



Appeal Decision

Site visit made on 11 July 2017

by I Radcliffe BSc(Hons) MRTPI MCIEH DMS

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

Decision date: 3rd August 2017

Appeal Ref: APP/D3640/W/17/3173705

Sandhurst Chalet, Alfriston Road, Deepcut, Camberley GU16 6QS

- 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 Mr R Wehrli against the decision of Surrey Heath Borough Council.
 - The application Ref 16/1101, dated 21 November 2016, was refused by notice dated 24 January 2017.
 - The development proposed is the construction of a new one and a half storey chalet to rear of plot within the curtilage of Sandhurst Chalet.
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Decision

1. The appeal is allowed and planning permission is granted for the construction of a new one and a half storey chalet to rear of plot within the curtilage of Sandhurst Chalet, Alfriston Road, Deepcut, Camberley GU16 6QS in accordance with the terms of the application, Ref 16/1101, dated 21 November 2016, subject to the conditions in the schedule at the end of this decision.

Procedural matter

2. The description of development in the heading above has been taken from the planning application form. However, in Part E of the appeal form it is stated that the description of development has not changed, nevertheless, a different wording has been entered. Neither of the main parties has provided written confirmation that a revised description of development has been agreed. Accordingly, in the determination of this appeal I have used the one given on the original application.

Main Issue

3. The main issue in this appeal is the effect of the proposed development on the character and appearance of the area, including trees.

Reasons

4. The appeal site is located within the settlement of Deepcut where the principle of residential development is acceptable.

Character and appearance

5. Alfriston Road is a short residential side road off Deepcut Bridge Road. As a whole, it is characterised by detached houses and bungalows that are set back from the road behind modest front gardens. However, the appeal site and its immediate surroundings are quite different. Located at a lower level to the rear of a short terraced parade of shops along Deepcut Bridge Road the pattern of development is far finer: accessed by a shared drive, the flats above the

shops and Jessie's Cottage have created a far more intimate residential environment.

6. In this context, the small narrow rectangular shape of the appeal site, and the proposed dwelling that would occupy most of its width, would complement the grain of development of which it forms a part. In terms of height, it would not be dissimilar to the rear of the parade of shops that it would face, or Jessie's Cottage which encloses the end of the shared drive. Its gable fronted form would complement the gabled form of the rear of the shops facing it, as well as the gable ended form of Sandhurst Chalet set at a higher level to the rear. Subject to the control that can be exerted in relation to materials, the design of the proposed dwelling would therefore complement the character and appearance of the area.
7. Policy DM9(iv) of the Surrey Heath Core Strategy and Development Management Policies (CSDMP) requires that trees that are worthy of retention should be protected. There are some modest trees that neighbour the site. By the northern front corner of the site is a small group of evergreen leylandii of some amenity value. Restrained by a long standing boundary wall they would be unaffected by the proposed development. Behind it is a deciduous tree which due to its small size is of limited amenity value. On the southern side is a thin, tall silver birch with limited foliage and a number of dead and broken branches. Its poor form and condition means that it also only has limited amenity value. Excavation of the site and partial construction of a retaining wall has occurred which is likely to have encroached within the root protection area of these two trees. However, the trees do not appear to have suffered and owing to their limited value if they were to deteriorate or die the character and appearance of the area would not be materially harmed.
8. For all of these reasons, I therefore conclude that the proposed development would be well designed and complement the character and appearance of the area. As a result, it would comply with policies CP2 and DM9 of the CSDMP which require the protection of the character and appearance of a locality through high quality design that respects local design features. It would also comply with the National Planning Policy Framework ('the Framework') which requires good design.

Other matters

Thames Basin Heath Special Protection Area (TBHSPA)

9. All of Surrey Heath lies within 5km of the TBHSPA. In accordance with saved policy NRM6 of the South East Plan, policy CP14B of the CSDMPD and the supplementary planning document TBHSPA Avoidance Strategy (SPD), all new smaller development is required to provide a financial contribution towards the provision of Suitable Alternative Green Space (SANG). This is collected via the Community Infrastructure Levy (CIL).
10. A separate payment, outside of CIL, in accordance with the stated development plan policies and SPD is sought for Strategic Access Monitoring and Maintenance (SAMM) of the SANG. At the request of the Council, the appellant has paid a sum of £487 for this purpose. The sum sought is necessary to make the development acceptable in planning terms, directly related to it and reasonably and fairly related in scale and kind.
11. The sum paid is not a large amount and it is a reasonable expectation that the Council will use it for the purpose sought. I therefore find that in combination

with the CIL that would be liable on the commencement of development the scheme would successfully mitigate its impact on the TBHSPA and comply with saved policy NRM6 of the South East Plan, policy CP14B of the CSDMPD and the SPD.

Housing land supply

12. The Council has less than a five year housing land supply. The proposed development would make a contribution, albeit small to addressing the shortfall that exists.

Highway safety

13. The proposed chalet would have off road parking to the front. Access to Deepcut Bridge Road would be via the shared drive and Alfriston Road. Adequate visibility of oncoming traffic and pedestrians exists at the junction of the shared access with Alfriston Road and at the junction with Deepcut Bridge Road. The unmade surface of Alfriston Road also serves to slow traffic down. As a result, if the development went ahead, the intensification of use that would occur of the shared drive and Alfriston Road would not harm highway safety.

Living conditions of neighbours

14. Given the relationship of the proposed dwelling to the rear of 55 and 57 Deepcut Bridge Road, and the elevated height of the rooflights proposed, I agree with the Council that the proposed development would not harm the living conditions of neighbours.

Conclusion

15. For the reasons given above, and having regard to all other matters raised, I conclude that the appeal should be allowed.

Conditions

16. In the interests of certainty, I have imposed a condition specifying the relevant drawings that the development is to be carried out in accordance with. In order to ensure that the development complements its surroundings, further details are required regarding external materials and landscaping. Given the fine grain of development and the small size of the site, permitted development rights in relation to extensions, alterations, rooflights, garages and other buildings need to be removed.
17. I have required all these matters by condition, revising the conditions suggested by the Council where necessary to reflect the advice contained within Planning Practice Guidance.
18. Conditions were suggested regarding the protection of the trees that neighbour the site. However, the trees that would be affected are of limited amenity value and, as the site has been excavated and a retaining wall partially constructed, any harm that would occur has already taken place. Consequently, these conditions are unnecessary and I have not attached them.

Ian Radcliffe

Inspector

Schedule

- 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: Proposed site plan, roof plan, floor plans, elevations and section (Drawing Number SK10 Rev B - received on 23 November 2016)
- 3) No development shall take place until details and samples of all external materials and surface finishes have been submitted to and approved by the local planning authority in writing. Development shall be carried out in accordance with the approved materials.
- 4)
 - i) 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 submitted details should also include an indication of all level alterations, hard surfaces, walls, fences, access features, the existing trees and hedges to be retained, together with the new planting to be carried out and shall build upon the aims and objectives of the supplied BS5837:2012 – Trees in Relation to Design, Demolition and Construction Arboricultural Method Statement [AMS].
 - ii) All hard and soft landscaping works shall be carried out in accordance with the approved details. All plant material shall conform to BS3936:1992 Parts 1 – 5: Specification for Nursery Stock. Handling, planting and establishment of trees shall be in accordance with BS 8545:2014 Trees: from nursery to independence in the landscape.
- 5) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order) no rooflights shall be constructed, other than those expressly authorised by this permission, and no extensions, alterations, garages or other buildings shall be constructed.

-----End of Conditions Schedule-----