

**Application Number and Date**

MO/2017/2192/2NMA  
Minor Non Material Changes  
14 November 2019

**Applicant**

Mrs S Walker-Duncalf

**Case Officer:** Helen Clarke

**Ward:** Okewood  
Within 20m of Leith Hill Ward

**Proposal and Site**

**Non-material amendment to allow changes to windows and chimneys, porch and the roof slope at the rear of the single storey element.**

**Okebrook, Ockley Road, Forest Green, Dorking, Surrey, RH5 5SQ**

**Description of Site**

The application site is located on the southern side of Ockley Road, in Forest Green. There was a detached bungalow situated on the substantial plot, however, this has now been demolished and work has started on the replacement dwelling granted under MO/2017/2192.

The site is located within the countryside beyond the Green Belt and an Area of Great Landscape Value.

**Proposal**

Planning permission was granted in 2017 for a replacement dwelling on the site. This has been implemented. A previous non-material minor amendment was granted in March 2019 to allow for a change to the position of the dwelling and the proposed materials.

A non-material minor amendment is now sought to make changes to sizes and positioning of windows, the positioning of the chimney stacks, changes to the porch and amendment to the roof slope over the single storey element at the rear.

The changes are as follows:

**North elevation**

Porch has been increased in depth from 0.43 metre to 0.87 metre and the roof style would change from a hipped roof to a flat roof.

Chimney on the left hand side of the main two storey part of the dwelling would be moved.

**East elevation**

The chimney stack would be removed.

Roof of single storey element would be changed from barn hip to gable at the rear of the building.

A window that was to the left of the chimney stack would be moved further to the left on the elevation. This window and the other one would increase in size from 1.2m by 1.2m to 1.6m by 1.4 m.

A set of double doors has been replaced with a single door.

### South elevation

New chimney stack on the single storey element.  
Two new circular windows either side of chimney stack  
Two sets of double doors would be replaced with metal framed double doors and window panes down the sides.  
New chimney within the main roof.

### West elevation

The half stack chimney would be increased to a full chimney stack  
New chimney stack on left hand side of elevation  
Two sets of double doors would be replaced with sash windows sitting further towards the right hand side on the elevation.  
Small ground floor window removed  
First floor – a new sash window has been added to the middle of the elevation  
Large window removed  
Roof light removed on western side of single storey element

### **Development Plan**

Mole Valley Local Plan – Countryside beyond the Metropolitan Green Belt, Area of Great Landscape Value, Potential Site of Nature Conservation Importance, Flood Zones 2 and 3

### **Relevant Planning History**

MO/2016/0762

Demolition of existing bungalow and erection of 1 No. new two storey dwelling and detached garage.

APPROVED WITH CONDITIONS

15-Nov-2016

MO/2017/2192

Erect 1 No. replacement detached house.

APPROVED WITH CONDITIONS

20-Feb-2018

MO/2018/1018

Erection of a replacement detached house. Amended plans received revising siting.

APPROVED WITH CONDITIONS

25-Jan-2019

MO/2017/2192/1

Non-material amendment to allow changes to position of dwelling and materials used.

APPROVED

22-Mar-2019

MO/2019/0352

Discharge of Conditions 3, 4, 5 and 6 of approved Planning Permission MO/2017/2192 to erect 1 No. replacement detached house.

CONDITIONS APPROVED

24-Apr-2019

MO/2019/1420

Variation of Condition 3 of planning permission MO/2017/2192 for the erection of a replacement dwelling to allow changes to the proposed materials.

NO FURTHER ACTION

23-Aug-2019

MO/2019/1548

Erection of front and rear extension to eastern wing together with proposed first floor link extension.

NO FURTHER ACTION

25-Sep-2019

MO/2019/1491

Discharge of Condition 3 of planning permission MO/2017/2192 for the erection of 1 No. replacement detached house.

CONDITIONS APPROVED

14-Oct-2019

MO/2019/1696

Erection of replacement detached house.

WITHDRAWN

07-Nov-2019

### **Consultations**

None carried out

### **Representations**

None carried out

### **Main Planning Policies**

#### **National Planning Policy Framework (NPPF)**

Section 12 – Achieving well-designed places

Section 14 – Meeting the challenge of climate change, flooding and coastal change

Section 15 – Conserving and enhancing the natural environment

#### **Mole Valley Local Plan**

ENV3 – Development in the Countryside Beyond the Green Belt

ENV12 – Sites of Nature Conservation Importance and potential Sites of Nature

Conservation Importance

ENV15 – Species Protection

ENV22 – General Development Control Criteria

ENV23 – Respect for Setting

ENV24 – Density of Development and the Space About Buildings

ENV25 – Landscape Design of New Developments

RUD8 – Replacement of Dwellings in the Countryside

MOV2 – The Movement Implications of Development

MOV5 – Parking Standards

#### **Mole Valley Core Strategy**

CS1 – Where Development will be Directed

CS13 – Landscape Character  
CS14 – Townscape, Urban Design and the Historic Environment  
CS15 – Biodiversity and Geological Conservation  
CS19 – Sustainable Construction, Renewable Energy and Energy Conservation  
CS20 – Flood Risk Management

### **Main Planning Issues**

The main issues for consideration are the impact of the changes on the character of the dwelling and the surrounding area and any impact on the amenities of neighbouring properties.

#### **Impact on the character of dwelling and the surrounding area**

The character of the area is rural with sparse dwellings usually located in large plots. The property was originally approved with chimney stacks so these are not a new feature. The proposed changes to the location of some of the stacks would not have a harmful impact on the appearance of the property.

The changes to window and door positions would also not have a significant impact on the overall design of the property.

The increase in the roof of the single storey element would still be small in scale compared to the overall scale of the development.

The porch pillars would be brought out slightly further from the property and the roof would be flat with a parapet. It is considered that the design of the porch would reflect the overall style of the main two storey part of the building.

The changes are not considered to be material to the overall character and appearance of the dwelling and would not cause harm to the character of the area. This would accord with policies ENV22 and ENV23 of the Local Plan and CS14 of the Core Strategy.

#### **Impact on the amenities of neighbouring properties**

The closest neighbouring property is Meadow Cottage located to the north east of the application property. The proposed replacement dwelling would maintain a minimum distance of approximately 115 metres to this neighbouring property. The majority of the changes to windows on the rear elevation, there are no new windows on the front elevation.

It is considered that due to the distance between the properties and the minor nature of the proposed change, the amenities of neighbouring properties would not be harmed. This would accord with policy ENV22 of the Local Plan.

Therefore the proposed non-material minor amendment is considered acceptable.

### **Recommendation**

The non-material amendment is **APPROVED**.

### **Informatives**

1. The applicant is reminded that the conditions of planning approval MO/2017/2192 still apply.

The following plans can be substituted for the originally approved plans: 5469-MH-P/03 Rev D.

Application MO/2017/2192/2 The Officer Recommendation is: Approve without condition

I agree with the above and hereby exercise my authority to determine the application under delegated authority.

J. Seaman..... Date...10/12/2019.....

**Authorised Signature**