materials, which takes reference from the local vernacular buildings, the inclusion of porches as well as gabled roof details to the middle dwellings would add visual interest and would again break up the mass of the terraced row. The tower feature would also add interest.
9. The height of the dwellings would also be in keeping with the general scale and heights of buildings in the vicinity of the appeal site. In terms of the scale and design of the dwellings, I am satisfied that the development would overcome the concerns of a previous Inspector¹ in this regard.
10. Off-street parking would be incorporated in front of each dwelling. However, other existing dwellings along St Christopher's Road have a similar arrangement. Based on the amended plan for 10 spaces, while space for planting to the fronts would be limited, I am satisfied that this would be effective in softening the appearance, while addressing the need for off-street parking. I am also mindful that specific details could be conditioned in order to ensure an appropriate hard and soft landscaping scheme is achieved. Accordingly, I do not consider that this would cause harm.
11. The overall effect would be a development which would enhance the street scene and therefore I find that there would be no harm to the character and appearance of the area. The development would fully accord with saved Policy D1 and D4 of the Waverley Borough Local Plan (2002) which promote enhancement to the environment and states that development should be appropriate to the site in terms of its scale, height, form and appearance and be of a design and materials which respect the local distinctiveness of the area.

Other Matters

12. St Christopher's Road serves a number of residential dwellings along its length. It is a one way street and speeds are restricted to 30mph. There would be good visibility along its length and I find that there would be no highway safety

¹ APP/R3650/W/15/3132533

concerns from the proposed development. I am also mindful that the County Highway Authority had no objections to the development, subject to conditions.

13. The height of the dwellings has also been reduced from the previous scheme and as such I consider that there would be no overshadowing of neighbouring dwellings. The dwellings would also be a sufficient distance from neighbouring dwellings and as such privacy would be maintained. Accordingly I find no harm to the living conditions of neighbouring occupants.
14. In respect of the protected tulip tree to the rear boundary of the site, based on the submitted arboricultural report, I am satisfied that the tree would not be harmed, and that protection measures in accordance with the submitted report would ensure that it would not be harmed. These can be conditioned accordingly.

Conditions

15. I have had regard to the significant number of conditions suggested by the Council. I have attached conditions limiting the life of the planning permission in accordance with the requirements of the Act. I have also specified the approved plans as this provides certainty.
16. I have imposed a condition relating to materials samples, which is necessary to preserve the character and appearance of the area. The Council have also suggested a condition in respect of specific details for the dormer. Having considered this, I agree that such a condition is reasonable in respect of preserving the character and appearance of the area, given the importance of the roofscape in the area. I have, however, amended the Council's wording. The nature of the conditions would not necessitate details to be discharged prior to any development. Instead I have required that the development shall not proceed beyond foundation level.
17. For the same reasons, and in light of my findings, a condition relating to landscaping is also necessary. I have however, combined the Council's suggested conditions to a single condition in respect of hard and soft landscaping as well as details of boundary treatments and means of enclosure should be provided.
18. I have conditioned details of finished floor and ground levels due to the sloping nature of the site, in order to protect character and appearance and residential amenity. While I consider that conditions for tree protection measures are necessary, I do not consider that specifically conditioning a pre-commencement meeting is reasonable as this is referenced within the submitted arboricultural method statement. I have thus simplified the suggested conditions in this regard. I have also applied the standard wording for the condition in respect of supervision.
19. I have imposed a condition in respect of the hours of construction, in order to protect residential amenity during the construction phase. In the interests of highway safety, residential amenity, and sustainable transport conditions in respect of the provision of a vehicular access, parking spaces and cycle facilities as well as closure of existing accesses are necessary. A construction transport management plan is also necessary for the same reasons. I have, however, consolidated the Council's suggested wording to avoid repetition.

20. On the basis of the evidence contained within the submitted Ecological Appraisal, a Dusk Emergence Survey (2014) and an updated bat survey (2016), I am satisfied that there would be no adverse impact upon protected species. I recognise the importance of biodiversity and the statutory duties attached to this. However, in light of the information before me, I consider that the mitigation measures as requested by the Surrey Wildlife Trust would not be necessary, relevant to the development or reasonable, in accordance with paragraph 206 of the Framework. The measures specified would represent good practice, however such measures would not make the development acceptable in this respect. I have therefore omitted this condition.
21. Finally, a condition removing permitted development rights relating to alterations and extensions, is necessary in the interests of the character and appearance of the area and residential amenity. However, I do not consider that this should include the provision of hard surfaces to the front elevation, as this will be secured separately by the landscaping condition.

Conclusion

22. I have found that the development complies with relevant Local Plan policies and there are no specific policies within the Framework that indicate that development should be restricted in this case.
23. Therefore, in accordance with paragraph 14 of the Framework, I conclude that the appeal should be allowed and planning permission granted, subject to the conditions discussed above.

C Searson
INSPECTOR

Schedule of Conditions

- 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
- 2) The development hereby permitted shall be carried out in accordance with the following approved plans: 13:2008L(2-) 002F, 003F, 004F, 005E, 032A, 051, 101, 102, 103, 201, 202, 051 (Site Plan Showing Ground Floor Layouts – Option B) and Tree Protection Plans BJH01/02, BJH.02, BJH04, BJH.05.
- 3) The development shall not proceed above foundation level of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.
- 4) The development shall not proceed above foundation level until the following details have been submitted to and approved in writing by the Local Planning Authority:

Drawings to a scale not smaller than 1:5 fully describing the dormer windows: These drawings must show:

- Materials
- Construction
- cross section of frame, transom, mullions, glazing bars, etc
- roof details including sections through verges and flat roof perimeters
- method of opening

The works must be completed in accordance with the approved details.

- 5) No development shall commence until details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority. These details shall include:
 - i) a statement setting out the design objectives and how these will be delivered;
 - ii) boundary treatments or other means of enclosure;
 - iii) vehicle parking layouts;
 - iv) other vehicle and pedestrian access and circulation areas;
 - v) hard surfacing materials;
 - vi) schedules of plants noting species, plant supply sizes and proposed numbers/densities where appropriate
 - vii) an implementation programme, including phasing of work where relevant.

The landscaping works shall be carried out in accordance with the approved details before any part of the development is first occupied in accordance with the agreed implementation programme. The completed scheme shall be managed and/or maintained in accordance with an approved scheme of management and/or maintenance. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of

5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

- 6) No development shall take place until cross sections/details indicating the proposed finished floor levels of the proposed buildings and finished ground levels surrounding the buildings have been approved in writing by the Local Planning Authority. The works shall be carried out in strict accordance with the approved details.
- 7) The development shall be undertaken strictly in accordance with the details submitted within the arboricultural method statement by Bernie Harverson and associated tree protection plans BJH 04 and BJH 05 dated 5 July 2015.
- 8) No works or development shall take place until a scheme of supervision for the arboricultural protection measures in condition 7 shall have been submitted to and approved in writing by the local planning authority. This scheme shall be appropriate to the scale and duration of the works and shall include details of:
 - i) induction of staff in awareness of arboricultural matters;
 - ii) identification of individuals and their responsibilities;
 - iii) statement of delegated powers;
 - iv) timing and methods of site visiting and record keeping, including updates;
 - v) procedures for dealing with variations and incidents;
 - vi) the scheme of supervision will be administered by a qualified arboriculturist instructed by the applicant and approved in writing by the local planning authority.

The scheme of supervision shall be implemented as approved.

- 9) Construction works pursuant to this permission shall not take place other than between the hours 08:00 and 18.00 Monday to Fridays and between 08.00 and 13.00 on Saturdays. No works shall take place on Sundays or Bank Holidays.
- 10) The development hereby approved shall not be first occupied unless and until the proposed vehicular / pedestrian access to St Christopher's Road has been constructed and provided with visibility splays and space has been laid out within the site for vehicles to be parked in accordance with the approved plans. Thereafter the visibility splays shall be kept permanently clear of any obstruction over 0.6m above ground level and the parking areas shall be retained and maintained for their designated purpose.
- 11) The development hereby approved shall not be first occupied until space has been laid out for the secure parking of bicycles, in accordance with such a scheme to be submitted to and approved in writing by the Local Planning Authority. Thereafter the said approved facilities shall be provided, retained and maintained to the satisfaction of the Local Planning Authority.
- 12) The development hereby approved shall not be first occupied unless and until any existing accesses made redundant as a result of the

development have been permanently closed and any kerbs, verge and footway is fully reinstated.

- 13) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no development falling within Classes A, B, of Part 1 of Schedule 2 to that Order shall be carried out.