

16th January 2018 PLANNING COMMITTEE

5f 17/0876 Reg'd: 03.10.17 Expires: 18.01.18 Ward: C
Nei. 25.10.17 BVPI Household Number of 15/15 On Yes
Con. Target Weeks on Target?
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LOCATION: 112 Maybury Road, Woking, Surrey, GU21 5JL

PROPOSAL: Proposed single storey side and rear extension, single storey rear extension and rear dormer to existing roofspace with 2No velux windows to front elevation

TYPE: HOUSEHOLDER

APPLICANT: Mr Sajad Hussain

OFFICER: Barry Curran

REASON FOR REFERRAL TO COMMITTEE

The applicant is an elected member of the Council

SUMMARY OF PROPOSED DEVELOPMENT

The application seeks permission to erect a single storey side and rear addition, single storey rear extension and a rear dormer with 2no velux windows on the front roof slope.

PLANNING STATUS

- Urban Area
- High Accessibility Zone
- Thames Basin Heaths SPA Zone B (400M – 5KM)

RECOMMENDATION

GRANT planning permission subject to conditions.

SITE DESCRIPTION

The application site is located on the north-western side of Maybury Road and consists of a two storey mid-terrace dwelling set on a rectangular plot. At the rear, a 1 metre high dilapidated fence separates the adjoining No.113 with 2 metre high close timber board fencing along the south-west boundary.

PLANNING HISTORY

No recent relevant planning history

PROPOSED DEVELOPMENT

The development proposes to erect a single storey side and rear extension off the predominant two storey rear elevation measuring 2.5 metres in depth, a single storey

rear extension measuring 4.8 metres in depth with a rear roof dormer and 2no velux windows on the front roof slope.

CONSULTATIONS

None

REPRESENTATIONS

There has been 1no third party letter of objection received in relation to the proposed development. The issues raised in this letter draw concern over:

- Third party land issues (Officer Note: *issues relating to third party land are not considered a material planning consideration*)
- Overlooking

RELEVANT PLANNING POLICIES

National Planning Policy Framework 2012
Section 7 - Requiring good design

Woking Core Strategy 2012
CS21 – Design

Supplementary Planning Guidance
Supplementary Planning Document 'Outlook, Amenity, Privacy and Daylight' 2008
Supplementary Planning Document 'Design' 2015
Supplementary Planning Document 'Parking Standards' 2006

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 proposed extensions will be of detriment to the character of the host dwelling or character of the surrounding area, whether the proposals will cause material harm to the amenities enjoyed by surrounding neighbours and impact on parking.

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 generally consistent with this in so far as it is expected that development proposals will have regard to the general character and quality of the surrounding area.
3. It is proposed to erect a single storey side and rear extension off the predominant two storey rear elevation of the application dwelling. The extension would measure 2.5 metres in depth and 1.5 metres in width standing at 2.8 metres in height set along the shared south-western boundary. With the extension projecting back along the shared boundary, this will increase the bulk and mass on this side elevation. The extension adopts a

relatively inconspicuous form and scale with regards to the host building and would, as such, form a sympathetic element with a flat roof so as to minimise its dominance along the boundary.

4. A single storey rear extension off the existing rear addition is proposed, with a total projection of 7.4 metres at single storey level (following amendments). The extension would project off the two storey gable and along the north-eastern shared boundary utilising a flat roof with a maximum height measuring approximately 3 metres with a central roof lantern. Taking into account the examples of flat roofed rear additions throughout Maybury Road, the relatively modest 3 metre height of the proposed extension, and the requirement to avoid giving rise to a significantly harmful loss of daylight, sunlight or overbearing effect to adjacent properties, the flat roofed form of the addition is considered to be acceptable. As amended, the 4.8 metres increase in depth of the proposed extension over the existing element to be removed is considered to appear proportionate to the scale of the host dwelling. External materials are proposed to match existing and this can be secured via recommended Condition 3.
5. It is proposed to convert the loft space of the dwelling into habitable accommodation to facilitate two additional bedrooms. As part of this conversion a box dormer is proposed to be installed on the rear roof slope measuring 3.1 metres in width, 2.5 metres in height, 0.5 metres up from the eaves and 0.3 metres down from the ridge positioned in the centre of the roof. The proposed rear dormer is considered to be proportionate to the rear roof slope and adopts a typical dormer design which is synonymous with residential dwellings and one which ties in with the existing dormers in the vicinity. The Council's Supplementary Planning Document 'Design' 2015 notes that permission for dormers will usually be granted *'if they are a subordinate feature of the roofscape, they are in keeping with the character of the dwelling and street-scene and do not affect overlooking'*. As previously noted the dormer would form a proportionate addition to the rear roof slope and would therefore remain subordinate to the dwelling. Materials proposed for the dormer include materials to match those of the existing roof, which is of a clay roof tile. Adoption of this material will minimise the visual impact of the dormer allowing it to blend in with the roofscape and appear as a suitably subordinate and subservient addition.
6. The loft conversion is also proposed to be served by 2no front roof lights. A number of dwellings throughout Maybury Road include front roof lights. The proposed 2no front roof lights would not protrude an excessive amount and as such will not appear as a prominent form of development to the dwelling and are considered to be in keeping with its appearance and the visual amenities of the area.
7. The Council's Supplementary Planning Document 'Outlook, Amenity, Privacy and Daylight' 2008 states that the private amenity space *"should always be as large as the building footprint of the dwelling house"*. Taking this into account, along with the subservient design and subordinate scale, the rear addition relates adequately to the host dwelling retaining an appropriate amount of amenity space which spans for a depth in excess of 48 metres. Further to this, considering the relationship between the application property and the other neighbouring dwellings, views of the rear addition are primarily obscured from the public domain and therefore would have little impact on the wider street-scene. Given the range of single storey and two storey rear

additions evident throughout Maybury Road, it is not considered that the proposal will materially harm the established character of the area.

8. From the points set out above, the proposed additions are considered to form typical residential additions which are proportionate to the host dwelling and do not form a dominant features within the street-scene. Considering this, the proposed development is seen to be in accordance with Section 7 of the National Planning Policy Framework, Policy CS21 of the Woking Core Strategy 2012 and Supplementary Planning Document 'Design' 2015.

Impact on Neighbouring Amenity

9. The application dwelling is bound to the north-east and south-west by the adjoining terraced dwellings.
10. To the south-west, No.111 includes a similar layout to the application property and is separated by a 1.5 metres high wall along the shared boundary. The single storey side and rear extension will be set along this shared boundary and would project for a depth of 2.5 metres at 2.8 metres in height adopting a flat roof. Patio doors, serving what is considered to be s in a living room in No.111, are located on the predominant rear elevation of this property. The side and rear addition will stem back along the boundary creating additional bulk and mass outside these patio doors. The 45° test as per the Council's Supplementary Planning Document 'Outlook, Amenity, privacy and Daylight' 2008 has been applied and fails in plan form. While this fail indicates an unacceptable impact on the light penetration to this window, it has to be borne in mind that the door fails as existing considering its position amid 2no two storey gables. Further to this, it has to be acknowledged that this element of the development could be carried out under Permitted Development under Part 2 Class A of the GPDO 2015 (as amended). On balance, therefore, it is considered that while the addition would increase the bulk and mass along the shared boundary, it does not carry a level of detrimental weight by which a recommendation for refusal could be substantiated.
11. The single storey rear extension would project a depth of 7.4 metres beyond the two storey rear gable extending the existing rear element by 4.8 metres. Set off the south-west boundary by approximately 1.6 metres, the addition maintains the building lines formed by the two storey projecting element and would project beyond the rear elevation of No.111 by approximately 5 metres. Considering the separation distance coupled with the addition's single storey nature, the amenities of No.11 are not deemed to be significantly harmed, in terms of loss of light or overbearing impact with views of the rear amenity space protected by the existing boundary treatments.
12. No.113 is the adjoining dwelling to the north-east and includes a single storey addition off the two storey gabled element with an adjoining timber built conservatory. The proposed rear extension will replace the existing addition stemming a further 4.8 metres back along this shared boundary currently formed of 2 metre high close timber board fencing. Projecting approximately 3.5 metres beyond the existing conservatory on No.113 and standing at a height of 3 metres, the addition has been assessed against the 45° test. The Supplementary Planning Document "Outlook, Amenity, Privacy and Daylight' 2008 states that *"significant loss of daylight will occur if the centre of the affected window (or a point 2m in height above the ground for floor to ceiling*

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windows) lies within a zone measured at 45° in both plan and elevation". The proposed extension passes this 45° test with regard to the glazed conservatory and therefore no significant loss of daylight is considered to occur contrary to Policy CS21. Furthermore, the proposed rear extension would be single storey in height and therefore views into the rear amenity spaces can be precluded by existing/proposed boundary treatments considering its single storey height.

13. While the structure would increase the bulk and mass along the boundary, it is noted that the addition would not significantly reduce the light to the rear elevation windows. Further to this, it has to be borne in mind what could be carried out under Permitted Development (4 metre deep single storey addition or a 6 metre deep addition under Prior Approval) where it is not considered that this rear addition would carry a level of detrimental weight over and above what could be done under PD by which a recommendation for refusal could be substantiated.
14. The proposed rear box dormer would serve a bedroom with a window in the rear elevation. Concern has been raised in relation to potential overlooking from the proposed dormer. Views from the proposed dormer would be similar to views offered from the first floor rear elevation window which also serves a bedroom. Although positioned in a higher location, the views would be largely similar. While it is acknowledged that the perception of overlooking would be more apparent, it should be noted that the dormer would not introduce additional views of the rear amenity space of either property.
15. Considering the above, the proposed development is considered to adhere to guidance 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 Parking

16. The host property, 112 Maybury Road, will accommodate 5 bedrooms as a result of the development adding 2 bedrooms in the loft. The 'Parking Standards' Supplementary Planning Document 2006 identifies the host dwelling as being located inside the 'High Accessibility Zone'. The 'Parking Standards' SPD 2006 identifies that the parking standard for dwellinghouses with '3 or more bedrooms' is 1.5 car parking spaces. The proposal will result in 2 additional bedrooms, and therefore remain as a dwellinghouse with 3 or more bedrooms. As such, the required provision would remain unchanged over the current situation.

Local Finance Consideration

17. The proposed uplift in residential floor area would not exceed 100 sq.m and therefore the proposed development would not be Community Infrastructure Levy (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

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development on the amenities enjoyed by surrounding neighbours has been assessed and found to result in an acceptable impact given the existing relationships between surrounding properties. The impact on parking was also found to be acceptable. Overall, the development is considered to accord with 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, 'Design' 2015 and 'Parking Standards' 2006 and is accordingly recommended for approval subject to the attached conditions.

BACKGROUND PAPERS

- Site visit photographs
- 1no third party letter of objection

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 development hereby approved shall match those used in the existing building.

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;
 - Proposed Site Plan (Amended Plan)(Received 01.12.2017)
 - Amended Application Details (Amended Plan)(Received 01.12.2017)
 - Amended Proposed Floorplans, Sections and Views (Amended Plan)(Received 01.12.2017)

Reason:

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

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.