

CHANGE OF USE FROM RETAIL TO RESIDENTIAL

AT

1 HIGH STREET, WEST END, SURREY, GU24 9PL

SUPPORTING PLANNING STATEMENT

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1. Introduction

- 1.1 This report supports a planning application for the change of use of a ground floor unit from retail to residential as part of the existing house at 1 High Street, West End, Surrey, GU24 9PL. A full description of the proposal is set out in section 3 of this report.
- 1.2 This supporting planning statement sets out in detail why the proposed development is acceptable having regard to the policies of Surrey Heath Borough Council in addition to national planning policy as set out in the National Planning Policy Framework (NPPF).

2. Site description and review of planning history

- 2.1 The site subject to this application occupies a large corner plot adjacent High Street and Streets Heath. The property is detached and comprises a two storey 3 bedroom house with a ground floor retail unit facing the front. The surrounding area is mainly residential and predominantly two storey houses with a mix of detached, semi-detached and terraces. Opposite the site to the west is the West End Social Club.
- 2.2 Vehicular access is taken from Streets Heath to serve the house and garage, and from High Street to serve the retail unit. On-site parking is generous with the whole area to the front of the property laid to tarmac.
- 2.3 The site is within the Settlement Area of West End as defined on the Council's Local Plan Proposals Map (east sheet). The site is not within a Conservation Area.
- 2.4 An online search of the Council's planning applications shows the following planning history, summarised below:

Year	LPA reference	Description	Decision
1994	94/0859	Erection of a 1.2m diameter satellite dish.	Approved
2007	07/0494	Erection of a single storey side and rear extension, porch, new bin store, new paper store and insertion of a new shop front.	Refused
2007	07/0545	Erection of a new illuminated fascia sign and an awning to the front of the shop.	Refused
2007	07/1138	Advertisement Consent for the display of an externally illuminated fascia sign and awning to shop front.	Approved

Year	LPA reference	Description	Decision
2007	07/1164	Erection of a single storey side and rear extension, porch, new bin store, new paper store and insertion of a new shop front.	Approved

3. Description of development proposed

3.1 This planning application proposes the change of use from a retail unit to residential with the following accommodation:

- Kitchen/living/dining area.

3.2 Externally the front elevation will have two new windows. The rear will have a new window and re-positioned door.

4. Summary of relevant planning policies

- 4.1 When considering the merits of development that requires a planning application the Council, in its function as the local planning authority, has a requirement to determine that application in accordance with the policies of its Development Plan unless material considerations indicate otherwise¹.
- 4.2 Therefore, in preparing this planning statement consideration has been had to relevant Council policies and guidance as set out below in paragraphs 4.3 to 4.9. The National Planning Policy Framework (NPPF, 2021) is also relevant.

Core Strategy & Development Management Policies (2012)

- 4.3 The Borough's Core Strategy contains the following policies which are relevant to the proposed development.
- 4.4 **Policy CP1 "Spatial Strategy"**: This policy sets out the overall strategy for planning within Surrey Heath. In doing so it provides guidance on the type of development that would be acceptable in different locations. This includes, *inter alia*, the identification that smaller villages such as West End have development opportunities through the redevelopment of existing sites.
- 4.5 **Policy CP2 "Sustainable Development and Design"**: Proposals should ensure that land is used efficiently, and respect and enhance the quality of the urban environment.
- 4.6 **Policy DM9 "Design principles"**: This policy identifies that in relation to design proposals will be acceptable where, *inter alia*, it achieves the following design principles:
- Respects and enhances the local, natural or historic character of the environment be it in an urban or rural setting, paying particular regard to scale, materials, massing, bulk and density. (*Criterion ii*).
 - Provides sufficient private and public amenity space and respect the amenities of occupiers of neighbouring property and uses. (*Criterion iii*).

¹ Planning and Compulsory Purchase Act 2004, section 38(6).

- 4.7 **Policy DM11 “Traffic Management and Highway Safety”:** Development should not impact the safe and efficient flow of traffic on the highway network, and should have well designed vehicular access.

Surrey Heath Residential Design Guide SPD (2017)

Architectural Detailing

- 4.8 Principle 7.8 states:

Designers should use architectural detailing to create attractive buildings that positively contribute to the character and quality of an area. Buildings that employ architectural detailing that is unattractive, low quality or is not honest or legible will be resisted.

Windows

- 4.9 Principle 7.9 states:

Window design visible in the public realm should be high quality and create visually balanced and harmonious compositions. Poor quality window design will be resisted, especially where it will be visible in the street scene Large areas of blank wall with limited glazing should be avoided on elevations visible from the public realm.

National Planning Policy 2021

4.10 The Government’s national planning policies are set out in the ‘National Planning Policy Framework’ (NPPF). The NPPF is a material consideration in planning decisions.

4.11 Paragraph 7 establishes the overriding principle that the planning system is to contribute towards sustainable development. Paragraph 8 explains that there are 3 strands to sustainable development - economic, social and environmental. In relation to social it includes the following reference to housing:

“...to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations...”

4.12 Paragraph 11 identifies the importance of the concept of ‘sustainable development’ and that in terms of decision making this means, inter alia:

“...approving development proposals that accord with an up-to-date development plan without delay...”

4.13 Paragraph 38 of the NPPF requires that “Local planning authorities should approach decisions on proposed development in a positive and creative way”.

4.14 In relation to applications for planning permission, paragraph 47 refers to these being determined in accordance with the development plan unless material considerations indicate otherwise.

5. Acceptability of development proposed

5.1 Having regard to the Council's planning policies it is apparent that the main planning considerations in relation to this proposed development relate to:

- Principle of the development.
- Impact on local character.
- Impact on amenity.
- Access and parking.

5.2 An assessment of these issues in light of the Council's planning policies, in addition to national planning policy, is as follows.

Principle of the development

5.3 The site is within the Settlement Area of West End which is an established village. The surrounding area is mainly residential and predominantly two storey houses with a mix of detached, semi-detached and terraces. Core Strategy Policy CP1 identifies that smaller villages such as West End have development opportunities through the redevelopment of existing sites, which includes the application site.

5.4 The proposal involves the conversion of an existing property to make it larger by relocating the kitchen and living areas into larger floorspace. The house will remain with 3 bedrooms on the first floor.

5.5 The principle of development is therefore acceptable and complies with CSDMP Policies CP1 and CP2 subject to other planning considerations assessed below.

Impact on local character

- 5.6 There will be minimal external alterations to facilitate the change of use. The overall appearance of the property will be enhanced with new windows in the front elevation using materials that will match the existing property.
- 5.7 The architectural detailing is acceptable and the introduction of new windows in the front and rear are well proportioned to serve the rooms.
- 5.8 The proposal would be in keeping with other properties in the locality, and there would be no harmful effect on the character of the local area or the streetscene of the High Street. Land is being used efficiently, and the scale and materials are appropriate. The proposal would therefore comply with CSDMP Policies CP2 and DM9, and Principles 7.8 and 7.9 of the Residential Design Guide.

Impact on amenity

Neighbouring Amenity

- 5.9 The nearest neighbouring property is 5 High Street to the south which is a two storey detached house. No new windows would be introduced in the side (south) elevation and there is a close boarded fence along the boundary which already provides adequate screening between the two properties.
- 5.10 The property to the rear is 3a Streets Heath which is also a two storey detached house. The property has no side windows facing the site at first floor level and any alterations will occur at ground floor level and hence be contained by existing boundary screening.
- 5.11 Pedestrian access arrangements for the existing two storey house at no. 1 will remain the same via the front door.

Amenity for Existing Occupiers

- 5.12 The existing household will have sufficient natural light in the kitchen/living/dining area via two windows in the front and a one window in the rear.
- 5.13 The existing rear storage area for the retail unit will become part of the rear garden of the house currently enjoyed by residents of the property.

- 5.14 There will be no adverse impact on the amenity of neighbours as there will be no overlooking or loss of light as a result of the change of use. The standards of amenity for future occupiers in the extended house will be acceptable. The proposal would therefore comply with CSDMP Policy DM9.

Access and parking

- 5.15 The house will have no increase in the four bedrooms and ample parking to the front of the property will remain.
- 5.16 The proposal therefore complies with CSDMP Policy DM11.

6. Conclusions

- 6.1 This report has highlighted that the proposed development, subject to this application for planning permission, is in accordance with the Council's planning policies. This is due to the fact that the development:
- Is acceptable in principle due to its location within the settlement of West End.
 - Is in keeping with the character of the local area.
 - Will not have any adverse impact on neighbouring amenity and will provide a good standard of amenity for occupiers.
 - Will not have any adverse impact on the transport network in terms of safety of the access and parking provision.
- 6.2 In the absence of any other material considerations to justify otherwise it is respectfully requested that planning permission is granted for this proposed development.