

16th January 2018 PLANNING COMMITTEE

5g 17/1100 Reg'd: 18.10.17 Expires: 13.12.17 Ward: C
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LOCATION: 15 Blackmore Crescent, Sheerwater, Woking, Surrey, GU21 5NP

PROPOSAL: Erection of a single storey front extension

TYPE: HOUSEHOLD

APPLICANT: Mr Mohammed Younis OFFICER: Barry Curran

REASON FOR REFERRAL TO COMMITTEE

The application has been called to the Planning Committee at the request of Councillor Aziz.

SUMMARY OF PROPOSED DEVELOPMENT

The application seeks permission to erect a single storey front extension.

PLANNING STATUS

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

RECOMMENDATION

That planning permission be REFUSED.

SITE DESCRIPTION

The application site is located on the south-west side of Blackmore Crescent close to the junction with Albert Drive. The area is residential in character with two storey terraced and semi-detached dwellings in the vicinity. The application site forms a mid-terrace site on a row of 5no two storey dwellings constructed of red-brick. To the front is an area of hard-standings serving as parking to the host property.

PLANNING HISTORY

PLAN/2017/0057 - Proposed single storey front extension(in conjunction with No.11)
– Refused 07.03.2017

Reason: The proposed extension by reason of its forward projection, design, size, positioning and prominence would result in an incongruous feature which would be detrimental to the visual amenity of the area and the character and appearance of the street scene setting a precedent which will erode the character of the area. This is contrary to provisions outlined in the National Planning Policy

16th January 2018 PLANNING COMMITTEE

Framework, Policy CS21 of the Woking Core Strategy 2012 and Supplementary Planning Document 'Design' 2015.

PLAN/2006/1199 - Erection of a ground floor front extension and formation of a first floor rear balcony – Permitted 12.01.2007

PLAN/2006/0319 - Erection of a two storey rear extension Permitted 26.07.2006

No.11 Blackmore Crescent

PLAN/2017/0056 - Proposed single storey front extension(in conjunction with No.15) – Refused 07.03.2017

PROPOSED DEVELOPMENT

Planning consent is sought for the erection of a single storey front extension across the front elevation with a width of 6 metres, depth of 1.7 metres and standing at a height of 3.3 metres.

CONSULTATIONS

None

REPRESENTATIONS

None received

RELEVANT PLANNING POLICIES

National Planning Policy Framework 2012
Section 7 - Requiring good design

Core Strategy Publication Document 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 proposal will be of detriment to the character of the host dwelling or character of the surrounding area, whether the proposed front additions 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 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. The site that this application relates to is a mid-terrace property in a line of dwellings with a uniform front building line, with the exception of No.5 and No.17 which form 'book-end' type properties to the terraced row. Limited front additions have been erected at ground floor level on these properties in the form of small porches and canopies of under 1 metre in depth. There are some examples of front additions to properties throughout this section of Blackmore Crescent but these are also limited to porches or modest frontage features and primarily located in areas where there is no clear, predominant front building line.
4. Section 7 of National Planning Policy Framework requires proposals to '*respond to local character and history, and reflect the identity of local surroundings and materials...*' and states that '*Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions*'. The single storey front extension is proposed to span across the majority of the front elevation of No.15 at 6 metres in width projecting 1.7 metres forward and adopting a lean-to roof form.
5. The proposed extension across the application dwelling will adopt the design of a lean-to addition at 3.3 metres in height with a projection of 1.7 metre forward of the predominant front elevation. This projection would emphasize the dominance of this extension on the front elevation making it the forward most built element contrary to every other dwelling along this terraced row and creating an anomaly along the built frontage. 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*'. The proposed extension could not be regarded as minor development on the front elevation, as it would adopt the most prominent built feature on this terrace row, projecting even beyond the front elevations of the 2no 'book-end' dwellings at either end of the terrace, one of which adjoins the application dwelling creating a 3 tired facade on this small section of frontage.
6. It is acknowledged that the dwellings are set back from the street scene by approximately 17 metres however the dwellings are clearly visible in the street scene when approaching from the south and indeed on Albert Drive to the south-east marking their location as widely visible. Further to this, it is acknowledged that front additions have been allowed along Blackmore Crescent but it should be noted that each application must be considered on its own merits. No.39 Blackmore Crescent was granted consent for a single storey front extension and part two storey and a part single storey rear extension (PLAN/2007/1283). The single storey front extension did not project forward of the existing building line due to the staggered relationship and as such, the approved extensions at No.39 are materially different to that proposed under this application. While the proposed addition would appear proportionate to the host dwelling in isolation, this is considered to be undermined by the 1.7 metre projection forward of the front building line which is not a common characteristic in the area and indeed this prominent terraced

row and is considered to unacceptably alter the character of the dwelling and indeed surrounding area.

7. Moreover, as previously noted there are similar styled properties along this terraced row which as existing remains consistent and located on a very prominent position. In the event that this application were to be approved, it would allow all the properties to apply for similar front proposals along this prominent terraced row which would be difficult to equitably resist and would have an unacceptable impact on the character of the area and street scene undermining the adopted policies and guidance on design.
8. The addition has not addressed the concerns raised in the previous refusal under PLAN/2017/0057 and is considered that its introduction would be at odds with the street-scene of Blackmore Crescent and is therefore considered to be contrary to provisions outlined in the National Planning Policy Framework, Policy CS21 of the Woking Core Strategy 2012 and Supplementary Planning Document 'Design' 2015.

Impact on Neighbouring Amenity

9. While the addition would form a dominating feature on the front elevation, considering the 45° line is satisfied when assessed, in elevation form, against the nearest front elevation windows on No.11 and No.17 given the single storey nature of the proposed extension, it is not considered that there would be a conflict with regards to loss of light. Furthermore, given the 1.7 metres forward projection and large open space to the front of the dwelling, it is not considered that the addition would result in detrimental overbearing.
10. Although the addition would have an acceptable impact on the amenities of surrounding neighbours, this does not outweigh the harm the proposed extension poses to the character of the street-scene as outlined above.

Local Finance Considerations

11. 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. Given that the proposal is less than 100m², it is not CIL liable.

Conclusion

12. Considering the points discussed above, it is considered that the proposed front extension results in an unacceptable impact upon the character of the host property and the street-scene of Blackmore Crescent. Introduction of a front addition would completely upset the symmetry of the terraced row and result in an addition which would unbalance the frontage of the terraced row to the detriment of the character of the street-scene failing to address the concerns raised on the initial refusal under PLAN/2017/0057. The proposed front extension is therefore contrary to guidance outlined in the National Planning Policy Framework, Policy CS21 of the Woking Core Strategy 2012 and Supplementary Planning Document 'Design' 2015 and is accordingly recommended for refusal.

BACKGROUND PAPERS

1. Site visit photographs.

RECOMMENDATION

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

1. The proposed extension, by reason of its forward projection, form, design and massing, would result in a contrived feature which would be at odds with the street-scene of Devonshire Avenue and would fail to relate well to the existing property. The proposal would adversely affect the character of the street-scene by introducing a substantial front addition to a dwelling in a prominent location. The development is, therefore, contrary to provisions outlined in the National Planning Policy Framework, Policy CS21 of the Woking Core Strategy 2012 and guidance outlined in the Council's Supplementary Planning Document 'Design' 2015.

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. The plans relating to the development hereby refused are numbered / titled:

Drawing No. 2017/T/204 A

Drawing No. 2017/M/103

Drawing No. 2017/M/102