5m	**17/0962**	**Reg'd:**	**17.08.17**	**Expires:**	**16.11.17**	**Ward:**	**HE**
Nei. Con. Exp:	**12.10.17**	**BVPI Target**	**Household**	**Number of Weeks on Cttee' Day:**	**13/13**	**On Target?**	**Yes**

LOCATION: **Key Lodge, Hook Heath Road, Woking, Surrey, GU22 0LE**

PROPOSAL: **Two storey front extension, first floor side extension, extension of existing ground floor addition and installation of pitched roof over with internal layout alterations.**

TYPE: **HOUSEHOLD**

APPLICANT: **Mr & Mrs Gay** **OFFICER:** **Barry Curran**

REASON FOR REFERAL TO COMMITTEE

The application had been called to Planning Committee by Councillor Azad as the application falls to be resolved by the exercise of planning judgement.

SUMMARY OF PROPOSED DEVELOPMENT

The application seeks permission to erect a two storey front extension, a first floor replacement side addition, extension of the existing ground floor side element and installation of pitched roof over with internal layout alterations.

PLANNING STATUS

- Urban Area
- Thames Basin Heaths SPA Zone A (400M)

RECOMMENDATION

GRANT planning permission subject to conditions.

SITE DESCRIPTION

The application site is located on the north-western side of Hook Hath Road and forms a tandem development to the west of Bernisdale which fronts Hook Heath Road. Hook Heath is Sylvan in character with examples of mature trees and hedging contributing to this character. Key Lodge covers a substantial plot but the dwellinghouse itself is positioned towards the north-eastern corner with the amenity space to the South and West. Dense hedging at 4 metres in height and other examples of vegetation along the northern boundary separate Foxley House with substantial trees measuring in excess of 9 metres in height along the eastern boundary separating Bernisdale.

PLANNING HISTORY

No recent relevant planning history

PROPOSED DEVELOPMENT

Planning consent is sought to erect a two storey front extension following removal of the existing entrance porch, a first floor replacement side addition, extension of the existing ground floor side element and installation of pitched roof over.

CONSULTATIONS

Hook Heath Neighbourhood Forum: No comments raised

Arboricultural Officer: Tree protection details can be conditioned (26.10.17)

REPRESENTATIONS

There have been 2no third party letters of objection received in relation to the initial proposal. The issues raised in these letters draw concern over;

- Dispute over boundary lines (Officer Note: *it has been confirmed by the applicant and agent that the red line as per the submitted plans is accurate. Moreover, as the proposed development falls within the red line as outlined on plans, a dispute over its accuracy would be a civil issue and would not be regarded as a material planning consideration for the purposes of this application*)
- Loss of outlook from habitable room windows of Foxley House due to the first floor side extension
- Loss or privacy to surrounding properties

Following submission of amended plans, at the request of the Planning Officer, a further 2no letters of objection were received. One of the letters was a re-submission from an initial objector raising similar concerns as those outlined above and one of the letters was from the Hook Heath Residents' Association. The issues raised in this letter draw concern over;

- Boundary lines (as discussed above)
- Loss of privacy and overlooking to Foxley House
- Request that an Arboricultural Report be required

RELEVANT PLANNING POLICIES

National Planning Policy Framework 2012
Section 7 - Requiring good design

Core Strategy Publication Document 2012
CS21 – Design

Development Management Document DPD
DM2 – Tree and Landscaping

Hook Heath Neighbourhood Plan 2015
BE1 – Design of New Developments

Supplementary Planning Guidance
Supplementary Planning Document 'Outlook, Amenity, Privacy and Daylight' 2008
Supplementary Planning Document 'Design' 2015

Woking Borough Council - Community Infrastructure Levy Charging Schedule

PLANNING ISSUES

1. The main planning issues that need to be addressed in the determination of this application are; whether the proposal would be of detriment to the character of the host dwelling or character of the surrounding area, whether the proposed additions would cause material harm to the amenities enjoyed by surrounding neighbours and impact on trees.

Impact on Existing Dwelling/Character of Area

2. The National Planning Policy Framework attaches great importance to the design of the built environment throughout Paragraphs 56 and 57 with emphasis being placed on planning positively for the achievement of high quality and inclusive design for all development. Policy CS21 of the Woking Core Strategy 2012 is consistent with this in so far as it expects development proposals to have regard to the general character and quality of the surrounding area.

3. Hook Heath is an area characterised by large two storey detached dwellings positioned on substantially sized plots. The application dwelling adheres to this trend located to the rear of Bernisdale in a tandem form of development occupying a generous plot with a sizeable two storey detached dwelling. Adopting an 'L' shaped layout, the dwelling is positioned towards the north-eastern corner of the site with a single storey flat roofed element running parallel to the northern boundary. It is proposed to erect a two storey front extension on the eastern elevation along with extension of the existing single storey element and installation of a pitched roof over this. The proposed two storey extension would measure 5.2 metres in width, 4.8 metres in depth and stand at 7.3 metres in height set down 1.3 metres from the existing predominant ridge line. Supplementary Planning Document on 'Design' 2015 notes that *'the front elevation of a dwelling is of primary importance to the character and appearance of the street scene'* and *'significant extensions will usually be resisted where there is a well established building line'.* While the extension represents a substantial front addition, the dwelling is a tandem development with no building line evident. Furthermore, considering the orientation of the dwelling, it would be difficult to establish the principal elevation. The extensions borrows architectural cues from the existing dwelling with pitched roof gables, a lean-to porch element and a fenestration pattern to tie in with the prevailing pattern on the host dwelling.

4. Along the eastern elevation it is also proposed to extend the existing single storey element by approximately 1.1 metres and increase its width by 1.5 metres. This modest addition would merge with the proposed two storey front extension with the installation of a dual pitched roof over the entirety of the single storey element. Policy CS21 of the Woking Core Strategy 2012 calls for new developments that *'respect and make a positive contribution to the street scene and the character of the area in which they are situated, paying due regard to the scale, height, proportions, building lines, layout, materials and other characteristics of adjoining buildings and land'*. While the addition would increase the depth along this elevation by 1.1 metres, it would remain a single storey element albeit with a height of 5.4 metres. The adoption of the dual pitched roof is considered to correspond with the character of the host

dwelling, given its Arts and Crafts style, and is seen to offer a more appropriate built form to that of the existing flat roofed element.

5. Along the northern side elevation it is proposed to replace the existing first floor addition with a larger first floor side extension. The existing addition includes a flank gable on its northern elevation and forms a subordinate element set down from the predominant ridge line of the main dwelling by approximately 2.4 metres with rear and side elevation windows. Policy BE1 of the Hook Heath Neighbourhood Plan 2015 states that developments should *"be designed to a high quality and closely reflect the existing rhythm, proportion, materials, height, scale, bulk, massing and storey heights of nearby buildings"* including that of the host buildings. It is proposed to replace this side addition with a larger side extension measuring 6.2 metres in depth, 4 metres in width and be set down 0.6 metres from the predominant ridge line adopting a hipped roof to tie in with the hipped roof form on the host dwelling while remaining subordinate. The hipped roof form is considered appropriate in this instance tying in with the host dwelling whilst softening any potential impact that the addition may have in term of bulk and mass. The extension has been amended from the initial submission with the removal of the 2no western elevation windows and installation of a replacement single-pane recessed window. Set against the backdrop of the existing main dwelling, and indeed the proposed two storey front extension, the first floor replacement side addition is considered to relate well to the host dwelling adopting a subordinate scale and subservient form and design so as to respect the character of the dwelling and in turn the area.

6. Set in line with the existing side building line, the first floor side addition would remain within the footprint of the existing dwelling. It is advised in the Council's Supplementary Planning Document on 'Design' 2015 that a separation of 1 metre is recommended for side extensions. While this is clearly outlined in the SPD, it should be noted that this provision was applied in a bid to mitigate a 'terracing effect' where there is very little space between buildings. As previously noted, the application site covers a generous plot similar to all surrounding plots. The positioning of the dwelling towards the north-eastern corner of the plot is quite unusual but nevertheless is located in excess of 16 metres to the nearest neighbour. While the replacement addition encroaches 1.7 metres closer to the shared northern boundary at first floor level, it remains within the existing built footprint and set off the boundary by 1 metre so as not to cause a dramatic change in the spacing between or character of dwellings in the area.

7. From the points raised above, it is considered that the proposed development is of an acceptable design and would respect the character and appearance of the dwelling and would result in acceptable additions with regards to the wider area. As such, the proposal is in accordance with Section 7 of the National Planning Policy Framework, Policy CS21 of the Woking Core Strategy 2012, Policy BE1 of the Hook Heath Neighbourhood Plan 2015 and Supplementary Planning Document 'Design' 2015.

Impact on Neighbour Amenities

8. The application site is enclosed in all directions by residential properties within Hook Heath Road, Hale Ends and The Drive. Considering the location of the dwelling within the site, however, located in excess of 50 metres from

the southern boundary the amenities of neighbours within Hale Ends are not deemed to be materially affected as a result of the proposals.

9. Bernisdale is positioned on a relatively linear grain of development along Hook Heath Road with its side/rear elevation located in excess of 43 metres from the eastern boundary of the application site. The addition, as such, would be located at least 5 metres off the shared boundary on this side and at the terminus of the amenity space of this property. The amenities of this property, in terms of privacy and outlook are not deemed to be detrimentally infringed upon with overlooking not considered detrimental considering the separation distances, positioning of the extension and existing boundary treatments.

10. Foxley House and Allard House are located to the north-west of the application dwelling and date from the late 1980s when an application was approved for 2no detached dwelling post dating the application property. The rear amenity space of Foxley House runs along the northern boundary of the application site where the terminus of this space is positioned to the North of the side elevation of Key Lodge. The proposed two storey front extension and single storey extension on the existing addition along this northern elevation are not considered to cause material harm to the amenities of this property, in terms of loss of light or privacy considering their positioning and existing boundary treatments along this shared boundary.

11. Concern has, however, been raised in relation to the erection of the replacement first floor side extension on the northern side. As previously noted, this extension will encroach on the shared boundary by 1.7 metres and increase the bulk and mass of the dwelling by adding a larger addition some 1.8 metres higher. It is acknowledged that the extension would amount to a larger element on this elevation but it has to be borne in mind that the extension remains within the footprint of the existing dwelling. Furthermore, mitigation measures have been incorporated to minimise the impact of the extension with the adoption of a hipped roof form which is considered to offer relief to the increase in scale and soften the built form. The addition will also remain subordinate and below the ridge line of the host dwelling with the proposed two storey front extension and main dwelling acting as the back-drop to this addition from the perspective of Foxley House.

12. It is acknowledged that the increase in scale of this side element will alter the outlook from Foxley House and indeed Allard House. It also has to be borne in mind that protection of views out over third party land are not protected and are not considered a material planning consideration unless the proposed development would detrimentally reduce light or cause an overbearing impact. Considering the location of the addition, with regards to Foxley House, opposite the terminus of its rear amenity space and approximately 16 metres from the rear elevation of this dwelling, it is not considered to amount to an oppressive feature.

13. As existing, Key Lodge contains a double pane window on the rear (western elevation) and a triple pane window on the side (northern elevation). Both of these windows serve a bathroom and are clear glazed and offer unobstructed views directly into the private rear amenity space of Foxley House. The proposal replaces these windows with one single pane window on the rear (western) elevation which would be recessed 0.5 metres so as to prohibit views from the proposed bedroom within the first floor addition onto this

amenity space. Furthermore, considering the recessed nature of this opening on this elevation, views offered from this window into the amenity space of Foxley House would be more restricted than those already obtainable from the first floor bedroom served by the triple pane window on the two storey gabled element on the western elevation. Considering the existing layout which permits clear unobstructed views into the private amenity space of Foxley House and the proposed layout which removes these windows and replace them with a single pane window with obstructed views, the proposed first floor side extension is not deemed to contribute to a further loss of privacy but rather is seen to improve the privacy of Foxley House.

14. Further concern has been raised in relation to views from the new single pane window into habitable room windows of Foxley House. Considering the 16 metre separation between rear elevations along with the fact that the new window would be recessed 0.5 metres and located just 1.5 metres closer to the shared boundary than the existing triple pane window on the two storey gable, the loss of privacy is not seen to carry a level of detriment by which a recommendation for refusal could be substantiated.

15. The proposed extensions have been assessed against their impacts on the surrounding neighbours and are not seen to result in a situation which would detract from the amenities enjoyed by the occupiers, in terms of loss of privacy, loss of light or overbearing impact. On balance, it is considered that whilst the proposed development would create a structure which would change the outlook from a number of properties, it would not alter it to a degree by which a recommendation for refusal could be substantiated. As such, the proposed development is seen to satisfy provisions outlined in the National Planning Policy Framework, Policy CS21 of the Woking Core Strategy 2012 and Supplementary Planning Document 'Outlook, Amenity, Privacy and Daylight' 2008.

Impact on Trees

16. The wider area is Sylvan in character with numerous substantial trees and vegetation adding to this setting. The additions, however, are not considered to infringe on the Root Protection Areas of surrounding trees as the single storey and two storey front extensions are located in areas of hard standing. A number of mature trees could, however, be affected during the construction phase of the development. Tree Protection Information will be required in this instance in line with BS5837 and can be secured by way of planning condition.

Local Finance Considerations

17. CIL is a mechanism adopted by Woking Borough Council which came into force on 1st April 2015, as a primary means of securing developer contributions towards infrastructure provisions in the Borough. In this case, the proposed development is less than 100m2 and therefore is not CIL liable.

Conclusion

18. Considering the points discussed above, the proposed extensions are considered acceptable with regards to their impact on the character of the dwelling and character of the surrounding area. The impact of the

development on the amenities enjoyed by surrounding neighbours has been assessed in detail and found to result in an acceptable impact in terms of potential overbearing impact, loss of privacy and loss of light given the separation distances, relationship with neighbouring properties and internal layout of the proposed dwelling. The impact on trees in and surrounding the site has also been assessed and considering the extensions positioning extending on existing hard standing, the health of trees is not considered to be infringed upon. Overall, the development is considered to accord with provisions outlined in the National Planning Policy Framework, Policy CS21 of the Woking Core Strategy 2012, Policy DM2 of the Development Management Document DPD 2016, Policy BE1 of the Hook Heath Neighbourhood Plan 2015 and Supplementary Planning Document 'Outlook, Amenity Privacy and Daylight' 2008 and 'Design' 2015 and is accordingly recommended for approval subject to the attached conditions.

BACKGROUND PAPERS

1. Site visit photographs.
2. 4no third party letters of objection
3. Response from Arboricultural Officer (26.10.17)

RECOMMENDATION

It is recommended that planning permission be Granted subject to the following Conditions:

1. The development for which permission is hereby granted must be commenced not later than the expiration of three years beginning with the date of this permission.

   Reason:

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

2. The materials to be used in the construction of the external surfaces of the extension hereby approved shall match those outlined in the submitted application form.

   Reason:

   To ensure that the development protects the visual amenities of the area.

3. The development hereby permitted shall be carried out in accordance with approved plan;

   Drawing No. 17.1647.010
   Drawing No. 17.1647.030 (Amended Plan)(Received 26.09.17)

   Reason:

   For the avoidance of doubt and in the interests of proper planning.

4. ++ No development related works shall be undertaken on site (including clearance and demolition) until tree protection details, to include the protection of hedges and shrubs, have been submitted to and approved in writing by the Local Planning Authority. These details shall adhere to the principles embodied in BS 5837 2012 and shall include a Tree Survey, Arboricultural Impact Assessment and Arboricultural Method Statement. The details shall make provision for the convening of a pre-commencement meeting and Arboricultural supervision by a suitably qualified and experienced Arboricultural Consultant for works within the RPAs of retained trees. Full details shall be provided to indicate exactly how and when the retained trees will be protected during the site works. The development shall be carried out strictly in accordance with the agreed details.

   Reason:

   To ensure the retention and protection of trees on and adjacent to the site in the interests of the visual amenities of the locality and the appearance of the development in accordance with Policy CS21 of the Woking Core Strategy 2012.

Informatives:

1. The Council confirms that in assessing this planning application it has worked with the applicant in a positive and proactive way, in line with the requirements of paragraph 186-187 of the National Planning Policy Framework 2012.

2. You are advised that Council officers may undertake inspections without prior warning to check compliance with approved plans and to establish that all planning conditions are being complied with in full. Inspections may be undertaken both during and after construction.

3. Your attention is specifically drawn to the conditions above marked ++. These condition(s) require the submission of details, information, drawings, etc. to the Local Planning Authority PRIOR TO THE COMMENCEMENT OF ANY DEVELOPMENT ON THE SITE or, require works to be carried out PRIOR TO THE COMMENCEMENT OF THE USE. Failure to observe these requirements will result in a contravention of the terms of the permission and the Local Planning Authority may serve Breach of Condition Notices to secure compliance.

   You are advised that sufficient time needs to be given when submitting details in response to conditions, to allow the Authority to consider the details and discharge the condition. A period of between five and eight weeks should be allowed for.

4. Where windows are required by planning condition to be fitted with obscure glazing the glass should have a sufficient degree of obscuration so that a person looking through the glass cannot clearly see the objects on the other side. ‘Patterned’ glass or obscured plastic adhesive are not acceptable. If in doubt, further advice should be sought from the Local Planning Authority before work is commenced.

5. The applicant is advised that, under the Control of Pollution Act 1974, site works which will be audible at the site boundaries are restricted to the following hours:-
   08.00 – 18.00 Monday to Friday
   08.00 – 13.00 Saturday
   and not at all on Sundays and Bank/Public Holidays.

6. The applicant is advised that this planning permission does not convey the right to enter onto or build on land not within his ownership.