

12th MAY 2020 PLANNING COMMITTEE

6h **PLAN/2020/0151** **WARD: KNA**

LOCATION: 169 Percheron Drive, Knaphill, Woking, Surrey, GU21 2QX

PROPOSAL: Fenestration alterations to side and rear elevations and part conversion of an existing garage.

TYPE: Householder

APPLICANT: Mr A Gresham **CASE OFFICER:** Tanveer Rahman

REASON FOR REFERRAL TO COMMITTEE

The applicant is an employee of Woking Borough Council. The application cannot therefore be determined under the scheme of delegated powers.

RECOMMENDATION

GRANT planning permission subject to conditions.

PLANNING STATUS

- Urban Area
- Tree Preservation Order
- Thames Basin Heaths SPA Zone B (400m-5km)

SITE DESCRIPTION

169 Percheron Drive is a two-storey detached dwelling with an integral garage. It is set back from the street by a paved driveway and front garden area.

RELEVANT PLANNING HISTORY

PLAN/1999/1377: Application under Section 73 Town and Country Planning Act 1990 to extend the period within which approval of reserved matters pursuant to outline planning permission dated 10 May 1993 (Ref No. 91/0828) previously extended on 20 December 1996 (Ref No. 96/0955) can be applied for - Permitted 20.03.2000.

PLAN/1996/0955: Application under Section 73 of Town and Country Planning Act 1990 to extend the period within which approval of reserved matters pursuant to outline planning permission dated 10.05.93 (Ref No. 91/0828) - Permitted 29.11.1996.

PLAN/1993/0696 Approval of Reserved Matters pursuant to Outline consent 91/0828 for Inner Distributor Road, drainage, car park and landscaping.(ADDITIONAL PLANS) - Permitted 26.05.1994.

PLAN/1991/0828: Comprehensive redevelopment of redundant land on hospital site to provide residential and commercial development including superstore, DIY store, builders merchant or B8 use, public house, petrol filling - Permitted 10.05.1993.

PROPOSED DEVELOPMENT

The planning application proposes to convert part of the existing garage which is currently a 'store' room to a 'utility' room by replacing an existing internal wall with a thicker wall. It also proposes to block up an existing door in the side (south) elevation and to replace a ground floor window in the rear elevation with sliding doors.

CONSULTATIONS

None.

NEIGHBOUR REPRESENTATIONS

No letters of representation were received.

RELEVANT PLANNING POLICIES

National Planning Policy Framework (2019):

Section 9 - Promoting sustainable transport
Section 12 - Achieving well-designed places

Woking Core Strategy (2012):

CS18 - Transport and accessibility
CS21 - Design

Supplementary Planning Documents

Woking Design SPD (2015)
Outlook, Amenity, Privacy and Daylight (2008)
Parking Standards (2018)

PLANNING ISSUES

The main issues to consider in determining this application are impact on character and impact in car parking provision having regard to the relevant policies of the Development Plan.

Impact on character.

1. Policy CS21 of the *Woking Core Strategy (2012)* states that new development should create buildings "*with their own distinct identity, they should respect and make a positive contribution to the street scene and character of the area in which they are situated, paying regard to the scale, height, proportions, building lines, layout, materials and other characteristics of adjoining buildings and land*".
2. The proposed fenestration alterations are considered to be relatively minor in their nature. It is therefore considered that they would have an acceptable impact on the character of the host dwelling and the wider area.

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Impact on parking provision & highway safety

3. Part of the garage has already been converted to a 'store' although no evidence has been submitted demonstrating that this was done more than four years ago which would make it immune from enforcement action. However, Woking Council's SPD *Parking Standards* (2018) states that where garages contribute to parking provision they should be at least 6m deep and 3m wide and it is noted that the garage is just 5m deep. It is therefore considered that it is not deep enough to contribute to parking provision and so its conversion has not and will not result in a loss of parking provision. It is also noted that the property's front driveway has space to park two cars.
4. It is therefore considered that the proposal would have an acceptable impact on parking provision and highway safety.

CONCLUSION

Overall, proposal would have an acceptable impact on character and car parking provision and highway safety. The proposal therefore accords with Sections 9 and 12 of the *National Planning Policy Framework* (2019), Policies CS18 and CS21 of the *Woking Core Strategy* (2012), *Woking Design SPD* (2015), *Outlook, Amenity, Privacy and Daylight* (2008) and *Parking Standards* (2018).

BACKGROUND PAPERS

Site visit photographs (19.03.2020)

PLANNING OBLIGATIONS

None.

RECOMMENDATION

It is recommended that planning permission be GRANTED subject to the above legal agreement and the following conditions:

1. The development hereby permitted must be commenced not later than three years from 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 development hereby permitted must be carried out in accordance with the approved drawings listed below:
 - 1:1250 location plan Drwg no. 81-19 1-2 (received by the LPA on 13.02.2020)
 - 1:200 block plan Drwg no. 81-19 SK No.1 (received by the LPA on 13.02.2020)
 - 1:500 block plan, 1:100 proposed elevations and 1:50 proposed ground floor plan. Drwg no. 81-19 2-2 (received by the LPA on 13.02.2020)

Reason:

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For the avoidance of doubt and to ensure that the development is completed in accordance with the approved plans.

3. The external finishes of the development hereby permitted shall match those used in the existing building in material, colour, style, bonding and texture unless otherwise indicated on the approved plans.

Reason:

To protect the character and appearance of the building and the visual amenities of the area.

Informatives

1. Proactive Working:

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 the NPPF (2019). The application was considered acceptable upon receipt.

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.