

DELEGATED REPORT SHEET

CASE NO: 2018/0673
LOCATION: 27 AMBLESIDE CLOSE, MYTCHETT, CAMBERLEY, GU16 6DG
PROPOSAL: Conversion of garage into living accommodation.
TYPE: Full Planning Application
APPLICANT: Mr Michael Jeeves
OFFICER: Duncan Carty

Registration Date	Earliest Decision Date	Statutory Expiry Date
26/07/2018	05/09/2018	20/09/2018

Site Visit(s): 04/09/2018

1.0 NEIGHBOURS CHECKED

1.1 Yes - see file for details.

2.0 RELEVANT PLANNING HISTORY

2.1 SU/10/0140 - Erection of 2 no two bedroom detached chalet bungalows and a single storey detached two bedroom bungalow with retention of existing property (37 Jubilee Road) on a reduced curtilage. Erection of 2 no single detached garages and alterations to existing dwelling and formation of access onto Ambleside Close (wider site including application property). Approved in May 2010 and implemented.

Condition 7 of this permission indicates:

The integral garage for plot 2 shall be retained for such purpose only and shall not be converted into living accommodation without further planning permission from the Local Planning Authority.

Reason: To ensure the provision of on-site parking accommodation and to accord with South East Plan 2009, Policy T4 Parking and Policy M7 Off Street Car Parking of the Surrey Heath Local Plan 2000 (AS SAVED).

This restriction relates to the application property.

2.2 SU/18/0199 - Certificate of Existing Lawful Development for the conversion of a garage into living accommodation. Currently under consideration.

3.0 CONSULTATION RESPONSES

3.1 County Highway Authority No objections

4.0 REPRESENTATION

At the time of preparation of this report no representations have been received which raise and objection and one representation has been received in support making no specific comments.

5.0 SITE DESCRIPTION

- 5.1 The application site relates to a chalet bungalow located at the end of a cul-de-sac within the settlement of Mytchett. The application property is the middle of three detached properties (built under permission SU/10/0140) accessed off a short gravel drive accessed off the end of the cul-de-sac. 25 and 31 Ambleside Close lie to each flank with the property facing 23 Ambleside Close (beyond the shared access drive) with 35 Jubilee Road at the rear.
- 5.2 The application site lies within a Post War Council Estate character area as defined within the Western Urban Area Character SPD 2012; although the older properties in Ambleside Close (i.e. 23 Ambleside Close and beyond) lie within the Post War Open Estate (as defined within this SPD).

6.0 THE PROPOSAL

- 6.1 The application proposal is to convert the integral garage into living accommodation. No external alterations are proposed with the garage door remaining in place. Two parking spaces are provided on the front drive. This application is retrospective.

7.0 PLANNING ISSUES

- 7.1 This application is considered against Policies CP11, DM9 and DM11 of the Surrey Heath Core Strategy and Development Management Policies 2012 (CSDMP); the National Planning Policy Framework 2018 (NPPF); and advice within the Western Urban Area Character SPD 2012 (WUAC); and the Residential Design Guide SPD 2017 (RDG).
- 7.2 Impact on character of area
- 7.2.1 The proposal does not result in any external alterations to the existing building. As such, no discernible impact on local character is envisaged. No objections raised on character grounds with the proposal complying with Policy DM9 of the CSDMP; and advice within the WUAC and RDG.
- 7.3 Impact on residential amenity
- 7.3.1 The proposal does not result in any external alterations to the existing building. As such, no discernible impact on residential amenity is envisaged. No objections raised on character grounds with the proposal complying with Policy DM9 of the CSDMP; and advice within the RDG.
- 7.4 Parking and highway safety
- 7.4.1 The proposal has resulted in the loss of a parking space on the site. However, two parking spaces (on the front drive) are retained to comply with parking standards. The County Highway Authority has raised no objections to the proposal indicating that the proposal will not give rise to any significant highway issues. No objections raised on highway and parking grounds with the proposal complying with Policies CP11 and DM11 of the CSDMP.
- 7.5 It is therefore considered that this development is acceptable.
- 8.0 In assessing this application, officers have worked with the applicant in a positive and proactive manner consistent with the requirements of paragraphs 38-41 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 registered.

RECOMMENDATION

GRANT subject to the following conditions:-

1. The proposed development shall be built in accordance with the following approved plans: 1803017-02, unless the prior written approval has been obtained from the Local Planning Authority.

Reason: For the avoidance of doubt and in the interest of proper planning and as advised in ID.17a of the Planning Practice Guidance.

Issued Authorised By:

Date: