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ASSOCIATES
CHARTERED ARCHITECTS

Design and Access Statement

for a proposed new dwelling at

**28 St Cross Road
Crandall
Farnham
Surrey
GU10 5PG**

Ref: 1512A

January 2021



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Appendices

1.0 Introduction

- 1.1 This Design and Access Statement accompanies the submission of a Full Planning Application for the erection of a new dwelling and integral garage on land to the south west of 28 St Cross Road, Crondall, Farnham, Surrey GU10 5PG, along with the demolition of the existing conservatory and outbuildings.
- 1.2 This application is pursuant to refused application, reference: 20/02127/FUL, dated 30 October 2020. The decision notice and officer's report are attached in **Appendix A & B** respectively.
- 1.3 This application is in a similar form to that previously proposed but the accommodation at first floor level has been reduced in width by 3.13m thereby significantly diminishing the effect on the open outlook and any overbearingness/sense of enclosure created by the proposed dwelling on the neighbouring properties.
- 1.4 All additional and altered text in this Design and Access Statement (D&A) which differs from that for the previous application is highlighted in blue thereby ensuring that the main thrust of this application can be easily and independently assessed.
- 1.5 The site lies within the Crondall settlement boundary and therefore the principle of an additional dwelling in this location is acceptable. This is confirmed in the officer's report for the recently refused application. The site lies outside the Crondall Conservation Area and it is not subject to any special landscape designations.
- 1.6 The items listed below were considered acceptable in the refused application and therefore should be considered acceptable in this application:
- i) The principle of residential development on the site.
 - ii) The siting of the new dwelling where the loss of privacy and overlooking between buildings would not be significant. (Reducing the width of the first floor in this application will improve the relationship with the neighbouring properties.)
 - iii) The scale of the property which broadly reflects the proportion and massing of other properties in the locality.
 - iv) The residential amenity of the proposed development which is in accordance with nationally described space standards.
 - v) Biodiversity/ecology
 - vi) Parking and access (with appropriate conditions)
 - vii) Refuse (waste collection)
- 1.7 This statement will demonstrate that the proposal provides a well-designed and appropriate scheme which complies with National and Local Plan policies and fits in well with the general pattern of development in the area.

2.0 Assessment of the Site

Physical Context of the Site:

- 2.1 The application site is located to the south of the junction of St Cross Road and Chaundlers Croft within the rural settlement boundary of Crondall.

2.2 An extract of the proposals map is shown below depicting the location of the site within the rural settlement boundary of Crondall.

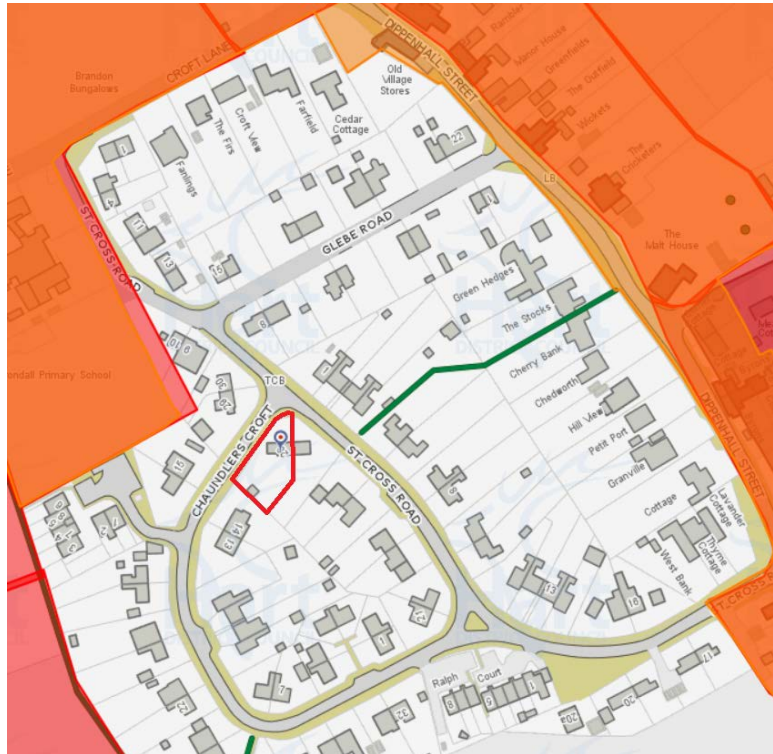


Fig 1 – Extract from Proposals Map with site shown outlined in red

2.3 The site is generally level and is bounded by a mix of hedgerow and larch lap fencing. The curtilage of the site comprises approximately 0.07ha of which 0.03ha will be ceded to the proposed new dwelling.

2.4 Photographs of the existing site and surroundings are shown below:



Fig 2 – View towards 27 & 28 St Cross Road from the junction with Chandlers Croft



Fig 3 – View towards the side elevation of 28 St Cross Road from Chaundlers Croft



Fig 4 – View of existing vehicular access to 28 St Cross Road from Chaundlers Croft (to be retained)



Fig 5 – View of conservatory to 28 St Cross Road to be removed



Fig 6 – View towards the outbuildings to be removed

2.5 Street view extracts depicting the mix of dwellings within the settlement boundary are shown below. These demonstrate that there is a varied pattern of development in the immediate vicinity of the site with semi-detached, terraced and detached houses. There is also a variety of materials and roof forms:



Fig 7 - Neighbouring dwellings – 14 & 13 Chaundlers Croft



Fig 8 – Semi-detached dwellings at 17-20 Chaundlers Croft



Fig 9 - Terrace of four houses at 1-4 St Cross Road opposite the host dwelling, 28 St Cross Road



Fig 10 – Detached 2-storey dwelling at Croft View, Croft Lane



Fig 11 – Detached 1½-storey dwelling at Chedworth, Dippenball Street

2.6 Social Context of the Site:

The surrounding dwellings are all residential.

2.7 Community Involvement

The neighbours will be consulted as part of the standard application procedure.

2.8 Evaluation of Opportunities and Constraints

The proposed house will utilise the following sustainable resources:

- (i) Installation of a “Whole House Ventilation System” with heat recovery and highly insulated building fabric.
- (ii) Rainwater harvesting
- (iii) Low energy light fittings
- (iv) Highly efficient condensing gas boiler with balanced flue.

The opportunity has been taken to design the new dwelling in a style well suited to the semi-rural environment making use of renewable resources wherever possible.

3.0 Planning History

3.1 20/02127/FUL

3.1.1 Three-bedroom dwelling with integral garage and front driveway and rear garden and subdivision of curtilage (following demolition of existing conservatory and two outbuildings).

3.1.2 Refused 30 October 2020

3.2 20/00735/FUL

3.2.1 Construction of 2 two bedroom semi detached dwellings , associated car parking, boundaries and amenity space.

3.2.2 Refused 27 May 2020

4.0 Proposed Design

4.1 The application proposes the following:

- i) Demolition of the existing conservatory to 28 St Cross Road (the host dwelling)
- ii) Demolition of the two outbuildings to the south west of the existing dwelling.
(The total GEFA of buildings to be demolished is 39.4m²).
- iii) Introduction of a new access from Chaundlers Croft to serve 28 St Cross Road
- iv) Erection of a new dwelling to comprise the following accommodation:
 - a) Kitchen/living/dining room
 - b) Downstairs cloakroom

- c) Integral garage
- d) 2 bedrooms (1 double bedroom and 1 single bedroom)
- e) One bathroom

4.2 The host dwelling, 28 St Cross Road, is of a design style similar to many of the properties in St Cross Road/Chaundlers Croft and therefore a comparable design style has been adopted for the proposed new dwelling. The proposed roof is a fully hipped, tiled roof above facing brickwork. The officer’s report for the refused scheme noted, “The scale and the design of the dwelling would, to some extent, resemble that of the existing dwelling standing on the site (slightly wider), which is not objected to in terms of character and appearance.”. The design style has been retained for this application although at first floor level the proposed dwelling is approximately 1m narrower than the host dwelling.

4.3 At first floor level, the proposed dwelling has been reduced by 3.13m compared to the refused scheme. This has been achieved by removing the first floor accommodation above the garage. This single storey/two storey design style reflects the single storey extension to the two storey neighbouring dwelling at 14 Chaundlers Croft.

4.4 The side elevations have been designed without fenestration to ensure there is no inappropriate overlooking of either the host dwelling to the north or number 14 Chaundlers Croft to the south. The officer’s report for the refused scheme noted, “Although the proposal would be at a short distance from neighbouring buildings, because of the different siting between the proposal and these two adjoining properties, impacts on loss of privacy and overlooking between buildings would not be significant.”. The relationship with neighbouring dwellings has been improved in this application and therefore there would be no significant loss of privacy nor overlooking between the buildings.

4.5 Extracts from drawing number 1312/P-102 depicting the proposed elevations are shown below:

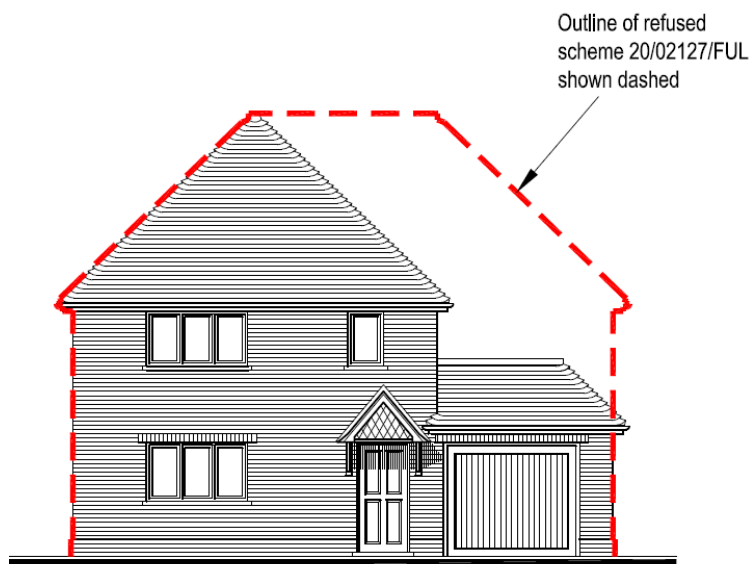


Fig 12 – Proposed north west elevation

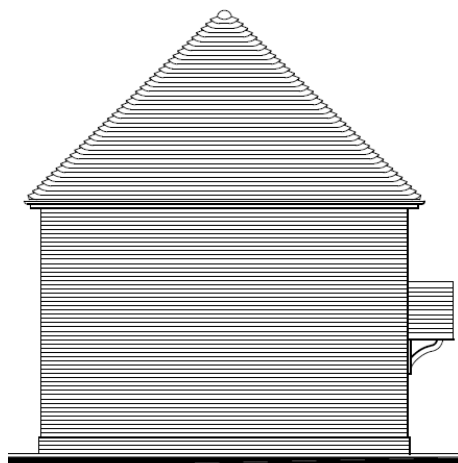


Fig 13 – Proposed north east elevation



Fig 14 – Proposed south east elevation

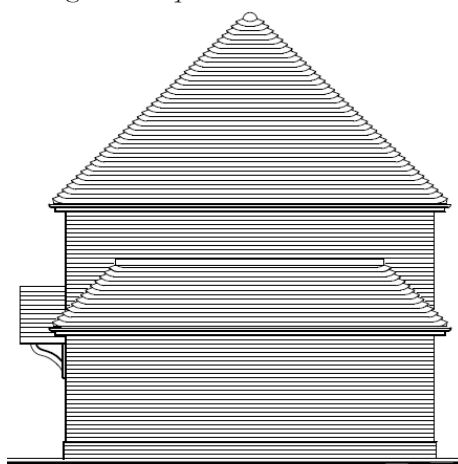


Fig 15 – Proposed south west elevation

4.6 The new dwelling has a ridge and eaves height no higher than that of the host dwelling, 28 St Cross Road, and lower than that of the neighbouring dwelling to the south, 14 Chaundlers Croft. This can be seen on the proposed street scene drawing (1512/P-101), an extract of which is shown below:

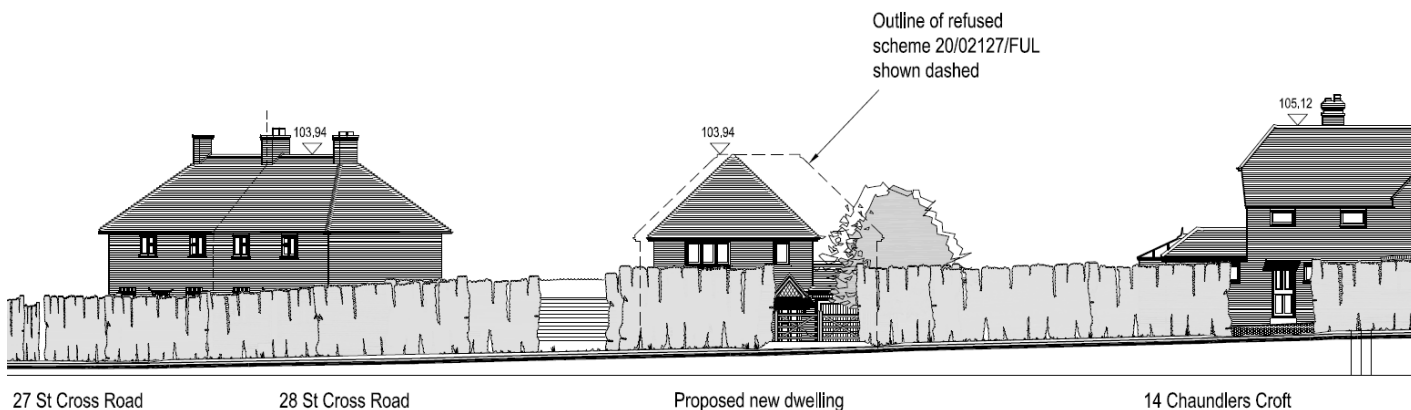


Fig 16 – Proposed street scene

4.7 The siting of the new dwelling has been considered carefully so that it does not adversely impact on any of the neighbouring properties. With the significant reduction in bulk and mass at first floor level, as depicted in the street scene above, the new dwelling has been moved over 500mm away from 28 St Cross Road. At their closest point, the proposed dwelling is 8.7m away from the corner of 28 St Cross Road and 10.1m away from 14 Chandlers Croft at ground floor level (single storey to single storey) and 16.7m at the closest points at first floor level. As mentioned above, there is no fenestration in the side elevations so there will be no overlooking. An analysis of the distances between dwellings in the immediate area has been undertaken and the proposed separation distances are well within the range of distances in the immediate locality. An annotated extract depicting these distances is shown below:

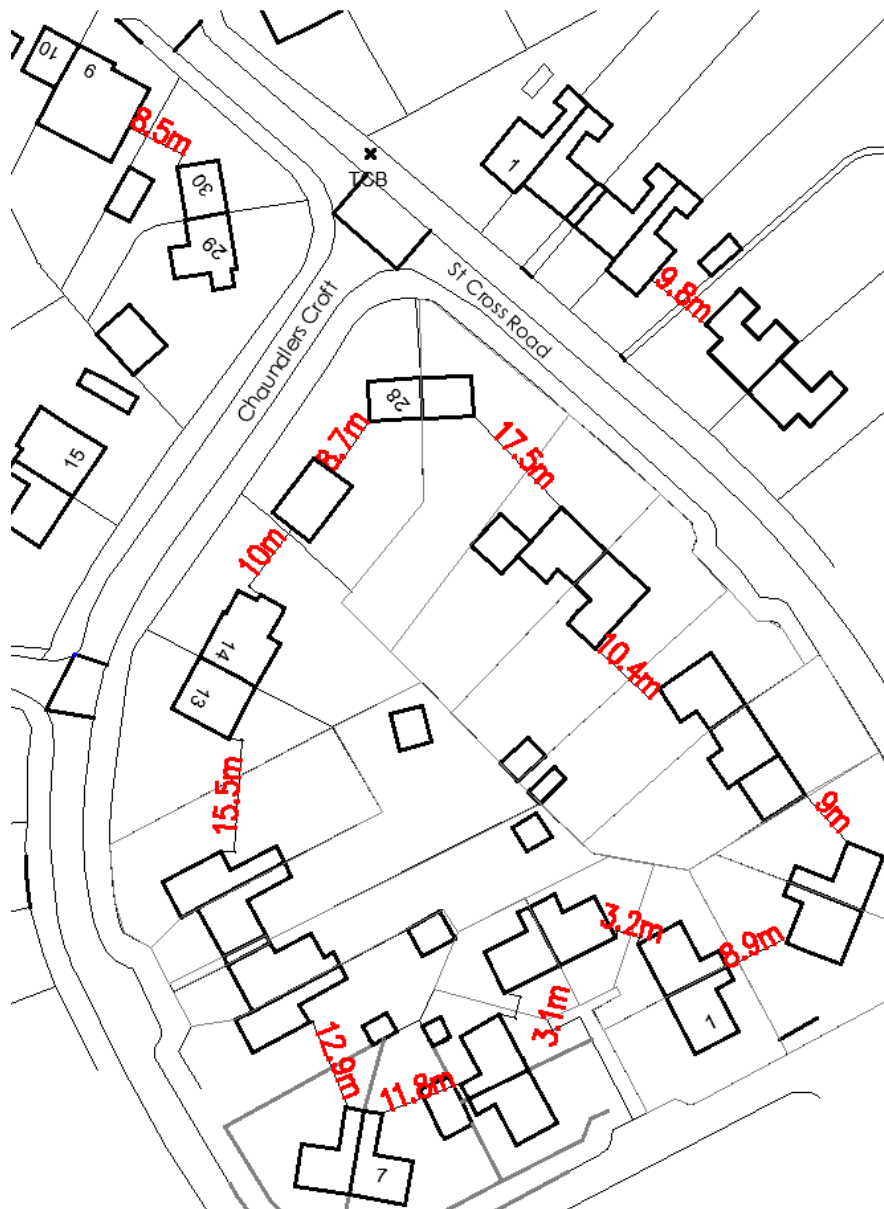


Fig 17 – Annotated OS extract depicting distances between dwellings

4.8 **Access & Parking**

As can be seen from the site plan, drawing number 1512/P-101, the existing access from Chaundlers Croft will be retained in exactly the same form. A single, integral garage is provided with parking in front to serve the new dwelling. It is proposed that a new access to serve 28 St Cross Road will be introduced further to the north providing 2 parking spaces. This is an improvement over the existing situation where only a single parking space is provided. All parking provision is in accordance with policy. The officer’s report for the refused application noted, “The Local Highway Authority has raised no concerns subject to conditions”. The parking arrangements have not been changed in this revised application and should also be considered acceptable.

4.9 **Landscaping**

The existing landscaping will be retained and enhanced and in particular, apart from in the location of the new access to 28 St Cross Road, the characteristic hedgerow bounding the road will be preserved.

4.10 Ecology

There is no evidence of protected flora or fauna on site. The existing dwelling is in a largely built up area and there will be no adverse impact on the surrounding ecology.

4.11 Arboriculture

There are no trees within the site which would be harmed by the proposed development. The trees in the garden of number 14 Chaundlers Croft are a sufficient distance away to not be adversely affected by the proposal. All necessary precautions will be taken to ensure there is no damage to any trees of amenity value.

5.0 Relevant Hart District Council Local Plan Policies

5.1 The site is within an existing Settlement Area where there is a presumption in favour of sustainable development.

5.2 Policy SD1 - Sustainable Development

“When considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework (or its successor), whilst having regard to the need to assess, and where appropriate, mitigate against, the likelihood of a significant effect on the Thames Basin Heaths Special Protection Area. It will work pro-actively with applicants to secure development that improves the economic, social and environmental conditions in the area. Proposals will be judged against all relevant policies. Planning applications that accord with the policies in the Development Plan (including, where relevant, policies in Neighbourhood Plans) will be approved unless material considerations indicate otherwise.”

In defining “sustainable development”, the NPPF states that there are three dimensions to this, i.e.: “economic, social and environmental”.

- a) With respect to the economic element, the proposal would contribute toward the local economy during the construction phase through sale of materials and provision of jobs. The proposal will increase housing supply so contributing toward economic growth and would provide a home for future occupiers who would bring economic value to the area and who may also support the local community.
- b) With respect to the social element, the proposal will create a well-designed dwelling, in keeping with the surroundings, creating a high-quality living environment, within the village of Crondall.
- c) With respect to the environmental element, the proposal will not harm the character and appearance of the area and provides housing on land that is already developed.

5.3 Policy SS1 - Spatial Strategy and Distribution of Growth

“Development will be focused within defined settlements, on previously developed land in sustainable locations, and on allocated sites as shown on the Policies Map.”

The site is within a defined settlement in a sustainable location on land which is already in residential use.

5.4 Policy H6 Internal Space Standards for New Homes

“Where planning permission is required development proposals for new homes must meet the nationally described space standard.”

The proposal meets the Nationally Described Space Standards [for a 2 bed, 3 person dwelling](#).

5.5 **Policy NBE3 Thames Basin Heaths Special Protection Area**

“New development which is considered to have a likely significant effect on the ecological integrity of the Thames Basin Heaths Special Protection Area (TBHSPA) will be required to demonstrate that adequate measures will be put in place to avoid or mitigate any potential adverse effects.”

The site is located within the 5km zone of influence and therefore mitigation measures need to be put in place to avoid/mitigate any potential adverse effects. Since the refused application, Council owned SANG has now become available and therefore an application will be made directly to the Council for allocation of SANG. The applicant has confirmed they are willing to enter into a S106 agreement in respect of fees payable for the SAMM.

5.6 **Policy GEN 1 - General Policy for Development (Saved Policy)**

The above policy notes:

“Proposals for development which accord with other proposals of this plan will be permitted where they:

(i) Are in keeping with the local character by virtue of their scale, design, massing, height, prominence, materials, layout, landscaping, siting and density;

The area is characterised by a mix of dwellings including detached, semi-detached and terraced housing as depicted in the photographs in Section 2 of this statement. The site is located within the rural settlement boundary where the principle of development is accepted.

Any additional development will alter the existing scale, pattern and density of development to some extent, but as local and national plan policy direct development to the settlements, a level of alteration must be considered acceptable. This area of the settlement zone is not constrained by additional landscape designations and there are no policies which preclude an infill development of this nature. The level of alteration created by this proposal is not significant in the context of the surrounding built form.

The dwelling has been designed in a style similar to the neighbouring properties and is of a similar scale. The maximum ridge height is the same as the host dwelling at 28 St Cross Road and approximately 1m lower than the neighbour at 14 Chaundlers Croft. The proposed new dwelling provides a two bedroom house set in a 0.03ha plot which is commensurate with plot sizes in the settlement boundary. The existing dwelling retains a curtilage of 0.04ha. The proposal is therefore in keeping with the character of the local area. The officer's report for the refused scheme notes the following, *“Externally the dwelling would be provided with an outdoor amenity space of reasonable size to the rear. Overall, the residential amenity the proposed development would provide would be acceptable and no concerns are raised in this regard.”* The plot size has not changed in this application and therefore the garden size is considered acceptable. A table depicting the plot sizes in the St Cross Road/Chaundlers Croft 'island', is shown below:

Address	Curtilage (ha)
1 Chaundlers Croft	0.028
2 Chaundlers Croft	0.021
3 Chaundlers Croft	0.021
4 Chaundlers Croft	0.020
5 Chaundlers Croft	0.019
6 Chaundlers Croft	0.022
7 Chaundlers Croft	0.040
8 Chaundlers Croft	0.030
9 Chaundlers Croft	0.045
10 Chaundlers Croft	0.048
11 Chaundlers Croft	0.068
12 Chaundlers Croft	0.056
13 Chaundlers Croft	0.044
14 Chaundlers Croft	0.055
Proposal	0.029
28 St Cross Road - retained	0.040
27 St Cross Road	0.056
26 St Cross Road	0.059
25 St Cross Road	0.058
24 St Cross Road	0.051
23 St Cross Road	0.048
22 St Cross Road	0.034
21 St Cross Road	0.040

Fig 18 – Table depicting plot sizes in the immediate area

This table clearly demonstrates that there are a range of plot sizes in the area and both the retained area for 28 St Cross Road and the plot for the new dwelling are well within the range. Six of the plots are smaller than that proposed for the new dwelling and ten are either the same or smaller than that retained for the host dwelling. Neither plot is constrained.

(ii) Avoid any material loss of amenity to existing and adjoining residential, commercial, recreational, agricultural or forestry uses, by virtue of noise, disturbance, noxious fumes, dust, pollution or traffic generation;

The existing and proposed use is residential and therefore there will be no material loss to the amenity of adjoining properties by virtue of noise, disturbance, noxious fumes, dust, pollution or traffic generation.

(iii) Cause no material loss of amenity to adjoining residential uses, through loss of privacy, overlooking or the creation of shared facilities;

As described previously, the new dwelling has been carefully designed and located to ensure that there is no loss of amenity to adjoining neighbouring dwellings. The planning officer in the refused scheme confirmed that there was no loss of amenity between the buildings as noted in item 3.4 of this statement. Furthermore, he noted the following, “In terms of overlooking of neighbouring gardens, from upper windows in the proposed building, the views achieved from neighbouring gardens would be no different from those currently achieved between existing dwellings (mostly oblique views), as such this particular aspect is not a concern.”

The officer’s primary concern for the refused scheme was the overbearingness/sense of enclosure the proposal would cause. This has been addressed by significantly reducing the width of the proposed new dwelling at first floor level. The change compared to the refused scheme can clearly be seen on the street scene drawing 1512/P-101, an extract of which is shown at fig. 16.

The BRE document “Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice, BRE, 2011” details a number of different assessment methods to evaluate the potential for daylight to enter a room. Although the document refers to building-building relationships, the same principal can be applied to amenity space. In line with the BRE document, a Planning Technical Advice Note “Privacy, Daylight and Sunlight” dated November 2020 (see appendix D), has been prepared by Hart District Council explaining the guidelines that will be used to assess the impact of a development upon privacy, daylight and sunlight – all factors which contribute to the ‘overbearingness’ of a development. The preliminary method of assessment is the 25° test which is described by the BRE as “No obstruction, measured in a vertical section perpendicular to the main window wall of an existing building, from the centre of the lowest window, subtends an angle of more than 25° to the horizontal.”

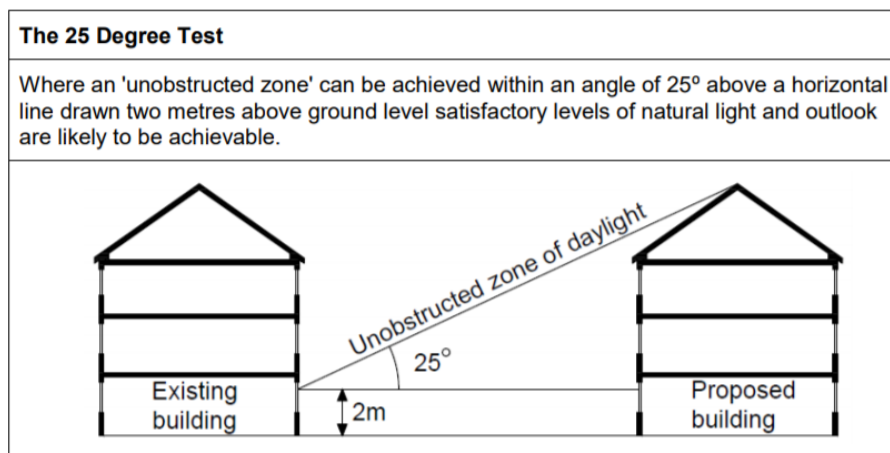


Fig 19 – Diagram demonstrating the 25° Test detailed in the document “Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice, BRE, 2011”

In order to assess whether there are overbearing/enclosure impacts, the 25° test needs to be applied. This has been measured from the amenity space immediately to the rear of the 28 St Cross Road and from the conservatory at 14 Chaundlers Croft in accordance with the diagram below.

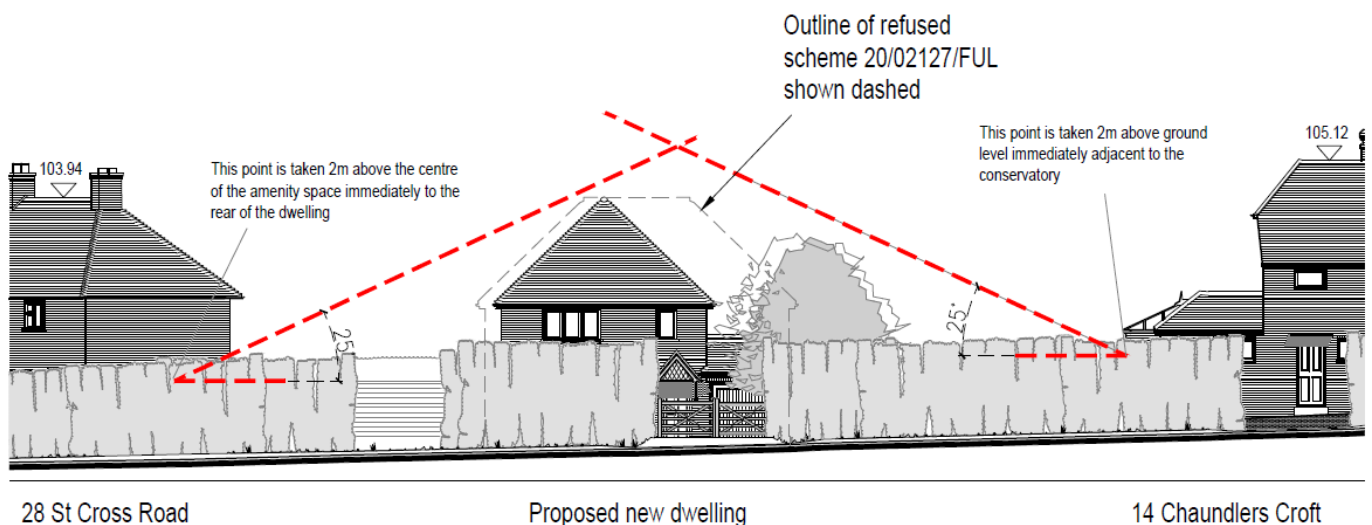


Fig 20 – Extract depicting the 25° Test Applied to the Proposal

It is quite clear from the above that there is an unobstructed zone of daylight between the amenity space to the rear of 28 St Cross Road and the conservatory to 14 Chaundlers Croft and therefore the new dwelling would **not** represent an overbearing/enclosing form of development. Furthermore, the HDC Technical Advice Note describes in Example 3, that a 45° test should be applied to side-side elevations in terms of daylight and sunlight.

Example 3

In Drawing E below, the extension is likely to be acceptable in daylight and sunlight terms, whereas the example in Drawing F would not.

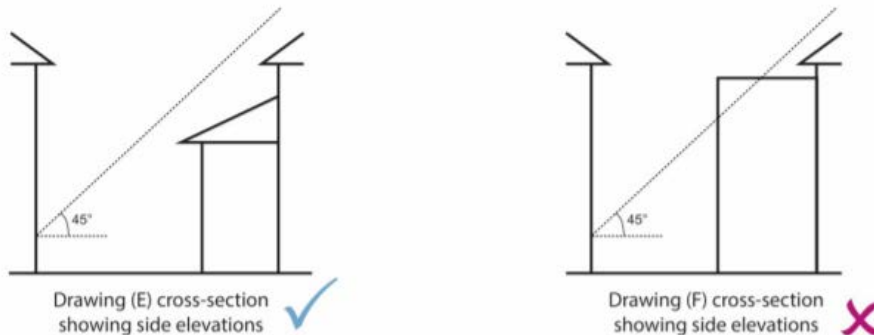


Fig 21 – Extract from HDC’s Planning Technical Advice Note – Privacy, Daylight and Sunlight

As both properties pass the 25° test, they significantly exceed the requirements of the 45° test detailed at example 3.

It is also a point of note that the main amenity space to 14 Chaundlers Croft is to the rear of the dwelling and not to the side. This area of garden does not have a common boundary with the proposal and therefore there will be little detrimental effect on it caused by the proposed new dwelling.

(iv) Do not constitute ribbon or sporadic development, unrelated to existing patterns of settlement within the District;

The proposal is in keeping with the pattern of development in the area.

(v) Include provision for the conservation or enhancement of the District’s landscape, ecology and historic heritage and natural resources;

Not applicable

(vi) Where the public would reasonably expect to use the building, provide suitable access for people with impaired mobility, including those confined to wheelchairs;

Not applicable

(vii) Have adequate arrangements on site for access, servicing or the parking of vehicles;

The proposed parking is depicted on the proposed site (block) plan, 1512/P-101 and provides adequate provision for both the host dwelling, 28 St Cross Road, and the proposed new dwelling. Bin collection will be from the roadside in accordance with current practice. **These items remain unchanged from the refused application and were considered acceptable.**

(viii) Do not give rise to traffic flows on the surrounding road network, which would cause material detriment to the amenities of nearby properties and settlements or to highway safety;

The addition of a single new dwelling will cause no harm to the surrounding road network.

(ix) Do not create the need for highway improvements which would be detrimental to the character and setting of roads within the conservation areas or rural lanes in the District;

No change so not applicable

(x) Do not lead to problems further afield by causing heavy traffic to pass through residential areas or settlements, or use unsuitable roads;

The addition of a single new dwelling will not cause heavy traffic nor use an unsuitable road.

(xi) Include provision for any necessary improvements to infrastructure and utilities resulting from the development;

The applicant is willing to enter into a S106 agreement to secure contributions towards SANG/SAMM mitigation. In addition, a request is made with this application for council owned SANG.

(xii) Take account of the proximity of overhead cables and power lines;

Not applicable

(xiii) Avoid the installation of lighting, which is visually damaging to the character of the area.

None proposed

6.0 Crondall Neighbourhood Plan

- 6.1 The Crondall Neighbourhood Plan (CNP) has been held up by the current COVID-19 crisis. The Council agreed to proceed to referendum at its meeting on 5 March 2020. However, given the current situation all referendums have been postponed until May 2021. The Parish Council has prepared the referendum version of the neighbourhood plan incorporating all the examiners recommended changes. At this stage the plan has considerable weight in the planning application decision making process.
- 6.2 Policy 1 (Spatial Plan) notes that the focus for growth will be within the settlements of Crondall and Mill Lane within which development will be supported. However, the CNP has also identified that there is limited space for new development within the existing settlement boundaries, and therefore any such well designed proposal (as this scheme is) should be welcomed.
- 6.3 The CNP lists a number of concerns relating to development within the settlement and under each narrative, the reason this application proposal is compliant is noted:
- i) *“Many of the roads are narrow with no pavements limiting vehicular access. The many houses within the area have inadequate or indeed no parking provision leading to an increase in on-street parking.”*
The proposal is located on a wide road with a substantial pavement running between the site and the road. The parking and access were considered acceptable by the planning officer and would not lead to an increase in on-street parking.
 - ii) *“A majority of residents accept the need for new homes with a desire for a mixture of housing types, particularly two- and three-bedroom houses.”*
The proposal is for a two bedroom house and therefore meets this criterion.
 - iii) *“Residents value the countryside and wish to protect it from unsympathetic development”.*
The site is within the built up area surrounded on all sides by residential development and will have no detrimental effect of the countryside.

- iv) *“They also want to protect the Conservation Area.”*
The appeal site is a significant distance from the Conservation Area and will have no impact on it.
- 6.4 The CNP identifies that at least 12 windfall sites will be approved over the plan period and this site provides a suitable windfall development within the settlement boundary that has no detrimental impact on the surrounding countryside.
- 6.5 Four sites were selected for inclusion in the Neighbourhood Plan; one of these is at 18-19 St Cross Road (Policy 2aCRON), in close proximity to the application site. A copy of Policy 2a is contained at **appendix C**. The site at 18-19 St Cross Road is a 0.02ha site between existing houses currently occupied by garages. *It is worth noting that both the retained site/garden and the proposed site/garden for this application, are larger than the site at 18-19 St Cross Road.* It is considered that the site has the capacity for 2 small two to three bedroomed semi-detached properties. The development proposals would need to comply with all the following criteria
- i) Provide safe access from St Cross Road;
 - ii) Its layout and design should have regard to the neighbouring properties and be no more than 2 storeys high; and
 - iii) Its layout should include off-street parking that meets Hart District Council’s adopted standards and provide garden space in keeping with the surrounding area.
- 6.6 The site scored highly against all the criteria used to evaluate the sites. *“It is within the village settlement boundary, is a brownfield site, has existing infrastructure services in place and has access to key village amenities. It also does not impact on the character or appearance of the Conservation area.”*
- 6.7 The proposed development, the subject of this application, complies with all the criteria in exactly the same way as the proposal at 18-19 St Cross Road *but has the benefit of being surrounded on all sides by residential development. The site at 18-19 St Cross Road is on the edge of the settlement, abutting the countryside and views towards it will be affected. The proposal therefore provides a better form of development than that considered acceptable at 18-19 St Cross Road.*

7.0 National Planning Policy Framework (NPPF)

- 7.1 The general principles of the Planning System are dealt with in the National Planning Policy Framework 2019, hereafter referred to as the NPPF. This document sets out the basis of the plan led system in ensuring sustainable development.
- 7.2 Paragraph 78 encourages sustainable development within rural areas:

“To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services.”

The proposal provides a sustainable development within a rural settlement enabling the village of Crondall to grow and thrive.

8.0 Amount

- 8.1 **Number and Type of Proposed Units and Density:**
The proposal is for one new dwelling creating a density of 33 dwellings per ha.

8.2 Floor Area of Proposal:

The gross external floor area (GEFA) of the proposed new dwelling is 104.5m², including the integral garage. The gross internal floor area (GIFA) is 70.0m². The proposal is fully compliant with the Nationally Described Space Standards for a 2 bedroom, 3 person dwelling.

9.0 Scale

The proposed dwelling is 6.5m deep, 9.6m wide at ground floor level and 6.5m wide at first floor level and 7.8m high.

10.0 Refuse Disposal Details

Appropriate household waste and recycling storage will be provided as part of the application proposals.

11.0 Conclusion

- 11.1 The proposal has been significantly reduced in bulk and mass compared to the recently refused proposal and does not comprise an overbearing form of development as proven by the 25° test. There is no detrimental impact on neighbouring properties in terms overlooking or privacy.
- 11.2 The site is within the defined rural settlement boundary where the principle of development is acceptable. There are no special landscape designations associated with the site and it is considered that the minimal level of change to the landscape within a built up area is acceptable.
- 11.3 In accordance with the Crondall Neighbourhood Plan, which carries considerable weight, some new dwellings will be provided going forward by windfall sites. This is a windfall site and will provide an additional unit, immediately available for development in a highly sustainable location.
- 11.4 The proposal is in accordance with National and Local Plan Policies.
- 11.5 The plot size is similar to other plots within the immediate vicinity and the proposal is in line with the pattern of development in the area in terms of scale, design and density.
- 11.6 The access and parking are safe and appropriate for the scale of the development and will not result in 'on-street' parking.
- 11.7 This application proposal is similar to that identified in the Crondall Neighbourhood Plan as being an appropriate form of development (Policy 2a CRON 27 St Cross Road).
- 11.8 All necessary undertakings/contributions will be made in relation to TBHSPA mitigation.
- 11.9 For the reasons set out above we commend this application to Hart District Council for planning approval.

Michael Conoley Associates

Appendix A
Decision Notice
Ref: 20/02127/FUL



NOTICE OF DECISION

TOWN AND COUNTRY PLANNING ACT 1990

Decision :	Refuse Permission
Application no :	20/02127/FUL
Site address :	28 St Cross Road,Crondall,Farnham, GU10 5PG,
Description of development :	Three-bedroom dwelling with integral garage and front driveway and rear garden and subdivision of curtilage (following demolition of existing conservatory and two outbuildings)
Date of Notice :	30 October 2020

The Planning Authority **REFUSES** Planning Permission for the following reason(s):

- 1 The proposal, by reason of the constrained plot size, limited spacing from shared boundaries, and the infilling of a prominent open area between existing development would all cumulatively result in an unsatisfactory infill development on this corner site which would fail to integrate into the established open/spacious and green character of the area and would not be sympathetic to the spacing, siting and proportions of the pattern of semi-detached corner dwellings in the locality. The proposal therefore would fail to sustain or improve the visual amenity/qualities of the area. As such, the proposed development would be contrary to adopted policies NBE2 and NBE9 of the Hart Local Plan: Strategy and Sites 2016-2032, saved policy GEN1 of the Hart District Local Plan 1996-2006, paragraph 127 of the National Planning Policy Framework (2019) and policy 3 of the emerging Crondall Neighbourhood Plan 2017-2032.
- 2 The proposed development by reason of its siting, proximity and orientation in relation to adjoining of properties at no. 28 St Cross Road and no.14 Chaundlers Croft would result in material impacts to their gardens and overall residential amenity by reason of overbearingness, sense of enclosure and loss of open outlook, contrary to adopted policy NBE9 of the Hart Local Plan: Strategy and Sites 2016-2032, saved policy GEN1 of the Hart District Local Plan 1996-2006 and paragraph 127 of the National Planning Policy Framework (2019).

- 3 The site is located within 5km of the Bourley and Long Valley Site of Special Scientific Interest (SSSI) which forms part of the Thames Basin Heaths Special Protection Area (SPA). In the absence of any evidence that the test of no alternatives under the Conservation of Habitats and Species Regulations 2017 can be satisfied, or evidence that there are grounds of overriding public interest, the proposed development, either alone or in combination with other plans or projects, would be likely to have a significant adverse effect on the SPA. As such the proposal is contrary to adopted policy NBE3 of the Hart Local Plan: Strategy and Sites 2016-2032, saved policy NRM6 of the South East Plan, paragraph 176 and 177 of the National Planning Policy Framework (2019) and policy 2d of the emerging Crondall Neighbourhood Plan 2017-2032.

INFORMATIVE NOTES

These are advice notes to the applicant:

- 1 The Council works positively and proactively on development proposals to deliver sustainable development in accordance with the NPPF. In this instance, the proposed development was deemed to be unacceptable in many respects and no further additional information was requested nor could the scheme be amended to address the Council's specific concerns without significantly changing the nature of the proposal. The development was therefore determined on the basis of the information provided.

Rights of Appeal

Appeals can be made on the Planning Inspectorate's website www.gov.uk/appeal-planning-decision. For further information or to obtain a paper copy of the form, please contact them on either 0303 444 5000 or the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN.

If you intend to submit an appeal that you would like examined by inquiry, then you must first notify the Local Planning Authority and Planning Inspectorate by emailing inquiryappeals@planninginspectorate.gov.uk at least **10** days before submitting the appeal. Further information at www.gov.uk/government/collections/casework-dealt-with-by-inquiries.

For householder and minor commercial applications you are allowed **12 weeks** from the date of this permission in which to lodge an appeal. For all other types of application you have **6 months** in which to appeal.

There is no third party right of appeal for neighbours or objectors.

Purchase Notices

If either the Local Authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that the owner can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council. This notice will require the Council to purchase the owner's interest in the land.

Appendix B
Officer's Report
Ref: 20/02127/FUL

DELEGATED REPORT

APPLICATION NO.

20/02127/FUL

LOCATION

28 St Cross Road Crondall Farnham GU10 5PG

PROPOSAL

Three-bedroom dwelling with integral garage and front driveway and rear garden and subdivision of curtilage (following demolition of existing conservatory and two outbuildings)

APPLICANT

Mr M Littleboy And Ms L Crocker

CONSULTATIONS EXPIRY

8 October 2020

APPLICATION EXPIRY

3 November 2020

RECOMMENDATION

Refuse

CONSULTEES RESPONSES

Crondall Parish Council
Objection

- o Proposal contrary to LP SS1, LP NBE9, Saved Policy GEN1 and NP Policy 3.
- o The site is not previously developed land and would represent "infill development" on a residential garden, which should be avoided given the lack of identified "need".
- o The two-storey side wall of the new dwelling would be circa 10 metres from No. 14. Given the existing open nature of the side garden of No. 14, the location is more sensitive to the introduction of new built development. Therefore, the aspects and outlook currently enjoyed by the neighbours would be materially impacted.
- o No Statement to Inform and Appropriate Assessment has been provided and, in any event, no evidence that SANG mitigation is available and no SANG transaction secured.

Hampshire County Council (Highways)
No objection, subject to planning conditions.

- o Implementation of visibility splays of 2.4m x 43m
- o Implementation of parking/manouvering and retention of such at all times.

Date Printed: 30 October 2020
Case Officer: Miguel Martinez

- o Driveway to be constructed of a non-migratory surface material for a minimum of 1m into the site.

Streetcare Officer (Internal)
No objection

NEIGHBOUR COMMENTS

It should be noted that the statutory requirements for publicity, as set out in the DMPO 2015 (as amended) are in this case the notification of the adjoining properties or the display of a site notice. In this case the adjoining properties/owners have been notified by post. The Council's SCI has now been amended so that we are only required to carry out the statutory publicity requirements, thus in this case it is not necessary to display a site notice.

Neighbour letters were posted giving interested parties 21 days to respond. The consultation period expired on 08.10.2020. At the time of writing the officer's report there had been 6 neighbour representations received. The summary of comments is below.

- o Out of character with the surrounding properties.
- o It is being squeezed in between existing houses.
- o Properties in the area are predominantly semi-detached with more spacious gardens/open space around them.
- o More cars being parked in the road (visitors, deliveries etc).
- o Increases the risk of dangerous parking close to the junction of St Cross Road and Chandlers Croft.
- o There are already approved plans for new houses being built in the village.
- o Contrary to both the Crondall Parish Local Neighbourhood Plan 2016-2032 (LNP) and the Hart Local Plan 2016-2032 and saved policies (HLP).
- o It will remove the sense of openness which gives the local vicinity a strong rural character.
- o Corner plots provide a strong sense of openness and large gaps between properties, green gardens and hedges which give the area it's character.
- o If this visibility splay is incorporated into the plans this would result in significant removal of hedging to ensure the 2.4m splay.
- o Proposed development would result in loss of a substantial amount of mature hedging and therefore loss of street character.
- o There are no properties in the local area that have an integrated garage, therefore the design is not in keeping.
- o Proposed detached building would be just as impactful on the scale and character as the refused application for two, two bed semi-detached houses.
- o Open aspect and outlook that we currently enjoy would be materially impacted on resulting in a sense of enclosure, become overbearing and significantly reduce natural light into our conservatory and garden.

- o Misleading plans
- o Rear outlook from the first floor level of the existing 28 St Cross Road property appears to be compromised.
- o Property is set further forward which will result in the rear bedroom windows overlooking a section of our garden, including patio, even more than the previous application.
- o impact on the Thames Basin Heaths Special Protection Area (TBHSPA).
- o There is a mature tree in our garden close to the boundary and we are concerned that this may be at risk through root and canopy damage.
- o A Thames Water public sewer runs in the adjacent plot of 28 St. Cross Road and, according to Thames Water requirements, requires an access strip of a minimum of 3.0m wide from the centre of the drain to both sides. This appears to conflict with the location of the building in the application.
- o There are concerns regarding sewage capacity and surface water drainage which this property will only be adding to.
- o The proposed property will be a modern detached new build crammed on to an inadequate sized area of an existing back garden.
- o Severe and unacceptable loss of privacy.
- o Extra vehicles and noise pollution.
- o Increased pressure on local infrastructure.

CONSIDERATIONS

Hart District Council Local Plan (Replacement) 1996 – 2006

-

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

The relevant plan for Hart District is the Hart Local Plan: Strategy and Sites 2016-2032 (HLP32) and saved policies of the Hart District Local Plan (Replacement) 1996-2006. The HLP32 policies are up to date as Council can demonstrate in excess of a 5 year Housing Land Supply plus appropriate buffer, as per decision-taking requirement of paragraph 11 and its footnote 7. Also the HLP32 policies are consistent with the NPPF (2019).

Hart Local Plan: Strategy and Sites 2016-2032

SD1 Sustainable Development
 SS1 Spatial Strategy and Distribution of Growth
 H1 Housing Mix: Market Housing
 H6 Internal Space Standards
 NBE2 Landscape
 NBE3 Thames Basin Heaths Special Protection Area
 NBE9 Design

INF3 Transport

Saved Policies of the Hart District Council Local Plan (Replacement) 1996 - 2006

GEN1 - General Policy for Development
CON8 - Trees, Woodland & Hedgerows: Amenity Value
RUR1 - Definition of areas covered by RUR policies

South East Plan 2006 - 2026

NRM6 - Thames Basin Heaths Special Protection Area

Other relevant material considerations

National Planning Policy Framework 2019 (NPPF)
Planning Practice Guidance (PPG)
Technical Housing Standards - nationally described space standard (DCLG 2015)
BRE Report - Site layout planning for daylight and sunlight: a guide to good practice (2011)
Parking Provision Interim Guidance (2008)

Crandall Neighbourhood Plan 2017-2032 (not yet adopted).

Policy 1 Spatial Plan
Policy 2d Thames Basin Heaths Special Protection Area
Policy 3 Good Design

ASSESSMENT

Principle of development

The subject development site lies within the rural settlement boundary of Crandall, flanks residential development and the majority of development in the vicinity of the site is also residential. As such the principle of a residential development on the site would accord with overarching surrounding uses, the objectives of HLP32 which directs development to occur within settlement boundaries of rural settlements but on previously developed land (PDL) and would be in accordance with the strategic objectives of the NPPF.

The general principle of development is considered to be acceptable as far as it is within a settlement boundary but the land is not PDL. The proposal would have to comply with all other relevant policies and objectives and the ultimate acceptability of the proposal would depend on all other material considerations relevant to the case.

Development's Scale/Design and Impacts to the Character/Appearance of the area

The scale of the property proposed, considered on its own, would appear to broadly reflect the proportions and massing of other properties in the locality. The scale and the design of the dwelling would, to some extent, resemble that of the existing

dwelling standing on the site (slightly wider), which is not objected to in terms of character and appearance.

The main impacts arising with the development proposed to the visual amenity of the area are the infilling nature of the proposal and the manner the land would be curtailed to create two separate plots and the resulting sizes of the plots. The area is characterised by semi-detached properties in substantial plots well-spaced from each other. This is particularly seen in corner plots as they provide a strong sense of openness and large gaps between properties. Some of the corner properties feature garages or outbuildings in their plots but because of their small scale and low height they do not impact on the openness and large gaps between development. These characteristics provide the pattern of development/grain of the area with a strong rural character as the properties are surrounded by green gardens and hedges.

The proposal however, would be splitting the large plot of no. 28 St Cross Road into two plots. Despite the fact that the existing property would retain the largest section, it would be prominently reduced in size. The two resulting plots would be noticeably smaller when compared to the pattern of development in the area, particularly the corner plots. This would result in the proposed dwelling having a tight siting against the side boundaries, a small forecourt and a short garden, all uncharacteristic of the semi-detached/detached properties in the locality.

More importantly the sense of spaciousness and openness in this corner plot and vistas achieved of the roofscape/landscaping in the background through the existing property 28 St Cross Road and 14 Chaundlers Croft would be blocked by the detached dwelling proposed. The proposal would stand in the middle of this gap and although it would be at a reasonable distance from adjoining buildings it would be out of keeping with the rural, spacious pattern and green setting of the locality. It is noted that this proposal would be no different from the previous refusal, despite the dimensions of the building being slightly reduced.

The resulting characteristics of the plot/development would be immediately perceived as an infill proposal. It would sit uncomfortably in the plot created when compared to the substantial plots that form the pattern of development and provide the area with a green setting and landscaping features surrounding the properties. It is also noted that as a result of the tight confines of the proposal it would appear out of character.

The proposal, therefore, would have a negative impact to the character/appearance of the area as it would not be well integrated in terms of plot size, green setting and spaciousness/openness which are all strong positive features of the area and provide it with the 'village' character Crondall reflects across the residential areas. As such the proposal would be in conflict with adopted policy NBE9 of the HLP32, saved policy GEN1 of the Hart District Council Local Plan (Replacement) 1996 - 2006 and paragraph 127 of the NPPF and policy 3 of the emerging Crondall Neighbourhood Plan 2017-2032.

Neighbouring residential amenity

The boundaries of the site have been set as to make space to simply fit the proposed building which would be at a short distance from them. This would result in the building being in close proximity to shared boundaries (proposed and existing). As a result, the proposal would be sited at its closest, 8.2m away from no. 28 St Cross Road and just over 10.1m away from no. 14 Chaundlers Croft.

The above distances appear to be short when compared to the overall pattern of relationships between properties, particularly those in corner plots and those adjoining the site. Although the proposal would be at a short distance from neighbouring buildings, because of the different siting between the proposal and these two adjoining properties, impacts on loss of privacy and overlooking between buildings would not be significant.

The main amenity impacts of the proposal, however, would arise as a result of its relationship with immediately adjoining gardens. The garden of no. 28 St Cross Road would be significantly reduced (despite a side conservatory being removed) and the building proposed would be sited immediately behind the proposed shared boundary. The two storey flank elevation would be fully exposed to this adjoining property/garden at such close quarters as to result in material overbearing/enclosure impacts.

With regards to no. 14 Chaundlers Croft, this adjoining property features a side conservatory and a side garden of good size. The proposal would be directly opposite this conservatory at an average of 1.15m away from the shared boundary. The two storey flank elevation of the proposed building would also be fully exposed to this neighbouring garden and conservatory. The proximity to the shared boundary and expanse of brickwork that would be visible from this conservatory and side garden would also amount to a material overbearing and enclosure effect on this adjoining property.

The proposal would also adjoin the rear garden of no. 27 St Cross Road, however because of the shape, extent of the garden and siting of the building 9m away from the shared boundary, the impacts on this adjoining garden are not regarded as significant. Also no material impacts are anticipated to internal spaces of this adjoining building because of its orientation when compared to the orientation of the proposed building.

In terms of overlooking of neighbouring gardens, from upper windows in the proposed building, the views achieved from neighbouring gardens would be no different from those currently achieved between existing dwellings (mostly oblique views), as such this particular aspect is not a concern.

As such, as a result of the reduction of the existing garden at no. 28, the resulting limited distance between the proposal and the above adjoining properties and their boundaries, the siting, scale and full exposure of the proposed detached dwelling in such close proximity to adjoining plots, the proposal would be overbearing/dominant and would create a material sense of enclosure when seen from the outdoor amenity space of both immediate neighbours. The open aspects and outlook currently enjoyed by these neighbours would be materially impacted by the proposal to an

unacceptable level, contrary to adopted policy NBE9 of the HLP32, saved policy GEN1 of the Hart District Council Local Plan (Replacement) 1996 - 2006 and paragraph 127 of the NPPF.

Quality of the Proposed Residential Accommodation

The only material consideration to assess whether or not the proposal would represent high quality accommodation that conforms with government aspirations to achieve better places to live are the Nationally Prescribed Internal Standards.

The proposed floorspace calculated from the plans submitted would be 87 sqm (excluding the garage) or 105sqm (including the garage), either way the dwelling would comply with the minimum internal space standards for a 3b4p two storey unit of 84 sqm.

All the habitable rooms would be well served by windows providing natural light and ventilation. Externally the dwelling would be provided with an outdoor amenity space of reasonable size to the rear. Overall, the residential amenity the proposed development would provide would be acceptable and no concerns are raised in this regard.

Trees and biodiversity

There are no protected trees on site or off site. However there are mature trees in proximity to the proposal on the neighbouring site at no. 14 Chaundlers Croft. No information has been submitted to detail measures to avoid any potential damage to their roots or canopies. Had the proposal been considered acceptable in all other respects, a planning condition would have been suggested to address these technical aspects.

In terms of biodiversity/ecology, no concerns are raised as the proposal is in the middle of a residential area within the settlement.

Therefore the proposal would not rise concerns in these respects.

Thames Basin Heaths Special Protection Area

The SPA is a network of heathland sites which are designated for their ability to provide a habitat for the internationally important bird species. The area is designated as a result of the Birds Directive and the European Habitats Directive and protected in the UK under the provisions set out in the Habitats Regulations.

Adopted local plan policy NBE3 seeks to protect the Thames Basin Special Protection Area (SPA). South East Plan policy NRM6 requires adequate measures to avoid or mitigate any potential adverse effects on the Thames Basin Special Protection Area (SPA).

The Habitats Regulations 2017 requires Local Planning Authorities (as the Competent Authority) to consider the potential impact that a development may have

on an European Protected Site. In this case this relates to the Thames Basins Heaths Special Protection Area (TBHSPA).

In this instance, the applicant has mentioned in their submission about securing access to a Suitable Alternative Natural Greenspace (SANG) owned by a third party to mitigate potential impacts. However, the submitted documentation lacks any evidence that access has been secured.. Half way through the process the applicants solicitor contacted the Council requesting a typical bilateral S106 draft agreement to deal with the SPA impacts. However, it is a requirement that the applicant should provide satisfactory evidence to Council that a transaction has taken place and that access to a third party SANG has been secured, which at this point in time has not been demonstrated. Officers are aware that discussions with a SANG provider are ongoing, but this does not mean that SANG has been secured.

Given the applicant has not secured any SANG from either the Council or a third party at this point in time, the Council is unable to conclude that the proposal would not have a significant effect on the SPA, as it stands.

The second element of the mitigation required is a financial contribution towards the Strategic Access Management and Monitoring project (SAMM). This could be secured by way of a legal agreement and whilst the request for a draft legal agreement form the Council has been requested to deal with this, no such agreement has been completed.

The applicant has not demonstrated or provided information and/or evidence to enable the Council to undertake an Appropriate Assessment that would demonstrate that without the SANGs mitigation and a contribution towards SAMM the proposal would not have a significant effect on the SPA.

There is no evidence of grounds of overriding public interest and the application fails the test of 'no alternative solutions' (Regulation 64). In the absence of any appropriate mitigation it is concluded that the scheme would fail to meet the requirements of the Habitats Regulations and that this development would, either on its own or in combination with other plans and projects have a detrimental impact on the nature conservation status of the Thames Basin Heaths SPA. Consequently the application is unacceptable and contrary to adopted policy NBE3 of the HLP32, policy NRM6 of the South East Plan, the NPPF and emerging Crondall Neighbourhood Plan 2017-2032 in this regard and should be refused on this ground alone.

Parking and Access

The proposal depicts that 2 parking spaces would serve the development one in the garage proposed and one on the driveway proposed. No visitor parking is proposed. The car parking spaces measured in the plans appear to be acceptable.

Sightlines for vehicles reversing onto the highway are restricted as a result of the boundary treatment adjoining the driveway.

The Local Highway Authority has raised no concerns subject to conditions, one of them relates to implementing appropriate visibility splays. Had this application been acceptable, planning conditions would have been suggested to address the minor matters raised by the Highway Authority to ensure the proposal was in full compliance with adopted planning policies.

Flooding

The site falls within Flood Zone 1 with low risk from all sources. The only element for consideration would have been surface water flooding, which would have been addressed via a planning condition, had this application been supported.

Refuse

No concerns are raised in this regard as there would be enough space in the application site to accommodate refuse bins and their storage. Occupiers would have to move the bins in/out for collection purposes, as per all other properties along the road.

Other matters

It is noted that the location plans and existing plans submitted with this application and those submitted with the previous refused application (ref: 20/00735/FUL) do not match up in terms of dimensions, despite having matching scales. However the applicant stated the plans submitted with this application were the result of the topographic survey. It is not known if the drawings accompanying the previous application were the result of a survey or not.

The applicant has also provided a response to the objections raised by interested parties, which has been considered in the deliberations of this application but have not alleviated officers concerns.

Planning Balance

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. An important material consideration is subsection d) of Paragraph 11 of the NPPF, wherein the 'tilted balance' would apply if the adopted development plan has no relevant policies or relevant policies are out of date.

The Council can comfortably demonstrate in excess of the 5 year supply of deliverable housing sites. Thus under paragraph 11 of the NPPF, this in turn renders the adopted HLP32 up to date. The 'tilted balance' does not apply.

In terms of the benefits of this proposal, they are limited to:

- o Minor provision of housing to the District stock;

- o Limited economic benefits as a result of the development's construction and occupation.

The dis-benefits identified and discussed above are:

- o The development would result in material impacts to the openness and spaciousness of the locality, the rural character /appearance of the area and green setting of the locality and, as a result of the uncharacteristic smaller plot size, siting, reduction of space in a prominent corner and infilling of the gap in between properties.

- o The proposed dwelling would create detrimental overbearing and enclosure impacts to adjoining gardens and properties as a result of the siting, orientation, proximity to boundaries and large expanse of brickwork on the flank elevations that would be fully exposed to adjoining properties.

- o The development has failed to secured access to a SANG (Council's or privately owned), proposed any SANG development as part of the scheme nor considered any other mitigation. Given the lack of SANG in the proposal and the fact the applicant has not secured any SANG at this point in time, the Council is unable to conclude that the proposal would not have a significant effect on the SPA.

The benefits referred to above do not attract significant weight. The planning process should be plan led and the weight to be applied to policies is at the discretion of the decision taker. In this case the Council considers the harm and conflict with the Development Plan is not outweighed by the limited benefits of the scheme.

It is concluded therefore, that cumulatively, the impacts identified above would significantly and demonstrably outweigh the minor benefits of the proposed development. Hence in conclusion, the proposal would be an unsustainable and harmful development that is contrary to the development plan and to the relevant strategic objectives of the NPPF.

REASONS FOR REFUSAL

- 1 The proposal, by reason of the constrained plot size, limited spacing from shared boundaries, and the infilling of a prominent open area between existing development would all cumulatively result in an unsatisfactory infill development on this corner site which would fail to integrate into the established open/spacious and green character of the area and would not be sympathetic to the spacing, siting and proportions of the pattern of semi-detached corner dwellings in the locality. The proposal therefore would fail to sustain or improve the visual amenity/qualities of the area. As such, the proposed development would be contrary to adopted policies NBE2 and NBE9 of the Hart Local Plan: Strategy and Sites 2016-2032, saved policy GEN1 of the Hart District Local Plan 1996-2006, paragraph 127 of the National Planning Policy Framework (2019) and policy 3 of the emerging Crondall Neighbourhood Plan 2017-2032.

- 2 The proposed development by reason of its siting, proximity and orientation in relation to adjoining of properties at no. 28 St Cross Road and no.14 Chaundlers Croft would result in material impacts to their gardens and overall residential amenity by reason of overbearingness, sense of enclosure and loss of open outlook, contrary to adopted policy NBE9 of the Hart Local Plan: Strategy and Sites 2016-2032, saved policy GEN1 of the Hart District Local Plan 1996-2006 and paragraph 127 of the National Planning Policy Framework (2019).
- 3 The site is located within 5km of the Bourley and Long Valley Site of Special Scientific Interest (SSSI) which forms part of the Thames Basin Heaths Special Protection Area (SPA). In the absence of any evidence that the test of no alternatives under the Conservation of Habitats and Species Regulations 2017 can be satisfied, or evidence that there are grounds of overriding public interest, the proposed development, either alone or in combination with other plans or projects, would be likely to have a significant adverse effect on the SPA. As such the proposal is contrary to adopted policy NBE3 of the Hart Local Plan: Strategy and Sites 2016-2032, saved policy NRM6 of the South East Plan, paragraph 176 and 177 of the National Planning Policy Framework (2019) and policy 2d of the emerging Crondall Neighbourhood Plan 2017-2032.

INFORMATIVES

- 1 The Council works positively and proactively on development proposals to deliver sustainable development in accordance with the NPPF. In this instance, the proposed development was deemed to be unacceptable in many respects and no further additional information was requested nor could the scheme be amended to address the Council's specific concerns without significantly changing the nature of the proposal. The development was therefore determined on the basis of the information provided.

Appendix C
Cron dall Neighbourhood Plan
Policy 2a

Policy 2a CRON 27 St Cross Road

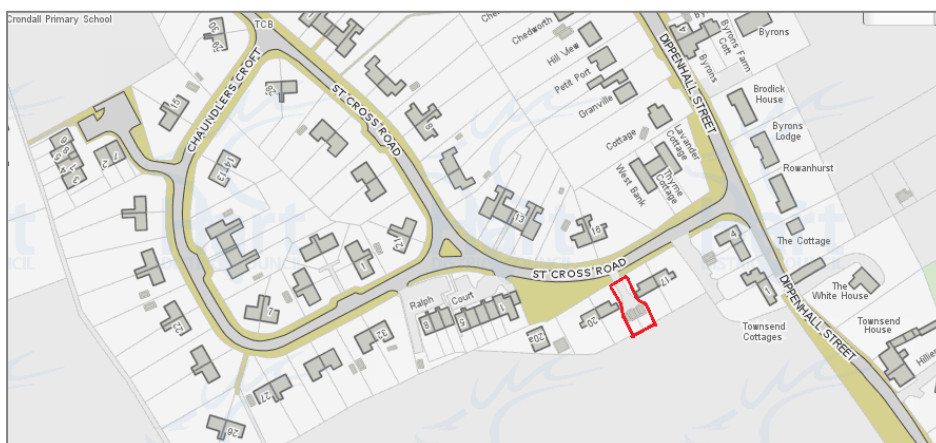
CRON 27 St Cross Road

This is a 0.020-hectare site between existing houses in St Cross Road that is currently occupied by garages.

The site has the capacity for 2 small two to three bedroomed semi-detached properties.

Development proposals should comply with all the following criteria

- *Provide safe access from St Cross Road;*
- *Its layout and design should have regard to the neighbouring properties and be no more than 2 storeys high; and*
- *Its layout should include off-street parking that meets Hart District Council's adopted standards and provide garden space in keeping with the surrounding area.*



This site is located to the south of the village at the southern edge of the St Cross Estate.

Figure 9 Location and extent of St Cross Road site 2a (CRON 27)

Site Background

This is an infill site situated between existing properties. The site is suitable for smaller houses which meets the preferences of local parishioners.

This site scored highly against all the criteria used to evaluate all the sites. It is within the village settlement boundary, is a brownfield site, has existing infrastructure services in place and has access to key village amenities. It also does not impact on the character or appearance of the Conservation area. It is addressed in Table 4.8 of the SEA.

Although locally there is no evidence of potential groundwater flooding, nor does the Environment Agency maps indicate any flood risk, should the site be at risk of groundwater flooding, mitigation would be required.

Appendix D

HDC Planning Technical Advice Note (November 2020)

Privacy, Daylight and Sunlight: The 45 and 25 Degree Guideline



Planning Technical Advice Note

Privacy, Daylight and Sunlight: The 45 and 25 Degree Guideline

Introduction

Hart District Council has produced a series of Technical Advice Notes (TAN). TAN provide technical advice to developers and decision-makers, but are not adopted policy documents, and should not be read as such. TAN may be updated from time to time to reflect changing circumstances or to update in light of best practice.

This note explains the guidelines that will be used to assess the impact of a development upon privacy, daylight and sunlight.

Many factors are significant in assessing whether new homes will enjoy adequate sunlight and daylight, both internally and externally, and the same factors must be taken into account when assessing the impact of extensions to existing homes.

Reflected light and the amount of sky visible affect daylight within a room or garden. Applicants must consider the function of the room or that part of the garden, and also whether other windows serve the affected room. Existing features including boundary walls, trees, proposed buildings and any change in ground level between sites are all relevant factors which also need to be taken into account.

Applicants must also consider the impact on outlook – it is important not to create conditions which are overbearing (oppressive or claustrophobic) for existing or future occupiers.

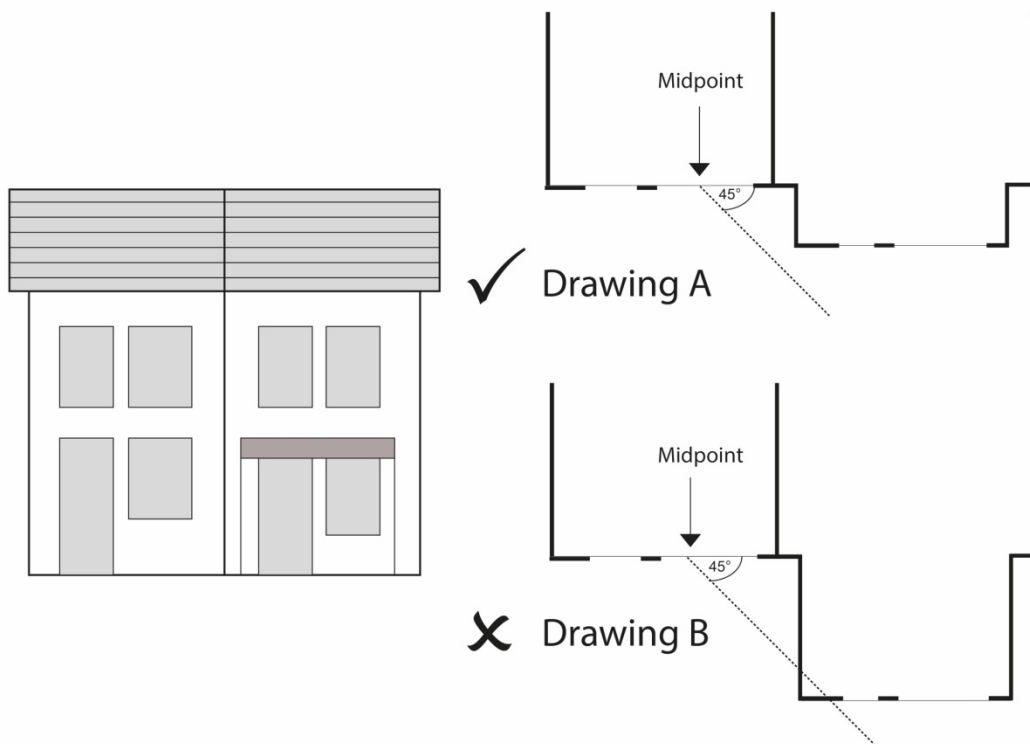
While development proposals will consider these factors, as a guideline to assess their impact on daylight, sunlight and outlook, the Council will use the guidelines illustrated below. In normal circumstances, no development should intrude over a line drawn at an angle of 45° in the horizontal plane from the midpoint of the nearest window of a habitable room and rising at an angle of 25° in the vertical plane from the cill. If a main window to a habitable room in the side elevation is affected, development will not normally be allowed to intrude over a line drawn at an angle of 45° in the vertical plane from the cill.

For the purpose of these guidelines, patio doors and glazed French doors will also be treated as windows.

Cill level will be judged in accordance with other principal windows in the same part of the home, or in neighbouring homes. For the purpose of these guidelines, habitable rooms include kitchens as well as living rooms, dining rooms, studies, bedrooms and playrooms.

Example 1

A single storey extension as shown below is generally acceptable if the projection is limited as shown in Drawing A. It may not be acceptable if the projection intrudes beyond the 45° line as shown in Drawing B.

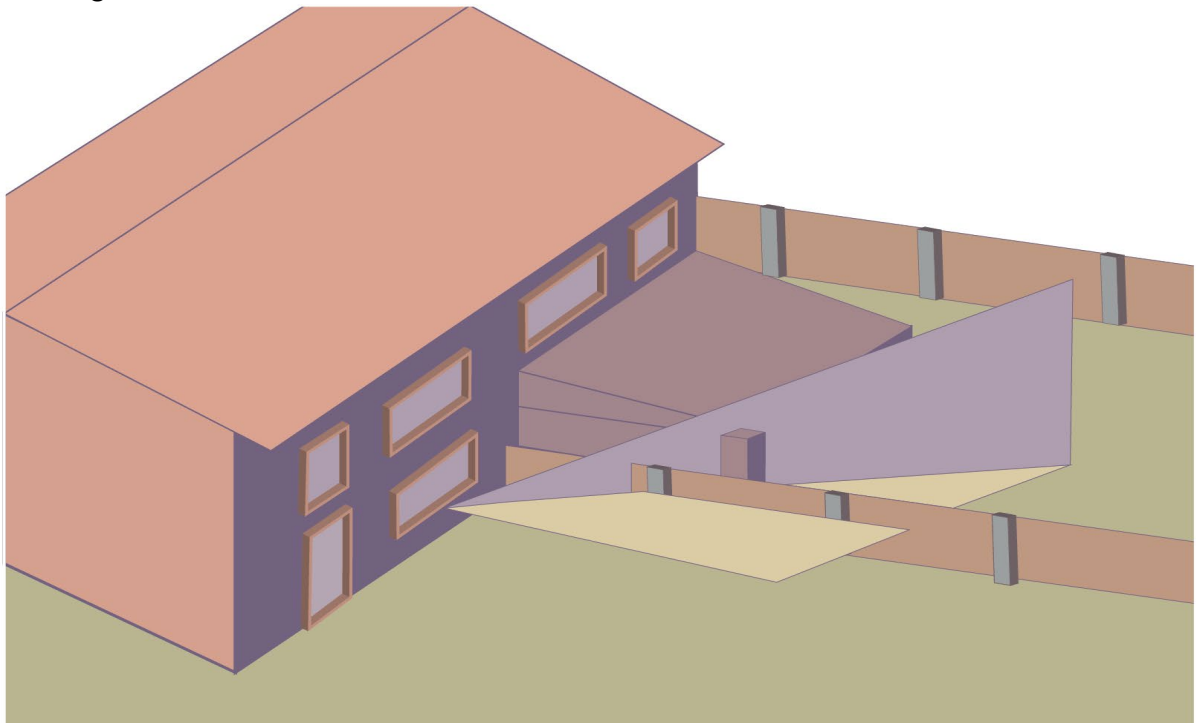


Example 2

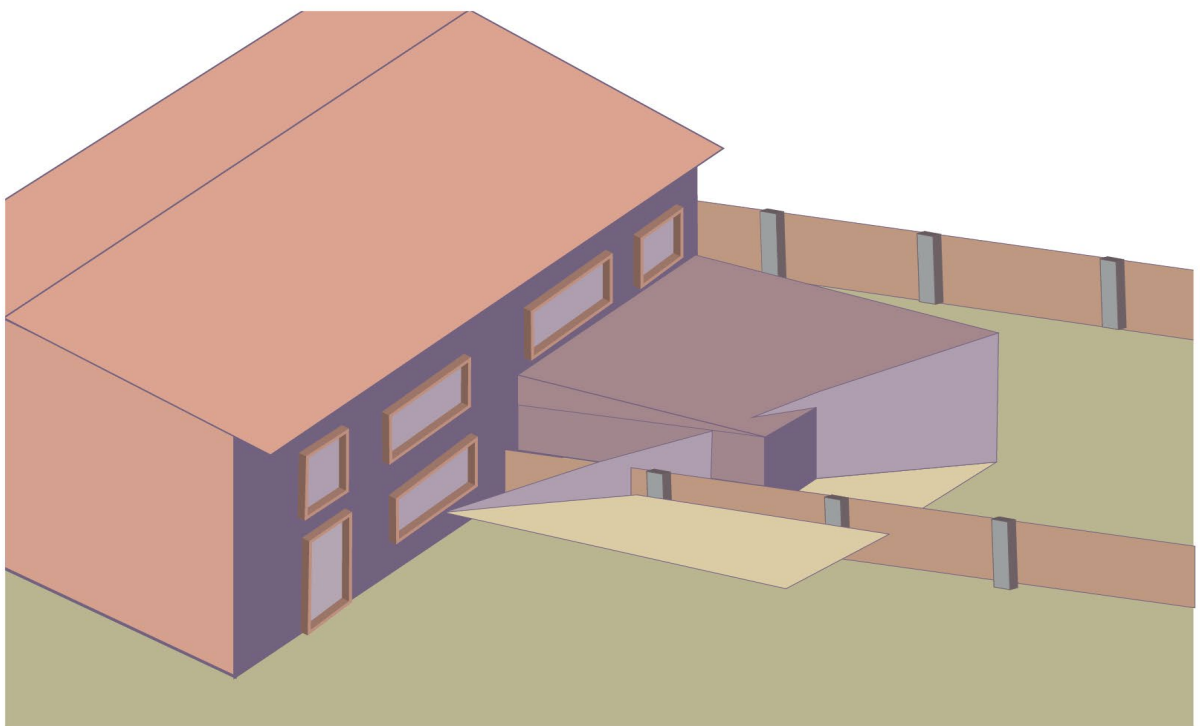
If the 45° rule is broken, generally the proposal will still be acceptable if the line drawn outwards at 45° is tilted upwards at 25° from the cill level, and is unbroken by the highest part of the extension.

This is shown as Drawing C. The example shown as Drawing D is unlikely to be acceptable.

Drawing C

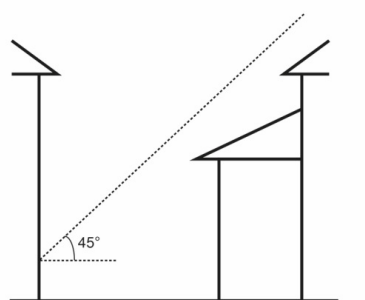


Drawing D

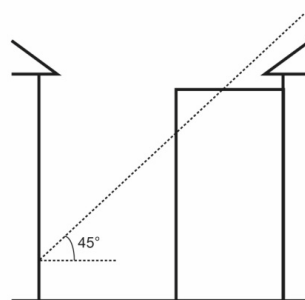


Example 3

In Drawing E below, the extension is likely to be acceptable in daylight and sunlight terms, whereas the example in Drawing F would not.



Drawing (E) cross-section showing side elevations ✓



Drawing (F) cross-section showing side elevations ✗

Hart District Council
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