

3 JUNE 2020 PLANNING COMMITTEE

6h

PLAN/2020/0038

WARD: HE

LOCATION: 59 Connaught Road, Brookwood, Woking, Surrey, GU24 0ET

PROPOSAL: Erection of an outbuilding.

APPLICANT: Mr & Mrs Mertens

OFFICER: Claire Bater

REASON FOR REFERRAL TO COMMITTEE

The application has been referred to Planning Committee at the request of Cllr Ashall.

PLANNING STATUS

- Urban Area
- Adj. Green Belt (to rear)
- Thames Basin Heaths Special Protection Area (TBH SPA) Zone B (400m-5km)

RECOMMENDATION

REFUSE planning permission.

SITE DESCRIPTION

The application site is a two storey detached house located on the southern side of Connaught Road, Brookwood within the urban area. The rear garden is mostly laid to lawn with an area under cultivation and the side boundaries formed by close boarded timber fencing approx. 1.5m high. The rear boundary is formed by the railway banking and the land slopes up towards this.

PLANNING HISTORY

PLAN/2018/1119 - Erection of an outbuilding - Refused 31.05.2019 for the following reasons:

1. *The proposed outbuilding by reason of its design, appearance, massing, scale and form would be of a size commensurate with a new dwellinghouse and not in keeping with the character of the surrounding area contrary to policy CS21 of the Woking Core Strategy (2012), Supplementary Planning Documents Woking Design (2015), Outlook, Amenity, Privacy and Daylight (2008) and the National Planning Policy Framework (2019).*
2. *The proposed development fails to demonstrate how nearby trees will be protected during the build process contrary to policies CS21 and CS24 of the Woking Core Strategy (2012) and policy DM2 of the Development Management Policies Development Plan Document (2016).*

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3. *The proposed development would cause disturbance to the quiet amenity of neighbouring rear gardens by introducing vehicle movements along the length of the boundary contrary to policy CS21 of the Woking Core Strategy (2012) and the National Planning Policy Framework (2019).*

PROPOSED DEVELOPMENT

This is a householder planning application for the erection of a detached garage/workshop outbuilding in the rear garden. It would have a depth of 10.75m, width of 6.74m and pitched roof with additional accommodation in the roof space for home office use and overall height of 5.5m.

CONSULTATIONS

LPA Senior Arboricultural Officer: No objection subject to condition.

REPRESENTATIONS

2x letters of objection were received, raising the following main points:

- Height
- Possible use as separate dwelling
- Sewerage (*not a material planning consideration*)
- Loss of privacy/overlooking

RELEVANT PLANNING POLICIES

National Planning Policy Framework (NPPF) (2019)

Section 12 - Achieving well-designed places

Section 13 - Protecting Green Belt land

Woking Core Strategy (2012)

CS6 - Green Belt

CS21 - Design

Development Management Policies Development Plan Document (2016)

DM13 - Buildings Within and Adjoining the Green Belt

Supplementary Planning Documents (SPD's)

Outlook, Amenity, Privacy and Daylight (2008)

Design (2015)

Parking Standards (2018)

PLANNING ISSUES

The proposal is a resubmission of PLAN/2018/1119 which has not been altered in any way from this latter application.

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Impact on Character of the Area

1. Policy CS21 of the *Woking Core Strategy* (2012) states that “*Proposals for new development...should 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.*”
2. The proposed outbuilding would have a width of 6.74m, depth of 10.75m and a pitched roof with overall height of approx. 5.8m. It would be located at the rear of the property and would not be visible within the street scene. Notwithstanding, the proposed scale, massing and form is considered to be that of a new dwelling and not that of an ancillary use to the host dwellinghouse.
3. It is accordingly considered that the proposal would not be subservient and in keeping with the character of the host dwelling and the street scene. It is therefore considered that it would have an unacceptable impact on the character and appearance of the area contrary to policy CS21 of the *Woking Core Strategy* (2012), Supplementary Planning Documents *Woking Design* (2015), *Outlook, Amenity, Privacy and Daylight* (2008) and the *National Planning Policy Framework* (2019).

Impact on Neighbouring Amenity:

4. Policy CS21 of the *Woking Core Strategy* (2012) advises that proposals for new development should achieve a satisfactory relationship to adjoining properties avoiding significant harmful impact in terms of loss of privacy, daylight or sunlight, or an overbearing effect due to bulk, proximity or outlook.
5. Woking Council's SPD *Outlook, Amenity, Privacy and Daylight* (2008) contains a 45° test to determine whether a proposal would have an acceptable impact on the sunlight/daylight levels received by the windows of adjoining and adjacent properties, in this instance Nos.57 and 61 Connaught Road.
6. The siting of the proposed building at the far end of the rear garden is considered acceptable in that it is considered it would not cause an unacceptable loss of daylight/sunlight levels or appear unacceptably overbearing towards neighbouring properties.
7. The separation distances between the proposed windows and the windows of neighbouring properties exceed guideline for maintaining privacy contained in *Outlook, Amenity, Privacy and Daylight* (2008). For this reason it is considered that the proposal would not create unacceptable overlooking issues towards neighbouring properties.
8. However, the proposed outbuilding is shown to include a garage/workshop for which access would be adjacent to the shared boundary with No.57 Connaught Road. It is considered that the passage of vehicles along the length of this boundary would have an unacceptable noise impact with regards to this neighbouring property.

Impact on Private Amenity Space:

9. Woking Borough Council's SPD *Outlook, Amenity, Privacy and Daylight* (2008) recommends that family dwellings with two or more bedrooms and a gross floor area between 65-150sqm should have private amenity space that is at least equal to the footprint of the house and is also in scale with the house. According to the submitted

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drawings the proposed development would leave the dwelling with acceptable levels of private amenity space. However, this does not outweigh the harm identified above.

Impact on Trees:

10. There are trees sited in the vicinity of the proposed outbuilding that could be affected during the construction phase. The LPA's Senior Arboricultural Officer has been consulted on the application and has advised that a Tree Protection Plan would be required to be submitted prior to commencement were the proposal to be otherwise acceptable.

Impact on the Green Belt

11. The application site is located adjacent to the Green Belt and the proposed development will be assessed with regard to Green Belt policies. Policy DM13 of the *Development Management Policies Development Plan Document (2016)* states that "*The visual amenity of the Green Belt should not be adversely affected by proposals for development adjoining or conspicuous from the Green Belt.*"
12. The proposed extension would be viewed from the Green Belt as part and parcel of the existing built form and would not be considered to harm the openness of the Green Belt. It is therefore considered that it would have an acceptable impact on the Green Belt.

Impact on Car Parking Provision & the Highway:

13. Woking Borough Council's SPD *Parking Standards (2018)* recommends that dwelling houses with three bedrooms should have at least two car parking spaces. The proposed development would not increase demand for parking but would increase the amount of off-road parking provision. For these reasons it is considered that the proposal would have an acceptable impact on car parking provision and highway safety. However, this does not outweigh the harm identified above.

Local Finance Considerations:

14. The proposed development results in an additional 107.29 square metres residential floor space thus would be liable for a financial contribution under the Community Infrastructure Levy (CIL). The CIL charge in this case would therefore equate to £17,228.30.

CONCLUSION

15. Overall, it is considered that the proposal would have an unacceptable impact on character and neighbouring amenity. The proposal is therefore contrary to policy CS21 of the *Woking Core Strategy (2012)*, Supplementary Planning Documents *Woking Design (2015)*, *Outlook, Amenity, Privacy and Daylight (2008)*, *Parking Standards (2018)* and the *National Planning Policy Framework (2019)* and is recommended for refusal.

BACKGROUND PAPERS

Site visit photographs (dated 25.03.2020)

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RECOMMENDATION

It is recommended that planning permission be REFUSED for the following reasons:

1. The proposed outbuilding by reason of its design, appearance, massing, scale and form would be of a size commensurate with a new dwellinghouse and not in keeping with the character of the surrounding area contrary to policy CS21 of the *Woking Core Strategy* (2012), Supplementary Planning Documents *Woking Design* (2015), *Outlook, Amenity, Privacy and Daylight* (2008) and the *National Planning Policy Framework* (2019).
2. The proposed development would cause disturbance to the quiet amenity of neighbouring rear gardens by introducing vehicle movements along the length of the boundary contrary to policy CS21 of the *Woking Core Strategy* (2012) and the *National Planning Policy Framework* (2019).

Informatives

1. The plans hereby refused are numbered 3176-P01a received by the Local Planning Authority on 14.01.2020.