

Expires 10/1

RU.07/1242

LOCATION: Gorse Hill Manor, Gorse Hill Road, Virginia Water.
PROPOSAL: Creation of formal front & rear gardens, natural swimming pool and decking, informal paths around site and provision for leisure activities with additional planting.
TYPE: Full Planning Permission
APPLICANT: Mr M Watford

Local Plan: Saved policies relevant to the consideration of this application are:

Second Alteration April 2001: GB1, NE14

DCREPORT

1. Site



1.1 The application site is 9 acres in size with a 2/3 storey dwelling and attached garaging being located on the on the eastern side of the site. The main garden area of the dwelling is located directly to the south of the dwelling, with land further to the west being used as a paddock area.

1.2 The site lies within the designated Green Belt of Virginia Water.

2. History

2.1 RU.96/1043 - Erection of detached three storey dwelling with garaging following demolition of existing dwelling and outbuildings including removal of swimming pool. Granted 05/02/97

2.2 RU.07/0292 - Site proposals to include two new ponds with associated earth remodelling with link streams, additional planting and a grass tennis court with chain link fencing. Granted 16/05/2007

2.3 RU.07/0588 - External alterations to dwelling including rendering all external facades, replacing existing hard standing, extending terrace, installation of air conditioning unit, enlargement of existing roof lights and replacement of existing garden sheds. Granted 27/07/2007

2.4 RU.07/1123 - Amendments to access and driveway, also new basement area to include subterranean car lift. Currently under consideration

2.5 RU.07/1239 - Erection of 1.8 metre high wooden fencing around boundary of property. Currently under consideration.

3. Application

3.1 The applicant seeks permission to create a natural swimming/bio pool with associated decking, form a formal rear garden, create a number of paths around the site and grassed 'events' space. The pool would have a width of some 48 metres and a depth of some 35 metres, the decking would be

located on the south-eastern side of the pool and have a width of 7 metres and a depth of 5 metres.

3.2 A proposed reinforced grass events space would be approximately 40 metres in width with a depth of some 22 metres. Cobble paths would link the events space, and natural swimming pool to the main dwelling. A formal raised garden area would be located to the south of the main rear terrace this area having a width of 31 metres and a depth of 12 metres.

3.3 The applicant has submitted a landscape statement with the application, the contents of which are summarised below:

- The client wishes to create a stronger link between the main body of the garden, adjacent to the house and the widened garden/paddock area, with the opening up of views between the two and the creation of a water-body.
- The garden is going to incorporate wildlife friendly features, including a wildflower meadow (using species found in neighbouring grassland) with a conservation mowing scheme, log piles and unkept areas and insect attracting plants.
- A new water-body system is to be proposed using the natural landform of the site to inform the design and location of the pond. The proposal comprises a Natural Swimming Pool enhanced by approximately 50% indigenous waterside planting.
- The majority of the paddock area will be prepared and planted as a wildflower meadow, with the remaining areas being left as existing grass meadow.

3.4 The applicants have also provided a Bird Management Plan.

4. Consultations

4.1 The application was advertised in the Council's weekly list, and 8 letters have been sent to properties surrounding the area. There have been no letters of objection received.

4.2 The County Highways Authority has no objections

4.3 BAA has been consulted and has no objections

4.4 The Council's Parks and Amenities Officers comments are awaited

4.5 The Council's Drainage Department has been consulted and has stated that they have no comments to make.

4.6 The Environment Agency has no objections.

4.7 The Surrey Wildlife Trust has no objection subject to conditions.

5. Planning Considerations

- 5.1 As the application site lies within the designated Green Belt the main consideration for this proposal is its impact upon the openness of the Green Belt. Additional consideration will be given to its impact upon neighbouring properties residential amenity levels and its impact upon the sites existing trees. Of material relevance to this proposal is the previous approval on site (RU.07/0292) for two new ponds with associated earth remodelling with link streams.
- 5.2 The proposed natural swimming pool and associated decking by their very nature are not considered to harm the openness or visual amenities of the Green Belt (it is essentially a scaled down version of the scheme previously approved under RU.07/0292), and is considered to fit it well with the existing topography of the land and would enhance what is essentially unused open grassland at present. The proposed formal garden at the rear would be directly to the south of the main terrace area (the extension of which was approved under RU.07/0588) would again given its nature not harm the openness nor the visual amenities of the Green Belt.
- 5.3 The proposed events space, earth remodelling and all linking pathways would be outside what is considered to be the existing curtilage of the main dwelling to the west and given their nature are considered to maintain the openness and visual amenities of the Green Belt. Tree works and the removal of 10 trees adjacent to the natural swimming pool will occur along with various other tree works and planting, the Council's and Amemities Officer has no objections to the scheme. The events space, earth remodelling and linking pathways remain almost the same as approved under RU.07/0292 as such are acceptable in terms of their impact upon the residential amenity levels of the surrounding properties.
- 5.4 Each part of the proposal maintains considerable distances to the surrounding boundary lines. The proposals are not considered to adversely harm the residential amenity levels of the properties surrounding the site.
- 5.5 The Surrey Wildlife Trust has commented that the site lies adjacent to Dell Ancient Woodland SNCI and recommends that a hydrological survey be undertaken before planning permission is granted to ensure decreased run off does not affect this habitat. In this instance it is considered unreasonable to impose such a condition given the fact that permission exists on site for a much larger proposal with additional water features which Surrey Wildlife Trust were consulted on and raised no objections to. They have, as with the previous approval on site also recommended a bat survey be undertaken which, as before will be conditioned.
- 5.6 BAA has no objections to the proposal from an aerodrome safeguarding perspective as the proposal does not conflict with safeguarding criteria.
- 5.7 Consideration has been given to Article 8 and Article 1 of the First Protocol of the European Convention on Human Rights. The proposal also complies with the relevant Plan Policies.

Officers' Recommendation

GRANT subject to the following conditions:

- 1) Full Application – Standard Time Limit (C015)
- 2) External Materials – Samples Required (C005)
- 3) Bat Survey – (C150)
- 4) The use of the development hereby permitted (including the events space, decking and ponds) as shown on drawing no. NED_GORS_MAN_1 shall be solely by the owner/occupiers of Gorse Hill Manor for domestic purposes incidental to the personal enjoyment of the dwellinghouse and shall not be used by any other person(s), organisation(s) or company(ies) or for commercial purposes unless otherwise agreed in writing by the Planning Authority.

Reason: In order to retain control, to protect the Green Belt and nearby residential properties from noise and disturbance and to comply with Policy HO9 and GB1 of the RBLP 2001.

- 5) External Lighting – Floodlighting – (CO83) a)
- 6) Floodlighting – Hours Of Use – (CO84) *10pm
- 7) Noise – Externally Audible – (CO97)

Informative:

- 1) Surrey Wildlife Trust can advise on appropriate plant lists and design features. They can be contacted on 01483 795440. All planting should be indigenous and of local provenance.
- 2) The proposed development may require a Waste Management Licence or exemption in accordance with the requirements of the Environmental Protection Act 1990 and the Waste Management Licensing Regulations 1994. Please contact 08708 506 506 for further details.
- 3) Under the terms of the Water Resources Act 1991 and the Land Drainage Act 1991, the prior written consent of the Environment Agency is required for any proposed works or structures in, that impound or divert the flow in any existing watercourse on-site.

- S1
- a)
 - b) LO4
 - c) GB1, NE14

The applicant is advised that this decision relates to the following drawing numbers received on the dates shown:

Drawing Number:

NED_GORS_MAN_03 REV04
NED_GORS_MAN_02 REV06
13343A/1 REV01
137-06-500 REV01
NED_GORS_MAN_01 REV06
Construction Schematics v1 (Draft)
Pool Plan

Date Received:

19/11/07
19/11/07
19/11/07
19/11/07
19/11/07
19/11/07
19/11/07

Any permission hereby granted shall not be construed as authority to carry out works on the highway. The applicant is advised that a licence must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway.

Report Checked:.....
Team Leader (Initials)

Authorised:.....cy.....

Date...8/1/08...

Note: This form can only be authorised by the Borough Technical Services Officer, The Deputy Borough Technical Services Officer (Planning), or the Development Control Officer.

Expiry date: 10/01/07