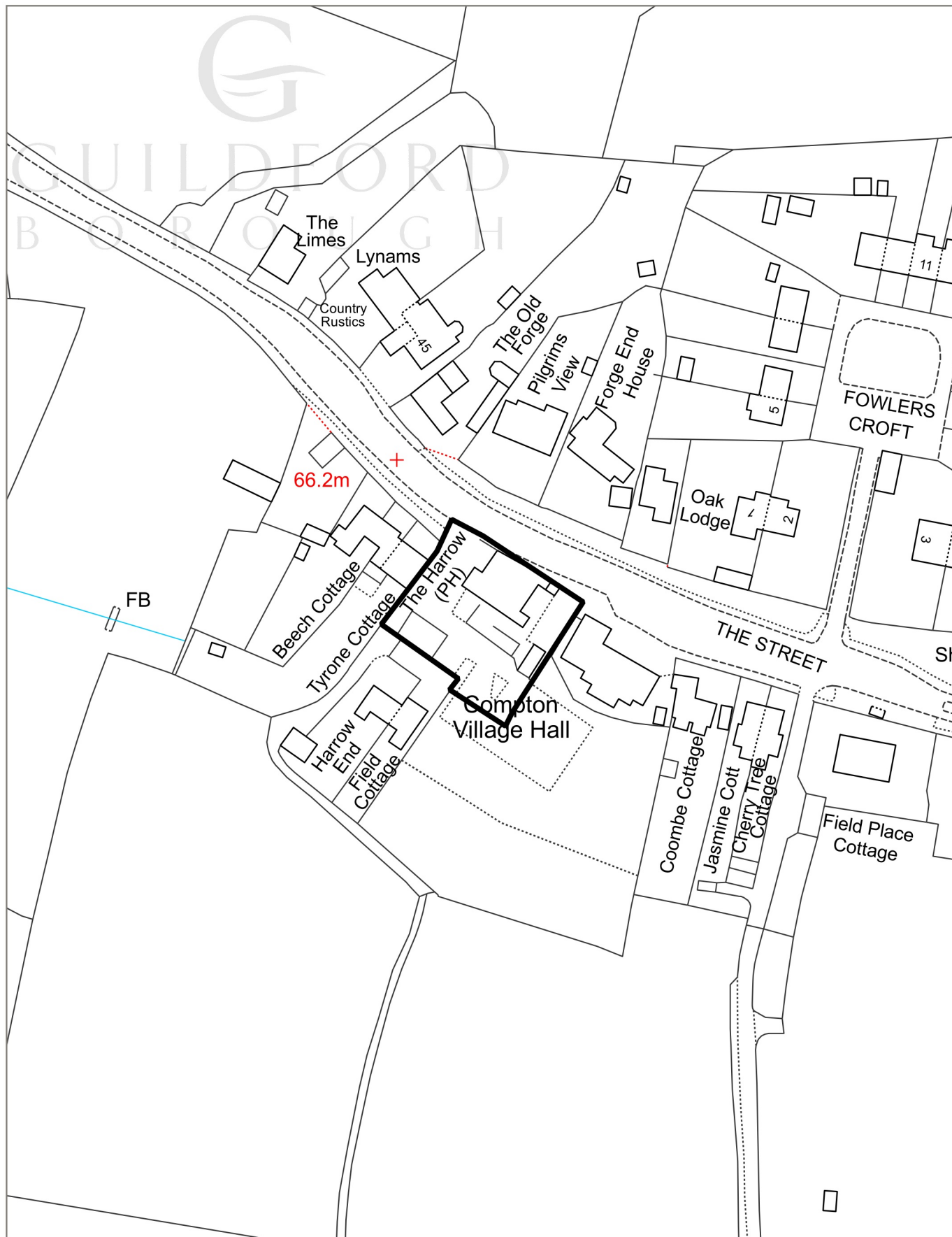


# 22/P/01999 - The Harrow Inn, The Street, Compton, Guildford



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This map is for identification purposes only and should  
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Print Date: 13/12/2023

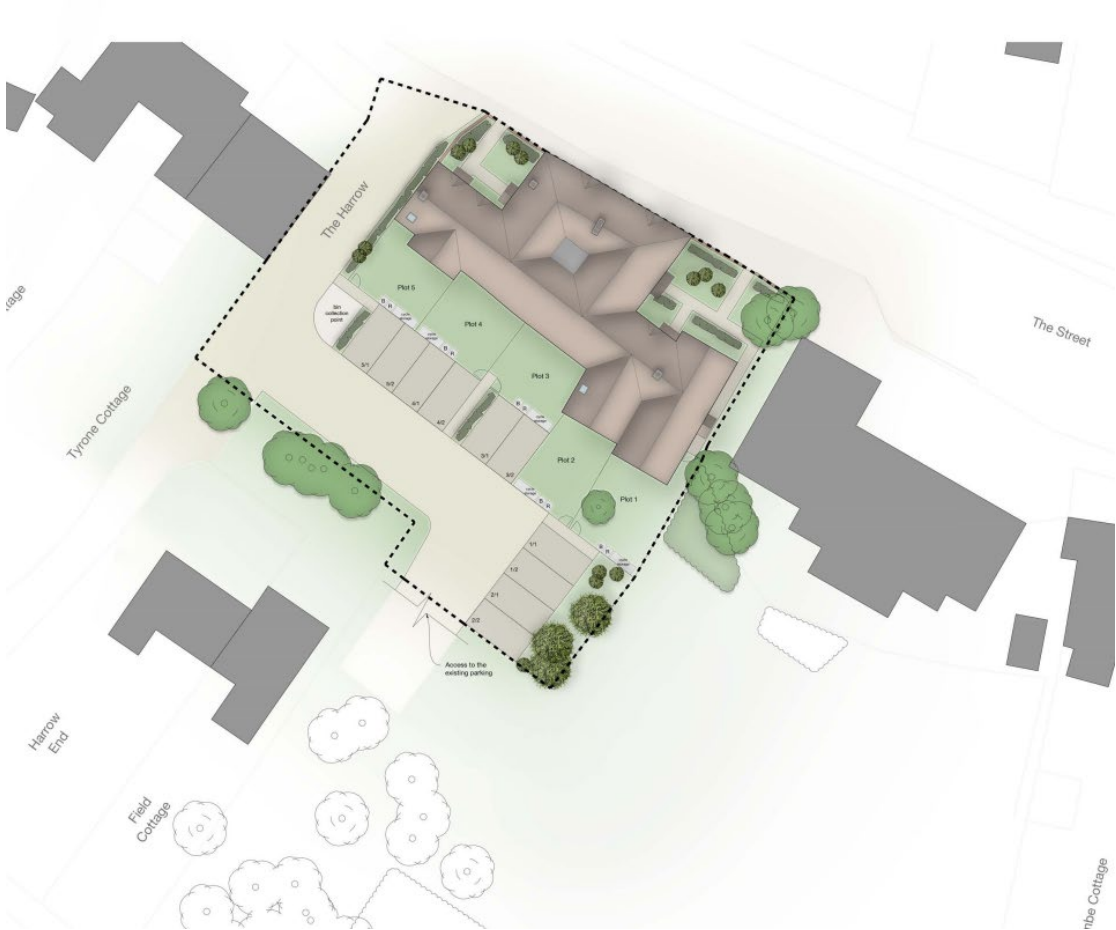


Not to Scale



GUILDFORD  
BOROUGH

22/P/01999 The Harrow Inn, The Street, Compton,



Not to scale

**App No:** 22/P/01999 **8 Wk** 15/12/2023  
**Deadline:**

**Appn Type:** Full Application

**Case Officer:** Justin Williams

**Parish:** Compton

**Ward:** Shalford

**Agent :** Mr Bandosz  
D&M Planning Ltd  
1A High Street  
Godalming  
GU7 1AZ

**Applicant:** .  
The Brookmead Trust  
c/o Agent  
.

**Location:** The Harrow Inn, The Street, Compton, Guildford, GU3 1EG

**Proposal:** Change of use of public house, together with extensions and alterations following partial demolition to provide 5 dwellings with associated amenity space and car parking.

### **Executive Summary**

#### **Reason for referral**

This application has been referred to the Planning Committee because more than 10 letters of objection have been received, contrary to the Officer's recommendation.

#### **Key information**

- The proposal is for the change of use and extension to The Harrow Inn to provide five residential units with parking.
- The application site is located within the Compton Conservation Area, is a locally Listed Building which would be retained and is adjacent to a Grade II Listed Building.
- Footpath No. 288 is to the North west of the site.
- The site lies within the Surrey Hills National Landscape (formerly AONB) and AGLV and within the Compton Settlement boundary.
- The site lies within 5-7km buffer zone of the Thames Basin Heath Special Protection Area

## **Summary of considerations and constraints**

The proposal lies within Compton Village Settlement where Policy allows for limited infilling in the Green Belt. The proposal would also reuse and extend an existing building in the Green Belt. The reuse of the building would enable the re-use of a Locally Listed Building and its extensions are not considered to be disproportionate over and above the size of the original building.

The property is Locally Listed and in the Conservation Area. The proposed extensions would respect the scale and form of the original building and that of the adjacent neighbouring properties which are also Grade II Listed and Locally Listed. The Design and Conservation Officer raises no objection to the application.

The proposal would utilise an existing access which was formerly access to the public house car park. It also provides access to the properties to the rear and the public footpath. The County Highways Authority raise no objection to the application on grounds of impact on highways safety.

The proposed dwellings would each have their own private amenity area and there are public amenity areas close to the application site.

The proposal would lead to loss of a community facility, but this has not been in use for some time and has been marketed, but no offers have been forthcoming. The proposal would enable the re-use of a prominent Locally Listed Building in the area. Subject to conditions, the application is recommended for approval.

## **RECOMMENDATION:**

### **Approve - subject to the following condition(s) and reason(s) :-**

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51(1) of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans: P001, P002, P003, P004, P005, P007, P008 and P011 received 25 August 2022 and P006 Rev D received 16 August 2023  
Reason: To ensure that the development is carried out in accordance with the approved plans and in the interests of proper planning.
3. Prior to the commencement of any development above slab level works, a written schedule with details of the source/manufacturer, colour and finish or samples on request, of all external facing and roof materials. This must include the details of embodied carbon/energy (environmental credentials) of all external materials. These shall be submitted to and approved in writing by the Local Planning Authority and the development shall be carried out using only those detailed.  
Reason: To ensure that a satisfactory external appearance is achieved and to ensure materials that are lower in carbon chosen.
4. The development hereby approved shall not be first occupied unless and until the proposed vehicular access to The Street hereby approved has been provided with visibility zones in accordance with the approved plans, Drawing No. 22094-01, and thereafter the visibility zones shall be kept permanently clear of any obstruction over 0.6m high.  
Reason in order that the development does not prejudice highway safety nor cause inconvenience to other highway users and to promote sustainable forms of transport in accordance with the requirements of the National Planning Policy Framework 2021
5. The development hereby approved shall not be first occupied unless and until the existing access from the site to The Street has been permanently closed and any kerbs, verge, footway, fully reinstated.

Reason: In order that the development does not prejudice highway safety nor cause inconvenience to other highway users and to promote sustainable forms of transport in accordance with the requirements of the National Planning Policy Framework 2021.

6. The development hereby approved shall not be first occupied unless and until space has been laid out within the site in accordance with the approved plans for vehicles to be parked and for vehicles to turn so that they may enter and leave the site in forward gear. Thereafter the parking and turning areas shall be retained and maintained for their designated purposes.

Reason: In order that the development does not prejudice highway safety nor cause inconvenience to other highway users and to promote sustainable forms of transport in accordance with the requirements of the National Planning Policy Framework 2021

7. The development hereby approved shall not be occupied unless and until each of the proposed dwellings are provided with a fast-charge Electric Vehicle charging point (current minimum requirements - 7 kw Mode 3 with Type 2 connector - 230v AC 32 Amp single phase dedicated supply) in accordance with a scheme to be submitted to prior to occupation and approved in writing by the Local Planning Authority and thereafter retained and maintained to the satisfaction of the Local Planning Authority.

Reason: In order that the development does not prejudice highway safety nor cause inconvenience to other highway users and to promote sustainable forms of transport in accordance with the requirements of the National Planning Policy Framework 2021.

8. The development hereby approved shall not be first occupied unless and until facilities for the secure, covered parking of bicycles and the provision of charging points for e-bikes by said

facilities have been provided within the development site in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority and thereafter the said approved facilities shall be provided, retained and maintained to the satisfaction of the Local Planning Authority

Reason: In order that the development does not prejudice highway safety nor cause inconvenience to other highway users and to promote sustainable forms of transport in accordance with the requirements of the National Planning Policy Framework 2021.

9. The development hereby permitted must comply with regulation 36 paragraph 2(b) of the Building Regulations 2010 (as amended) to achieve a water efficiency of 110 litres per occupant per day (described in part G2 of the Approved Documents 2015).

Before occupation, a copy of the wholesome water consumption calculation notice (described at regulation 37 (1) of the Building Regulations 2010 (as amended)) shall be provided to the planning department to demonstrate that this condition has been met.

Reason: To improve water efficiency in accordance with the Council's 'Climate Change, Sustainable Design, Construction and Energy' SPD 2020.

10. The development hereby permitted shall not be occupied until bird nesting and roosting boxes have been installed on the building or in any trees on the site in accordance with details which shall have been submitted to and approved in writing by the local planning authority.

Reason: In order to preserve and enhance the natural environment including protected species

11. No development shall take place until a written Waste Minimisation Statement, confirming how demolition and construction waste will be recovered and reused on site or at

other sites has been submitted to and approved in writing by the Local Planning Authority. The measures shall be implemented in accordance with the approved details.

Reason: To ensure that the development would include the re-use of limited resources, to ensure that the amount of waste to landfill is reduced.

12. No development shall take place until a scheme to enhance the nature conservation interest of the site has been submitted to and agreed in writing by the local planning authority. The scheme shall be implemented in full prior to the occupation of the development hereby approved.

Reason: To increase the biodiversity of the site and mitigate any impact from the development.

13. Prior to construction of the slab level a Landscape and Ecological Management Plan (LEMP), including long- term design objectives, management responsibilities and maintenance schedules for all landscaped areas (except privately owned domestic gardens), shall be submitted to and approved in writing by the local planning authority.

This should be in accordance with the recommendations in section 7 of the Ecological Impact Assessment October 2022 , The LEMP shall be carried out as approved and any subsequent variations shall be agreed in writing by the Local Planning Authority.

The scheme shall include the following elements:

- Details of any new habitats created on site.
- Details of the extent and type of new planting and seeding outside of the developed areas, which should be native species of UK provenance.
- Details of the lighting scheme that should be of a sensitive design to minimise impacts on all semi-natural habitats within and adjacent to the site.



- Details of maintenance regimes including how the semi-natural habitats will be managed over the long-term in order to retain their ecological diversity.
- Details of management responsibilities including adequate financial provision and named body responsible for maintenance.

Reason: To ensure that landscaping, shrubs and plants are provided and to protect the appearance of the surrounding area and to ensure the protection of wildlife, supporting habitat and secure the opportunities for the enhancement of the nature conservation value of the site

14. No development shall take place until a Construction Environmental Management Plan (CEMP) that is in accordance with the approach and measures outlined in the Ecological Impact Assessment (October 2022), has been submitted to and approved in writing by the local planning authority. This shall deal with the treatment of any environmentally sensitive areas detailing the works to be carried out showing how the environment will be protected during construction. Such a scheme shall include details of the following:

- The timing of different aspects of site clearance and construction works.
- The measures to be used during site clearance and construction in order to minimise the environmental impact of the works, including potential disturbance to existing sensitive habitats and associated species.
- Any necessary pollution prevention methods including those to prevent polluted surface water run-off entering any of the ditches or streams in or adjacent to the site.
- Any necessary mitigation measures for protected species.
- Construction methods.
- Dust suppression methods
- And hours of construction

The works shall be carried out in accordance with the approved

## Construction Environmental Management Plan.

Reason: To achieve sustainable development and protect the environment in the vicinity of the site

15. No development shall take place until a scheme for the provision of surface water drainage works from the site, including measures to prevent the discharge of water onto the public highway and incorporating sustainable drainage details, has been submitted to and approved in writing by the local planning authority. The development shall not be brought into first occupation until the approved surface water drainage has been constructed in accordance with the approved scheme.

Reason: To ensure that the development can be adequately drained.

### **Informatives:**

1. If you need any advice regarding Building Regulations, please do not hesitate to contact Guildford Borough Council Building Control on 01483 444545 or [buildingcontrol@guildford.gov.uk](mailto:buildingcontrol@guildford.gov.uk)
2. It is the responsibility of the developer to ensure that the electricity supply is sufficient to meet future demands and that any power balancing technology is in place if required. Electric Vehicle Charging Points shall be provided in accordance with the Surrey County Council Vehicular, Cycle and Electric Vehicle Parking Guidance for New Development 2022. Where undercover parking areas (multi-storey car parks, basement or undercroft parking) are proposed, the developer and LPA should liaise with Building Control Teams and the Local Fire Service to understand any additional requirements. If an active connection costs on average more than £3600 to install, the developer must provide cabling (defined as a 'cabled route' within the 2022 Building Regulations) and two formal quotes from the distribution network operator showing this.

3. The developer is advised that Public Footpath Number 288 crosses the application site, and it is an offence to obstruct or divert the route of a right of way unless carried out in complete accordance with appropriate legislation.
4. When an access is to be closed as a condition of planning permission an agreement with, or licence issued by, the Highway Authority Local Highways Service will require that the redundant dropped kerb be raised and any verge or footway crossing be reinstated to conform with the existing adjoining surfaces at the developer's expense.
5. The permission hereby granted shall not be construed as authority to carry out any works on the highway. The applicant is advised that prior approval must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, or verge to form a vehicle crossover or to install dropped kerbs. Please see <https://www.surreycc.gov.uk/roads-and-transport/permits-and-licences/vehicle-crossovers-or-dropped-kerbs>
6. The applicant is expected to ensure the safe operation of all construction traffic in order to prevent unnecessary disturbance obstruction and inconvenience to other highway users. Care should be taken to ensure that the waiting, parking, loading and unloading of construction vehicles does not hinder the free flow of any carriageway, footway, bridleway, footpath, cycle route, right of way or private driveway or entrance. Where repeated problems occur the Highway Authority may use available powers under the terms of the Highways Act 1980 to ensure the safe operation of the highway.
7. The applicant is advised that the proposed vehicle access is shared with Footpath 288 Compton. The Countryside Rights of Way Officer recommend that the applicant incorporate the relaying of the access road in a suitable asphalt surface within their plans. Once a suitable surface is installed the line of the footpath should be clearly marked to 1.5m wide to delineate it from the vehicle route. The Rights of Way Officer also requires.
  - Safe public access must be maintained at all times to footpath 288

- Any down pipes or soakaways associated with the development should either discharge into a drainage system or away from the surface of the right of way.
- There are to be no obstructions on the public right of way at any time, this is to include vehicles, plant, scaffolding or the temporary storage of materials and/or chemicals.
- Vehicles using the right of way to access their properties must leave and enter the right of way in a forward gear.
- Any alteration to, or replacement of, the existing boundary with the public right of way, or erection of new fence lines, must be done in consultation with the Countryside Access Officer. Please give at least 3 weeks' notice.
- Contractor's vehicles, plant or deliveries may only access along a right of way if the applicant can prove that they have a vehicular right. Surrey County Councils' Rights of Way Group will expect the applicant to make good any damage caused to the surface of the right of way connected to the development.

If the applicant is unsure of the correct line and width of the right of way, Countryside Access will mark out the route on the ground. Applicants are reminded that the granting of planning permission does not authorise obstructing or interfering in any way with a public right of way. This can only be done with the prior permission of the Highway Authority (Surrey County Council, Countryside Access Group).

## **Officer Report**

### **Site description.**

The application site is a two storey public house which is a locally listed building, located within the Green Belt and inside the identified settlement boundary of Compton, in the Surrey Hills National Landscape (formerly Area of Outstanding

Natural Beauty (AONB)), Area of Great Landscaping Value (AGLV) and the Compton Conservation Area. The building has been extended to the rear. The site is located within the 5km to 7km buffer zone for the Thames Basin Heaths SPA. The property is currently vacant.`

The building fronts The Street with a small footpath in front. Access to the rear car park is via the north-west side which also provides access to two detached residential properties, Harrow End and Field Cottage. Directly adjacent to this access are Tyrone Cottage and Beech Cottage a pair of Grade II Listed buildings. Compton Village Hall is locally listed and located south-east of the site. The site inclines gently from south to north on The Street and drops down towards the rear. Public footpath 288 is located to the north-west of the site and comes through the vehicular access area of the site.

### Proposal.

Planning permission is sought for the change of use of the public house and extensions to both sides to provide five dwellings with associated amenity space and car parking to the rear of the properties. The proposed works would increase the width of the building by 9.2 metres to the south east side of the building and by 6.6 metres to the north west side. The proposed extensions would be two storeys with the ridge height and eaves height to match the existing building.

Each of the proposed residential units would have their own private amenity areas to the rear of the site, communal amenity areas would also be provided to the front of the site. Existing outbuildings are proposed to be demolished along with some single storey elements of the building to facilitate the proposed change of use. The mix of the proposed dwellings would be as follows

Unit type	No of units
2 bed	3
3 bed	1
4 bed	1

The applicant has submitted a supporting planning statement with this application. This states that the public house has been vacant for some time with it closing in May 2019 and that there are other public houses in the vicinity. The pub has not received any offers for the continued use of the building.

The proposed extensions would be constructed of materials to match the existing building.

The applicant has submitted a Transport Assessment in support of their application. This states that the site would be accessed via the existing access. Two parking spaces would be provided at the site and an area for cycle storage for each property within their private amenity area. EV charging points will be provided at the site. The statement refers to bus stops being located close to the site approximately 100 metres away with the nearest railway station approximately 2.5 kms from the site. The change of use would result in a net reduction in traffic movements to and from the site of approximately 136 trips in one day.

The submitted Heritage Statement, notes that the site is within the Compton Conservation Area, is a Locally Listed Building and is adjacent to a Locally Listed Building to the south east of the site and a Grade II Listed Building to the north west of the site. The report refers to the design of the extensions being compatible to the appearance of the adjacent buildings. The main part of the locally listed building would remain with the garden areas to the front softening the appearance of the building in the street, thereby improving its setting and relationships with the locally listed buildings.

The submitted Ecological Impact Assessment included a desk study, walkover study and building inspections. The report concludes that the site has high potential for roosting bats because of the design of the building with a tiled elevation. However, mitigation will be included in the creation of bat boxes and features incorporated in the design of the building to provide the opportunities for bat roosts. The report noted that there are water bodies close to the site and there the potential for great crested newts and other amphibians. However, as the proposal is limited to the buildings and existing hardstanding on site this would not result in a loss of any habitat to these species.

The proposal would include bird and bat boxes along with the creation of habitat areas for small mammals, reptiles and amphibians.

The submitted Economic Viability Report outlines that the building has been vacant since 2019. The report also refers to the property being in a state of disrepair which would be costly to bring back into economic use. There are other establishments nearby with the Withies Inn and Compton Club, both within ½ mile

of the site.

The applicant has also submitted an energy and sustainability statement, Air Quality Assessment in support of their application.

#### Relevant planning history.

76/P/0447 - Construction of a new car park to provide 30 parking bays

Approved July 1976

87/P/00257 - Single storey extension to enlarge existing toilet and entrance lobby

Approved June 1987

91/P/00666 - Proposed partial change of use of existing first floor to provide a staff flat and overnight accommodation facility for the Public (Existing use of first floor being staff accommodation) and provision of an additional five car parking spaces.

Approved August 1991

#### Consultations.

The application has been advertised in the local press as the site is located within the Conservation Area, a site notice displayed, and letters have been sent out to neighbouring properties.

#### Consultee responses

Tree Officer: raise no objection to the development proposals.

AONB Officer: No objection. The principle of residential is acceptable. The large extensions are set back to allow the existing building to stand forwards to be the most important and for parts of its side elevation to be enjoyed in the street scene. If the principle of closing gaps in the street scene and such substantial extensions are acceptable from an historic buildings and conservation aspect, the building designs are appropriate. The low brick front boundary walls would be an essential component to the overall design.

Surrey CC Historic Landscapes Officer: No objection.

Surrey County Council: Highways: No objection: The proposal will be provided with

sufficient visibility splays at the site access, with the pub sign being removed to increase these. The proposed development will likely lead to a decrease in vehicular trips to/from the site when compared to the existing extant use.

Thames Water: No comments.

Environmental Health: No objection.

Surrey CC Rights of way officer - No objection

Surrey Wildlife Trust - No objection subject to conditions

#### Parish Council

Compton Parish Council: Raise objections as follows:

- Accuracy of plans: Boundary lines next to Tyrone Cottage and access road are unclear. Boundary between site and Field House is also unclear and appears to be extended in both cases. This would deem the case invalid.
- Notification: No site notice or neighbour notification sent out. (Officer Comment - Site notice was displayed, and neighbour notifications have been sent out)
- Safety of access: The access road would be more dangerous as a result of the proposal as the proposal would increase the footprint of the building making the road narrow. This would also make it unsuitable for anything other than domestic cars.
- Plot 5 will block views from vehicles exiting onto this extremely busy road.
- Potential damage to Grade II Listed Buildings: Boundary of Plot 5 would be close to Tyrone Cottage whose walls and foundations are not strong.
- Loss of amenity: Upstairs windows of Plot 5 would overlook Tyrone Cottage
- Siting of bins: Siting of bin collection close to Tyrone Cottage would result in loss of amenity to this property and a traffic hazard.
- Plot 5: There are a number of issues with Plot 5 causes safety concerns, loss of amenity and damage concerns.
- Existing hedgerow appears to be removed in the proposal even though stated that none will be removed.
- No details with regard to surface water management have been provided. (Officer comment - This will be secured by planning condition).

#### Third party comments:

30 objections were received. The comments are summarised below:



- Grateful that developers acknowledge they do not own full width of the access and acknowledge Harrow End and Field Cottage own rights over the land.
  - Accrued right of access should however also include Tyrone Cottage.
  - Figures of car parking are misleading as the majority of spaces are on land outside of the planning application. No allowance of parking for additional vehicles from visiting guests, deliveries and work people.
  - Potential damage to listed building from construction works.
  - Inaccuracy of site boundary plans mean that there may be other discrepancies within the application.
  - Endorsement of Parish Council letter.
  - No recognition of the Public Footpath which runs through the property used extensively by walkers including residents of Compton.
  - Certificate C should have been signed not a certificate A given the applicants do not own the access road to the side. (Officer comment - The applicant has submitted an updated ownership Certificate serving notice on Surrey County Highways)
  - Blue ownership line is incorrect and part of it is owned by the Field Place.
  - Convenience route established through the site has now been fenced off and should be acknowledged by the applicants.
  - Council should undertake a thorough review of viability assessment ensuring it is made publicly available.
- 
- In order for the application to be acceptable in Greenbelt terms the scale, massing and site coverage should be reduced as it currently does not constitute limited infilling.
  - The visual impact of the proposed extensions on the site should be reconsidered and reduced accordingly.
  - Roof heights of proposed extensions must be reduced to ensure they are subordinate to the main dwelling.
  - A comprehensive noise report must be requested and considered prior to determination of the application.
  - 5 dwellings are too much for this site.
  - Parking to Village Hall will be impacted as a result of the proposal.
  - Service vehicles may have to park on the busy main road increasing congestion as a result of the proposals.
  - Loss of amenities is not supported.
  - Village already has a disproportionate number of small dwellings and families

will move away as a result.

- This should not be considered an 'infill' development it would fundamentally change the character of it.
- Single lane access is not going to be sufficient for 7+ cars to use.
- Proximity to Tyrone Cottage would cause privacy, disturbance and a strain on their mental wellbeing.
- Insufficiently publicised.
- No further Phase 2 development
- Footprint would increase by 48% (353-524sqm) and 85% from the original when excluding existing extensions and outbuildings.
- Too many squashed units.
- Hazardous for residents to access from the front with such a narrow pavement.
- The road is already polluted it would be poor quality for new residents.
- Not in keeping with surrounding area.
- The complete infill of the street adjacent of the village hall and significant reduction in open space between the pub and Tyrone Cottage remove the connection to the open countryside beyond The Street.
- Access for emergency vehicles will be difficult.
- Developers are unreliable, incompetence and indifferent.
- Plot 5 should be removed to allow for access to be retained.
- Environmental impact on the woodland and stream at the rear of the property. Further investigation is required.

## **Planning policies**

### National Planning Policy Framework (NPPF) (2023):

Chapter 2: Achieving sustainable development

Chapter 4: Decision-making

Chapter 5: Delivering a sufficient supply of homes

Chapter 8: Promoting healthy and safe communities.

Chapter 11: Making effective use of land

Chapter 12: Achieving well-designed places

Chapter 13: Protecting Green Belt land

Chapter 15: Conserving and enhancing the natural environment

Chapter 16: Conserving and enhancing the historic environment

### Guildford Borough Local Plan: Strategy and Sites (2015-2034)

The Guildford Borough Local Plan: Strategy and Sites was adopted by the Council

on 25 April 2019.

The Council is able to demonstrate a five year housing land supply with an appropriate buffer. This supply is assessed as being 6.00 years based on most recent evidence as reflected in the GBC LAA (2023). In addition to this, the Government's latest Housing Delivery Test indicates that Guildford's 2021 measurement is 144%. For the purposes of NPPF footnote 8, this is therefore greater than the threshold set out in paragraph 223 (75%). Therefore, the Plan and its policies are regarded as up to date in terms of paragraph 11 of the NPPF.

Policy S1: Presumption in favour of sustainable development

Policy D1: Place shaping

Policy D2: Sustainable Development

Policy H1: Homes for all

Policy P1: Surrey Hills Area of Outstanding Natural Beauty and Area of Great Landscape Value

Policy P2: Green Belt

Policy P5: Thames Basin Heaths Special protection Area

ID3: Sustainable transport for new developments

ID4: Green and blue infrastructure

Guildford Borough Council: Development Management Policies (LPDMP) March 2023:

Policy D4: Achieving High Quality Design and Respecting Local Distinctiveness

Policy D5: Protection of Amenity and Provision of Amenity Space

Policy D11: Noise Impacts

Policy D12: Light impacts and Dark Skies

Policy D15: Climate Change Adaption

Policy D17: Renewable and low carbon energy generation and storage

Policy D18: Designated heritage assets

Policy D19: Listed Buildings

Policy D20: Conservation Areas

Policy D23: Non-designated heritage assets

Policy H5: Housing conversions and sub-division

Policy P7: Biodiversity in new developments

Policy P11 Sustainable surface water management

Policy ID7: Community Facilities

Policy ID8: Retention of public houses

Supplementary planning documents

Climate Change, Sustainable Design, Construction and Energy SPD 2020  
Planning Contributions SPD 2017  
Guildford Landscape Character Assessment 2007  
Parking Standards for New Development SPD 2023  
Residential Design SPG 2004

Planning considerations.

The main planning considerations in this case are:

- The principle of development
- The impact on the scale and character of the site and area
- Impact on the National Landscape and AGLV
- The impact on heritage assets and conservation
- The impact on neighbouring amenity
- highways / parking considerations
- The impact on protected species
- Sustainability
- Surface Water Drainage
- Impact on the Thames Basin Heaths SPA
- Conclusion

The principle of development

The site is located within the Green Belt and the identified settlement boundary of Compton as set out in Policy P2 of the newly adopted local plan.

Policy P2 sets out that development proposals within the Green Belt will be considered in accordance with the NPPF; The Framework establishes that the construction of new buildings within the Green Belt is inappropriate development. There are however a limited number of exceptions to this, as set out in paragraph 149 of the Framework.

## Limited infilling in villages

Paragraph 149(e) of the NPPF provides for limited infilling in villages. The site is located within the Green Belt and the identified village area of Compton as set out in Policy P2 of the LPSS.

There is no definition of 'limited infilling' within the NPPF, however the explanatory / justification notes under Policy P2 of the LPSS states that for the purpose of this policy, limited infilling is considered to be the development of a small gap in an otherwise continuous built-up frontage, or the small redevelopment of existing properties within such a frontage. It is therefore reasoned that to meet the definition of infilling, a proposal must fill a space or gap between two other buildings or structures whether within a continuous built-up frontage or within built development.

Under Policy P2, this exception is further defined as (c) "limited infilling within the identified settlement boundaries, as designated on the Policies Map, Compton is one of the villages identified within the policy.

The Green Belt SPD states that in arriving at a conclusion whether a proposal constitutes limited infilling, a proposal must be located within a space or a gap between other buildings. The site is located between a village hall, two existing cottages and in the wider surroundings of residential development along The Street and this is affirmed by its location within the identified settlement boundary.

The SPD further advises that whether a proposal can be considered limited relates to the size of the site and the scale of the proposed development. In this regard the site is modest in size and contains a single two storey building. It is noted that the proposal would result in an increase in floor area and increase in width and depth, however, this would be within the grounds of the existing car parking area and yard area for the public house. The proposal would still retain good separation distances between properties and would be no higher than the existing building. Therefore, it is considered that the proposal does constitute limited infilling in a village and on this criterion would not constitute inappropriate development.

Paragraph 149 (c) of the NPPF also states that the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building can be considered as appropriate development in the Green Belt.

In this regard, the development would extend the property to the following extent.

	Floor area	Height	Width	Depth
Existing	353sqm 7m	18m	13m	
Proposed	524sqm 7m	28m	17m	
Difference	48%		10m	4m

An increase in the floor area of the building by 48% is considered to be at the upper limit of what would normally be considered as acceptable in the Green Belt. However, the increase in the floor area is just one aspect of the form of development which would impact on the openness of the site. The proposed extensions would be west back from the front elevations of the original building and would be of the same height, thus maintaining a degree of subservience to the original building. Furthermore, a number of small extensions at the front and rear of the existing building would be demolished and, as a result, the actual increase in the floor area would be approximately 45%. This level of increase is considered acceptable in this location and taking account all the relevant information, the proposal would not result in disproportionate additions to the original building.

Paragraph 150 of the NPPF also states that the re use of a building is also not inappropriate development in the Green Belt, providing that the buildings are of permanent and substantial construction and do not conflict with the purposes of including land within the Green Belt and preserve its openness.

The proposed building is a Locally Listed Building and of substantial construction. The proposal would bring the existing building back into use as it has been vacant for a significant period of time and allow for the retention of a Locally Listed Building. The proposal would also extend the building, increasing the width and depth. However, separation distances would be maintained to the side and rear boundaries and therefore it is considered that the proposal would preserve the openness of the Green Belt and not conflict with the purposes of including land within it.

In light of these comments, it is not considered that the proposals would constitute inappropriate development within the green Belt and would comply with Local Plan Policy P2 and with the provisions of the NPPF.

### Loss of Public House

Paragraph 93 of the National Planning Policy Framework urges planning policies and decisions to plan positively for the provision and use of shared spaces, community facilities (such as public houses) and other local services to enhance the sustainability of communities and residential environments. Part (c) also guards against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day to day needs. 'Paragraph 84 in relation to supporting a prosperous rural economy promotes the retention and development of such facilities.

The applicant has submitted a comprehensive Economic Viability Report, prepared by Fleurets (leisure property specialist/surveyors), which includes an assessment of the potential viability of The Harrow Public House (previously trading as The Lemongrass), and of the range of alternative licenced premises nearby.

LPDMP Policy ID8 paragraph 1) requires evidence of an 18-month continuous period of marketing to be provided in addition to the evaluation of viability for pubs outside the town centre, rather than as an alternative to the evaluation of viability. policy relates to visitor and leisure attractions, which is not quite the same as a public house.

The Economic Viability Report addresses paragraph 2) a) of Policy ID8, by considering the potential trade that could arise from reopening the building as a public house. The Planning Policy Officer has reviewed the report and based on the figures provided, concurs with its conclusion that doing so would lead a new owner to incur a substantial loss in the first year, after taking account of the cost of purchase and refurbishment of the building which is currently in a poor state of repair. It seems likely that this would put off most potential purchasers.

It was, however, acknowledged that the assessment included some caveats, for instance the Fair Maintainable Trade which is the figure used to calculate potential turnover of a new public house operator. This has been estimated based on the

building's past and current rateable value, as Fleurets did not have access to any past trade performance or cost data for The Harrow, which could have been used to make a more accurate judgement of a new business's future potential turnover. The report also clarifies that it is not intended to be a valuation of the property, although it takes into account a number of factors to arrive at the end figures, including the floorspace of the building available for trading, the amount of parking available for visitors, and standard costs incurred at similar properties, derived from industry research. These all provide credibility to the figures but would not be as accurate as a more fully evidenced viability assessment.

The applicant has submitted details of the property and that it ceased trading in July 2019. Following Covid 19 Pandemic which forced the lockdown of all pubs in March 2020. The advert of the proposed sale and details of the property was sent out to over 20,000 parties interested in a freehold pub in Surrey, there was 15 viewings and only 3 offers, none for pub use. This commenced in March 2022.

The other aspect of Policy ID8 which the report addresses are the availability of alternative premises in the local area within reasonable walking distance of homes within The Harrow's catchment area (ID8 paragraph 2) b)). The report explains, with reference to the CAMRA Public House Viability Test, that due to its size, parking availability (not being large enough for a 'destination food-led' venue, and location (being relatively remote and difficult to access), The Harrow would have received most of its trade from residential properties in Compton.

The majority of properties in Compton from which The Harrow would have received its trade lie within 800m walking distance. It is noted that the Withies which is approximately 1 Km from the application site, this has a restaurant and accommodation.

Officers are satisfied that The Withies provides a reasonably similar nearby alternative to serve The Harrow's previous customer base. The report also mentions The Compton Club (which is also within walking distance and has its own licensed bar and kitchen and host various events) as potential competition / alternative provision, although this is membership-only so not necessarily comparable to a public house that provides a free community facility. Nevertheless, on the basis that The Withies provides a sufficient and comparable alternative, this aspect of the policy is considered to be complied with.



Whilst it is considered that the proposal would lead to the loss of a community facility in the village, it has been vacant for a significant period of time and the proposal would ensure the re-use of a Locally Listed building and provide additional residential accommodation in the village. This carries significant weight in favour to the application.

### Residential Use

Policy H1 of the LPSS 2015-2034 states that new residential development is required to deliver a wide choice of homes to meet a range of accommodation needs as set out in the latest Strategic Housing Market Assessment (SHMA). New development should provide a mix of housing tenures, types and sizes appropriate to the site size, characteristics and location. However, it is important to note that policy H1(1) of the LPSS is not intended to be applied in a prescriptive manner. It is a broad assessment of the needs required over the plan period and should be used to guide development proposals. In applying the mix, consideration needs to be given to site specific matters which together would shape the appropriate mix on particular sites.

The proposal would provide 60% 2 bed, 20% 3 bed and 20% 4 bed dwellings. Whilst this mix would not be in complete conformity with the requirement of the SHMA or Policy H1, it would still provide a mix of housing units, 60% of which would be in line with Policy H1. It is noted that the SHMA is for guidance only and policy H1(1) does allow for flexibility for the housing mix on individual sites. Furthermore, given the high occupancy in each unit they can be considered family sized units which is keeping with the housing typology within the village.

The number of new dwellings is also below any threshold within the new Local Plan which would trigger a requirement for affordable housing provision. The proposal therefore complies with the Local Plan with regard to housing mix.

### The impact on the scale and character of the site and area

Paragraph 126 of the NPPF states that 'Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.' The PPG in its design guidance provides advice on the key points to take into account on design; these include being functional, supporting mixed uses and tenures, successful public spaces, adaptable

and resilient design, distinctive character, attractive and encouraging ease of movement. The National Design Guide (NDG) also illustrates how well-designed places that are beautiful, enduring and successful can be achieved in practice.

Policy D1 of the LPSS sets out the Borough's vision, requiring all new development to achieve high quality design that responds to the distinctive character of the area in which it is set. The policy also details other key aspects of urban design, including the creation of safe, connected and efficient streets, a network of green spaces and public places, and that foster crime prevention, access, inclusion, and other factors designed to support healthy communities. Policy D4 of the LPDMP requires proposals to demonstrate how they achieve the ten characteristics of well-designed places as set out in the National Design Guide to ensure high quality design as well as requirements for respecting local distinctiveness.

Compton is identified within character type 1: villages within the Council's Residential Design Guide 2004. This village has an historic core with varying building lines and later expansion in particular to the west side of the village with a large number of dwellings were constructed in the 1950's.

The Street is a fairly busy road and although there is no set building line, the majority of properties either side are set back from the road, the exception being the application site which has a footpath width varying between 3 to 1m in width. Given the locally listed significance of the public house, no changes to this site circumstance would be incurred as a result of the proposal. All residential properties would therefore be accessed via the side of the building. The notable change on the street scene would be the introduction of the two storey extensions either side of the original public house building. These would be substantial, comprising a width of 9.2m on the eastern side and 6.3m to the west adjacent to the vehicular access to the site. Although this would result in a larger footprint, the visual impact would be mitigated by the significant setback of the extensions from the frontage of between 5.5m and 7.5m with further landscape enhancements and low level boundary walls which would result in an enhancement to the otherwise vacant and disused site. These setbacks would also reinforce the focus of the locally listed pub.

Although the two storey extensions would not be set down from the main ridge of the original building, the substantial set back would mitigate any visual impact. The

window detailing and choice of materials would complement the appearance of the existing building and wider street scene. A condition requiring the submission of materials to ensure high quality materials are used is considered necessary. The proposed gable feature on the western side of the roof would address the Grade II cottages adjacent to the access road and the hipped roof form on the eastern side would address the Village Hall. Although concern has been raised as to the location of the bin collection area to the side of the access road, this is considered to be appropriate given that space has been allocated within the rear gardens of each property for refuse and recycling and therefore these would only be used on collection day. Boundary hedging and low level landscaping would further mitigate against any visual impact this may have. Car parking has appropriately been retained at the rear of the site, however a condition requiring details of boundary treatments and landscaping will be added to ensure that visual amenity and privacy is maintained to existing and future occupiers of the site and surroundings.

It is clear that that the proposals would represent a larger footprint than the existing building, however the design is sensitive to the surrounding context and would offer a much larger offer of landscaping and active street frontage which would provide an enhancement to the otherwise unused and unkept property. The proposed rear amenity spaces and associated car parking would complement the residential uses to the west and rear of the site and additional planting in this area would provide some enhancement to the predominant hardstanding in this area.

The impact of the proposal on the heritage assets (conservation area and locally listed building) are assessed in more detail below. Notwithstanding this, it is considered that, subject to the suggested conditions to secure appropriate landscaping and high quality materials, the proposals would result in a sympathetic form of development which would improve the character and appearance of the site and would make a positive contribution to the character of the area. It is therefore concluded that the proposals accord with Policy D1 of the new Local Plan and Para 130 of the NPPF.

#### Impact on the National Landscape, (formerly Area of Outstanding Natural Beauty – AONB) and Area of Great Landscape Value (AGLV)

The site is located within the National Landscape and within the AGLV. Policy P1 of the LPSS states that great weight will be given to the conservation and enhancement of the AONB, and development proposals must have regard to

protecting its setting. Development proposals will be assessed under the provisions of the AONB Management Plan. Furthermore, development proposals within the AGLV will be required to demonstrate that they would not harm the setting of the AONB or the distinctive character of the AGLV. The AONB Management Plan states that development will respect the special landscape character of the locality, giving special attention to ridgelines, public views and materials. Proposals should respect local distinctiveness and form. The proposed extensions to the building would have the same ridge and eaves height as the existing building and would be constructed of materials that would harmonise with the existing building. Therefore ensuring the proposal would not appear to be out of keeping or prominent in the landscape.

The AONB Officer has been consulted and raises no objection to the application with the existing building still being an important feature in the street scene and appearance of the area. The proposal is therefore considered to comply with Policy P1 of the LPSS and AONB Management Plan.

#### The impact on heritage assets and conservation

Section 72(1) of the Planning (Listed Building and Conservation Areas) Act 1990 states that 'In the exercise, with respect to any buildings or other land in a conservation area, of any functions under or by virtue of any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.'

Section 66(1) of the Planning (Listed Building and Conservation Areas) Act 1990 states that 'In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.'

One of the planning objectives of the NPPF is the conservation of the built and historic environment as part of delivering sustainable development. The planning system should play an active role in guiding development to sustainable solutions that achieve economic, social and environmental gains in an interdependent and mutually supportive way. For the historic environment this means that a decision-maker should identify and assess the particular significance of the heritage

assets that are affected by a proposal. They should take account of this assessment to avoid or minimise conflict between the heritage assets' conservation and any aspect of the proposal (paragraph 195).

It is recognised that the setting of a heritage asset may change over time, but even where the setting of a heritage asset has in the past been compromised to some degree by unsympathetic development. To accord with NPPF policies, consideration still needs to be given to whether additional change would further detract from, or can enhance, the significance of the asset. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification (paragraphs 200 and 201).

Policy D3 of the LPSS 2019 is consistent with the NPPF and requires 'Development of the highest design quality that would sustain and, where appropriate, enhance the special interest, character and significance of the borough's heritage assets and their settings and make a positive contribution to local character and distinctiveness would be supported". Policies D17 and D18 of the emerging LPDMP similarly expect development proposals to conserve and enhance the setting of a Conservation Area and / or the significance of the listed buildings.

### *Significance*

#### The Harrow Public House (Locally Listed)

The host property late C19th is a locally listed building which is situated within Compton Conservation Area and is surrounded by a significant number of heritage assets including Tyrone Cottage (Grade II) and Beech Cottage (Grade II) directly to the west, The Limes (Grade II), Stores & Bakers Cottage (Locally Listed), The Old Forge (Locally Listed) to the north-west, and The Village Hall directly to the east.

The property was formerly a public house which in 2015 included a use as a restaurant which ceased operating in March 2019. It is located within the centre of Compton village, on the south side of The Street (B3000) next to the village hall. The two-storey building is of part brick, part Bargate stone construction and covered over by a plain clay tiled roof. The building is of a domestic scale and is of an attractive traditional vernacular character, although there is clear physical evidence (extensions, changes to openings, inclusion of timber framing that has been brought in from elsewhere) that the structure has been subjected to much

alteration.

- The significance of this property primarily relates to the following:
- Its role in the historic development and evolution of the village - important focus for community life
- Serves as a local landmark within the village
- Its use of local materials and traditional vernacular detailing which makes a positive contribution to the local character and distinctiveness
- Forms part of a wider townscape group of historic buildings

### Compton Conservation Area

The settlement of Compton is split into two areas. One lies north of the church and is characterised by detached character homes, the other lies south of the church and is characterised by more character homes and a 1950's estate of semi-detached homes. Stitching the two areas together is the main road, The Street (B3000), which connects to A3, which bypasses the village to the west.

A large proportion of the settlement is situated within the Conservation Area with the boundary drawn around the historic core. It includes many buildings on The Street but also includes properties along Down Lane to the north of the village. To the west and south the boundary extends to take in Eastbury Manor and Field Place and their associated curtilages, whilst to the east the boundary runs up to the junction of The Street with Spiceall. A satellite conservation area that still forms part of the Compton Conservation Area is found further to the east, centred upon Withies Lane and the listed building grouping surrounding Roseberry Farm. This part of the conservation area takes on a more rural and looser character and is experienced as a different part of the village of Compton, from that of the historic core found along The Street, which is seen as have much more of a concentrated village core character.

The following list of points have been identified as key positive characteristics of the area;

Historic village with a linear plan form along The Street and other lanes such as Down Lane;

A concentration of historic listed buildings along the principal street frontages that give character to the street scene;

- Range of building styles and forms.

- Groups of buildings that form architecturally cohesive townscape such as the Listed South Cottage opposite Eastbury Manor and the Arts and Crafts cottage row to the north-west;
- Views along the roads are attractive and the buildings relate well to the street;
- Prominent walls along the boundary to Eastbury Manor and the northern section of The Street, towards the junction with Down Lane, which provide a strong form to the street scene within the village;
- Quieter lanes off The Street, such as Eastbury Lane, with a high concentration of listed and historic buildings;
- Open views of the countryside beyond the village within the historic core. Views open out along The Street, towards Watts Cemetery and from the east end of the area, south across the fields around Field Place. Numerous glimpses are possible of the countryside beyond the village which provides a visual connection between the village centre and its landscape setting.

As already noted, the host property, The Harrow Public House is situated within the Conservation Area and because of its attractive architectural appearance, historic character and prominent position within the streetscape it is considered to be a property which positively contributes to the special character and appearance of the conservation area.

#### Tyrone Cottage and Beech Cottage (Statutory Listed)

These two timber framed cottages form a semi-detached pair of dwellings located directly to the north of The Harrow, on the south side of The Street (B3000). They appear to date from the 17th Century but show signs of C18, C19 and C20 alterations and additions. Elevations are of galleted rubblestone and brick construction and roofs are of plain tile, punctuated by prominent brick stacks. Tyrone Cottage, which is the left-handed of the pair, has a symmetrically formed front elevation, with a central door, covered by a pitched timber porch, and a single 3-light window to each side. Beech Cottage is slightly narrower and steps up and slightly forward from Tyrone Cottage. Evidence shows that it too, had a symmetrical arrangement, however at some point before its 1988 listing this arrangement was altered with the blocking of the central doorway and its relocation to the left.

The significance of these properties primarily relates to the following:

- Its age and rarity - as evidenced by its inclusion on the statutory list
- Forms part of a wider townscape group of historic buildings
- Its use of local materials and traditional vernacular detailing which makes a positive contribution to the local character and distinctiveness
- Retention of a significant amount of historic fabric

#### The Village Hall (Locally Listed)

This prominently positioned 'L-shape' property is located adjacent to the application site, to its south-east. It is a purpose-built village hall that dates from the early 1930's and designed and constructed in an Arts and Crafts style. It is a single storey structure that is built from Bargate stone with red, blue and brown brick accent dressings and covered over by a plain tiled half hipped roof. A feature protruding gable is located on the front elevation, to the right-hand side, which is defined by a centrally positioned large rounded headed oak framed casement window, a centrally positioned clock and a date stone that bears the name of the Mary Watts, a nationally important artist who lived and worked locally.

The significance of this property primarily relates to the following:

- Its role in the historic development and evolution of the village - important focus for community and civic life
- Its connection with Mary Watts - an artist of national and local importance
- Its role as a local landmark within the village

#### The Limes (Statutory Listed)

The Limes is an attractive early 19th Century house which is situated approximately 80m to the north-west of The Harrow Public House, on the north side of The Street (B3000). The 2-storey classically presented property is of red brick construction and is set under a shallow pitched slate roof.

The significance of the heritage asset primarily relates to the following:

- Its age and rarity - as evidenced by its inclusion on the statutory list
- Forms part of a wider townscape group of historic buildings
- Retention of a significant amount of historic fabric



- Its demonstration of the architectural fashion of the late 18th and early 19th Century.

### The Old Forge (Locally Listed)

This property is located on the north side of The Street (B3000), opposite Tyrone and Beech Cottages, approximately 30m from the application site. It is a detached 2-storey property that is said to date from the late C19th, although the shape and scale of roof does suggest an earlier date. It has a C20th lean-to extension to the right-hand side. The structure is constructed from red and brown brick and is covered over by a plain tiled hipped roof. A tall brick chimney stack projects from the right-hand hip.

Historic mapping and the property's name indicate that the property was connected to the village smithy as an associated dwelling or similar.

The significance of this property primarily relates to the following:

- Forms part of a wider townscape group of historic buildings
- Association with the village smithy - evidences the social history of the village

### The Stores and Bakers Cottage

This two-storey cottage is situated to the north-west of the application site - approximately 45m away, on the north side of The Street (B3000). The property is said to date from the mid-late C19th however its form, roof shape and scale does seem to suggest that it could have earlier origins. The structure is constructed from white rough cast render with half-timbers to the first floor only and is covered over by a plain clay tiled roof which is hipped on the left that continues into a catslide over the single storey C20th extension.

Historic mapping and the property's name indicate that the property was connected to the village bakery as an associated dwelling or similar.

The significance of this property primarily relates to the following:

- Forms part of a wider townscape group of historic buildings
- Association with the village bakery - evidences the social history of the village

## Compton Antiques

This two-storey cottage is situated to the north-west of the application site, on the north side of The Street (B3000), sandwiched between The Old Forge and the Bakers Cottage.

The property appears to date from the late C19th. It is physically attached to the south-east side of Bakers Cottage. It is of brick construction that has been painted cream and is covered over by a plain clay tiled pitched roof with two end ridge stacks. To the left-hand side of the front elevation is a relatively recent flat roof extension that is used as a shop, which exhibits a simply formed shopfront within its front elevation.

The significance of this property primarily relates to the following:

- Forms part of a wider townscape group of historic buildings
- Retention of the shop means the property remains legible as a historic shop in the village - evidences the social history of the village

### *Heritage Appraisal*

National policy and guidance are clear that conservation is a process of managing change, not simply preserving the status quo for its own sake. This assessment considers the impact of the proposed new development on the significance of the heritage assets identified above.

The application seeks consent for the conversion and extension of the existing building to form five individual dwellings; 2 through the conversion works and 3 through the proposed extensions, together with amenity space and associated parking. In order to facilitate the proposal some existing single storey elements (extensions and outbuildings) are proposed for demolition.

### *Change of Use*

The first consideration is given to the proposed change of use from public house/restaurant to residential. Public houses play an important community and social role, often associated with a longstanding presence in the community. The closure of a pub can therefore compromise the vibrancy of an area and its associated diversity and attractiveness as a place to live. Nevertheless, there is

acknowledgement that in this instance the use solely as a public house function was lost some years prior, when it was a Thai restaurant use was introduced. That said, it still remained as a publicly accessible building, which would change under this proposed change of use to residential. The conservation officer considered that whilst the proposed change of use would result in some degree of harm to the asset's social and communal significance, but there is equally an understanding that there are substantial benefits arising from the proposed change use when considering the length of the property's vacancy.

Notwithstanding the above, the proposed conversion to residential use is considered to be a compatible use for the prevailing context and character of this part of the village. As such in conservation terms officers are satisfied that such a change would not appear discordant.

#### *Conversion of Existing Structure*

The conversion proposals to the core of the historic pub are very much welcomed, particularly in regard to the replacement/repair of the existing structurally compromised roof; the refurbishment of the exterior; removal of poor quality or architecturally less significant accretions; and the retention and overhaul of remaining historic fabric, including windows and door. Internally, the proposed layout appears to successfully complement the existing cell arrangement which is also welcomed positively.

#### *Development of Extensions*

The application proposes the addition of two, two-storey side extensions, one to the north-west end and one to the south-east end.

The north-west two-storey extension would form a single new dwelling with a footprint measuring 6.4m x 6.6m. It would be significantly set back (5.7m) from the host property's principal elevation, thereby allowing the existing structure to retain its prominence within the streetscene, as well as reinforcing the organic traditional accreted form that is prevalent exhibited within this part of the Compton Conservation Area as well as being complementary to the host. The south-east two-storey extension would provide two new dwelling units within its built form comprising Plot 1 with footprint measuring 5m x 11m and Plot 2 with a (maximum) footprint measuring 5m x 9.2m. Both units would sit back significantly from the

host property's principal elevation, thereby ensuring that a subservient relationship with the host building is maintained. Further still, the staggered and ad hoc aggregated arrangement of these two units is considered to be complementary to the host structure, as well as being suitably compatible with the prevailing character and form of this part of the Compton Conservation Area.

The scale and form of both additions are deemed to be acceptable for the location and context, whilst the traditionally vernacular design approach, which includes the incorporation of gables, gable dormers, tile hanging, chimney stacks and arched headed windows is also considered to be suitably appropriate and complementary. Neither addition is considered to harm those elements of the host non-designated heritage asset that contribute to its significance such as its characterful and traditional front elevation that signals it as public house.

There is an acceptance that in order to accommodate the proposed extensions it would mean the removal of some poor quality or architecturally less significant single storey elements, but this is considered to be to the benefit of the non-designated heritage asset as well as the conservation area.

It is recognised that the proposed extension to the north-west end would narrow and infill the present gap between the host and the side elevation of Tyrone Cottage. This gap does appear as a bit of a townscape anomaly and is seen and experienced as an absence rather than a natural or designed break. However, having looked at historic mapping one can appreciate that there were attached buildings in the location of this space until at least 1920. The fact that the public house once was adjoined to additional structures at its north-western elevation is also apparent in its fabric and design. When seen in context with the property's other elevation the north-western end does appear truncated. Also providing clues are the lack of opening and the modern brickwork.

Giving due consideration to this, officers appreciate and value that the proposed extension to this north-western end would help to reinstate and stitch back together the historic aggregated form and would reverse the incongruity that the existing gap creates, in terms of the village's townscape, which is considered a positive step. Nevertheless, it is appreciated that such a proposal would have a dramatic change to the immediate setting of Tyrone Cottage. That said, having assessed the submitted streetscene section the conservation officer does not consider that such a change would be harmful to the significance and setting of the statutory heritage asset, for the reason that the extension is well designed, which is

considered to be compatible and sensitive to the asset's architectural form, scale, massing and character, and that it would represent a reinstatement the traditional relationship of building-gap-building which usually characterises historic village streetscapes. Furthermore, whilst the addition does sit slightly proud of Tyrone Cottage's building line, this staggered layout arrangement is considered to benefit of the organic and traditional character of the streetscape, plus the retention of the access route 'The Harrow' helps to provide some visual relief.

In order for the design and appearance of the north-western end to be sensitively executed through the use of appropriate, high-quality materials and detailing, the conservation officer considers it important that details of boundary treatments, landscape planting, hard surface treatments, external materials including joinery details and rainwater goods are secured by way of condition.

With regards to the addition at the south-eastern end, it is considered that much like the north-western end, the proposed addition would serve to reinforce the tight-knit layout and aggregation which is usually attributed to traditional village nucleuses. Again, it is appreciated that this would represent a considerable change to the setting of the neighbouring village hall but it is not considered that such a change would be to the detriment of either heritage asset (Village Hall and The Harrow), as the scale, massing and character of the proposed addition would still allow for a subservient relationship with the Village Hall. Equally, its design and architectural form is also considered to be respectful and complementary to that of the Village Hall.

#### Impact on the amenities of the occupiers of the adjacent neighbouring properties.

The proposed works would extend the property closer to the properties to the Northwest and to the rear.

Policy D5 of the LPDMP requires development proposals to avoid having an unacceptable impact on the living environments of existing residential properties or resulting in unacceptable living conditions for new residential developments. This outlines a list of issues which should be considered, these include, privacy and overlooking, visual dominance and overbearing effects, access to sunlight and daylight, artificial lighting, noise and vibration and odour, fumes and dust.

The Closest properties to the application site are Tyrone Cottage, located to the North West of the site and Harrow End and Field Cottage located to the rear of the

site. To the south of the site is the Village Hall.

### *Tyrone Cottage*

The proposal would extend the building closer to this property than what currently exists on site. No side windows are proposed facing the adjacent neighbouring property Tyrone Cottages and as such it is not considered that the proposal would result in any additional overlooking or loss of privacy to the occupiers of these properties than the existing situation.

The proposal would not extend beyond the rear elevation of Tyrone Cottages but would extend beyond the front elevation. However, a separation distance of approximately 6.5 metres would be retained which would comprise the existing access to the rear of the site and to the properties Field Cottage and Harrow End. It is considered that by nature of the juxtaposition of the two properties, the proposed extension whilst would be visible, it would not result in a material over-dominant or overbearing form of development to the detriment of the occupiers of the Tyrone Cottage.

The proposal would result in a narrow vehicular access than that which currently exists on site; however, the site would no longer access the public house car park to the rear of the site. The submitted Transport Assessment notes that the number of trips to the site would reduce from 162 to 26 trips. As such it is considered that there would be an improvement to the amenities of the occupiers of Tyrone Cottage from vehicular movements. The proposal would have a bin storage area with the bins being moved to the front of the site at refuse collection day. The Council's Technical Support and Improvement Officer raises no objection to the application.

### *Harrow End and Field Cottage*

The proposed alterations and extensions would extend the property closer to the rear boundary. However, this would be relatively minimal with a separation distance of approximately 17 metres retained to the rear boundary with the front elevation of properties Field Cottage and Harrow End set back a further 10 metres from the rear boundary of the site. It is considered that because of this separation distance, the proposed extensions would not result in an overbearing form of development and would not result in a material loss of privacy to the occupiers of these units.

The proposal would extend the building closer to the Village Hall. However, as this is not in residential use, it is considered that the proposal would not impact on the residential amenities of this property.

The proposed development is therefore considered to comply with Policy D5 of the LPDMP with the guidance set out in the NPPF.

### Living environment

Policies H1 and D1 require all new development to conform to the nationally described space standards as set out by the Ministry for Housing, Communities and Local Govt (MHCLG).

The mix of units proposed comprises 3 x 2 bed houses, 1 x 3 bed house and 1 x 4 bed house. Each unit would comply with the appropriate space standard as set out in the national standards. The space standards set out further requirements in terms of bedroom sizes and dimensions. The submitted plans demonstrate that bedrooms would meet with these additional requirements. The proposed garden area would be adequate in terms of outdoor amenity space.

The proposed units would each have their own private amenity areas. The proposal is also located close to public parks within the village which provide additional amenity areas for the occupiers.

The proposed extensions are therefore considered to comply with Policies D1 and H1 5 in the LPSS and guidance set out in the NPPF.

### Highways / parking considerations

The site would utilise the existing access which is to the northwest of the site. However, its width would be reduced from approximately 10 metres to 5 metres as a result of the proposed extension. Each property would have two car parking spaces and cycle storage is also proposed and one EV charging point per household.

In village and rural locations, the Council's adopted Parking Standards require 1.5 spaces for a 2 bed house, 2 spaces for a 3 bed house and 2.5 spaces for a 4 bedroom house. The total requirement for this proposal therefore equates to 9 spaces. The proposal would comply with adopted parking standards.

The proposal would include the removal of the existing public house sign and would provide visibility splays from the site. Concerns have been raised regarding visibility; however, the County Highways Authority have been consulted and raise no objection as the proposal would result in a significant reduction in trips to and from the site and the visibility splays improved. It is therefore considered that the proposal would comply with the requirements of Local Plan Policy ID10 .

### The impact on protected species

Policy ID4 of the LPSS and Policy P7 of the LPDMP require a net gain in biodiversity to be achieved in connection with any new development.

The submitted Ecology report notes the main building does have a day roost for bats, but there were no other protected species present on site. The proposed ecological survey notes that a construction Environment Management Plan outlining how works would be enabled to ensure that works do not impact on protected species and how invasive species (Rhododendron, cotoneaster and giant rhubarb are removed from site and disposed of. The report also outlines a mitigation strategy for works to minimise impact on the protected bats which includes installation of bat boxes on site prior to works commencing. A Bat licence would also need to be obtained from Natural England prior to the commencement of any works and an informative is recommended outlining this.

Surrey Wildlife Trust initially raised concerns that a ground level tree roost assessment would be required prior to determination and that an Arboricultural Impact Assessment indicating a Tree Protection Plan and method statement would need to be submitted. The applicant has submitted additional information. The Council's Tree Officer raises no objection to this application and the tree was inspected by an ecologist and that the tree had a low potential for roosting bats. Conditions are recommended for landscaping and biodiversity improvements for the site. Subject to conditions it is considered that the proposal would comply with Policies P6 and P7 of the LPDMP.

### Sustainability

Policy D2 of the LPSS refers to Climate Change, Sustainable Design, Construction and Energy, this outlines measures to reduce natural resources, minimise waste



and for buildings to be adapting to climate change and low carbon. Policy D14 of the LPDMP refers to sustainable and low impact development and outlines measures that should be taken to enable this in an application. Notably, developments are required to demonstrate how they have followed a fabric first approach, how carbon is embodied in the development, sourcing local materials and buildings being energy and water efficient and information about how waste at the site will be managed and minimised.

The applicant has submitted a Climate Change Questionnaire. This confirms that the building works would include a fabric first approach by reusing the existing building for the proposal. Furthermore, heating would be provided by Air Source Heat Pumps. Although details of the type of air source heat pumps and their location have not been submitted, these can be controlled by condition. The questionnaire also advises that, water efficient measures will also be included in the proposal to ensure the development complies with Policy D2. The Council's policy officer raises no objection to the application and subject to conditions, it is considered that the proposal would comply with Policy D2 of the LPSS and D14 of the LPDMP.

### Air Quality

Compton does have an Air Quality Management Area; however, this is located approximately 400 metres to the north west of the application site. The applicant has submitted an Air Quality Assessment, this states that the additional vehicle trips to and from the site would have a negligible impact on local air quality and no mitigation is required. The Council's Environmental Health Officer raises no objection to the application and note that the Air Quality Management Area is small and is between an area where properties are close together and no mitigation is required for this proposal.

### Surface Water Drainage

The submitted Planning Statement noted that the site is within Flood Zone 1 which is the lowest risk of flooding. The statement also notes that the proposal would make use of existing hardstanding areas with gardens being created to increase the permeability of the site and that drainage arrangements would be incorporated into the proposed development. No further details have been submitted. However, this can be secured by condition. Subject to this it is considered that the

proposal would comply with Policy P11 of the LPDMP which requires all development schemes to include drainage schemes to intercept as much rainwater and run off as possible and to maximise use of permeable surfaces at the site.

### Thames Basin Heaths Special Protection Area and Appropriate Assessment

The site is within the 5km to 7km buffer zone of the Thames Basin Heath SPA and therefore outside of the 400m to 5km buffer zone. In accordance with the Thames Basin Heath SPA Avoidance Strategy 2017, there is therefore no requirement for mitigation in relation to the proposed development.

### Conclusion

The proposal would result in the loss of a community facility in the village. However, it is considered that the applicant has demonstrated that the public house is no longer viable and that there are other facilities nearby. Therefore, its loss would not have an adverse impact on the community.

The proposal would re-use an existing Locally Listed Building and the design of the proposed extensions would be sympathetic to the character and appearance of the adjacent Listed and Locally Listed Buildings.

The proposal would comprise limited infilling in the Green Belt and would reuse an existing building Locally Listed Building in the village. The proposed extensions, although significant in size, would not be disproportionate additions to the existing building and would be set back from the main frontage, thus preserving the primacy and significance of the existing building.

The proposal would retain good separation distance with adjacent neighbouring properties and would not materially impact on the amenities of the occupiers of the adjacent neighbouring properties through being overbearing or over-dominant and would not result in loss of privacy.

It is considered that the proposed change of use and extensions to provide additional residential units in the village would comply with adopted policies in the Local Plan. It has been concluded that the development would not result in any harm that would justify refusal in the public interest. The decision has been taken in compliance with the requirement of the NPPF to foster the delivery of

sustainable development in a positive and proactive manner.