

6c PLAN/2020/0606

WARD: Knaphill

LOCATION: 8 Randolph Close, Woking GU21 2NF

PROPOSAL: Temporary storage shed for motorised disability scooter in front garden and associated hard standing (Restrospective)

APPLICANT: Mr Ian Lelliott, Thamesway Housing Ltd OFFICER: Bronwen Chinien

REASON FOR REFERRAL TO COMMITTEE

The applicant is Thamesway Housing Ltd (a company/entity 50% or more owned by Woking Borough Council). Therefore it falls outside the scheme of delegation.

PLANNING STATUS

- Urban Area
- Thames Basin Heaths Special Protection Area (TBH SPA) Zone B (400m-5km)
- Very High Surface water flood risk

RECOMMENDATION

GRANT planning permission.

SITE DESCRIPTION

8 Randolph Close is a mid-terraced dwellinghouse with ground floor brick elevations and PVC white cladding above. The application has a small unfenced front garden, which is now laid with paving slabs, with a shed on this slabbed area. The site faces onto an open grassed area of shared amenity space.

PLANNING HISTORY

None of relevance.

PROPOSED DEVELOPMENT

The application seeks retrospective planning permission for the erection of a temporary storage shed for motorised disability scooter in front garden and associated hard standing (retrospective). The external floor area of the shed is 2.5sqm (1.32m x 1.97m) and the paved area is approximately 5sqm.

CONSULTATIONS

WBC Drainage and Flood Risk Engineer: Due to the type of development, its proposed temporary use, the size and its location, the application would not have a significant impact on surface water flood risk, and is acceptable subject to a condition to remove when the facility is no longer needed.

REPRESENTATIONS

1 letter of representation have been received, raising the following objections:

- Restrictive covenant prevents front garden development
- Precedent set for other properties to do the same
- Alternative parking facilities are available e.g. parking scooter in the garage and/or installing the shed in the rear garden
- Lack of dropped curbs makes use of scooter difficult in any case
- Shed is out of character for the area and an eyesore

RELEVANT PLANNING POLICIES

National Planning Policy Framework (NPPF) (2019):

- Section 12 – Achieving well-designed places

Woking Borough Core Strategy (2012):

- CS9 – Flooding and Water Management
- CS21 – Design

Supplementary Planning Documents:

- Woking Design (2015)
- Outlook, Amenity, Privacy and Daylight (2008)

Local Finance Considerations:

The Council introduced the Community Infrastructure Levy (CIL) on 1 April 2015. As the proposed development would not lead to additional residential floor space beyond 100m² it is not liable for a financial contribution to CIL.

PLANNING ISSUES

1. The main planning issues for consideration in the determination of this application are:

- Character of the existing building and surrounding area
- Amenity of occupiers
- Neighbouring amenity
- Drainage and flood risk

Character of the existing building and surrounding area:

2. The proposed extension is located at the front of the property, in an incongruous position which is prominently visible in the street scene. The elevations are metal, in contrast to the brick elevations of the dwelling. The design and siting are not, overall sympathetic to the character of the area, although the relatively small scale and the boundary hedge between no. 8 and no. 9 minimises this impact. As such the development does not comply with the provisions of the Policy CS21 of the Core Strategy 2012.

Amenity of occupiers:

3. The shed is located in front of the ground floor front elevation window, up to a height of 2m. It causes a degree of loss of light and outlook to this habitable room, but given the occupant(s) are the beneficiaries of the shed, it is considered that this harm is off set by the beneficial use of the shed for scooter parking. As such, the development complies with Policy CS21 of the Woking Core Strategy 2012 and Supplementary Planning Document 'Outlook, Amenity, Privacy and Daylight' 2008.

Neighbouring amenities:

4. The siting, scale and use of the shed are such that it does not cause any loss of light, overbearing impact or loss of privacy to any neighbouring properties. As such, the development complies with Policy CS21 of the Woking Core Strategy 2012 and Supplementary Planning Document 'Outlook, Amenity, Privacy and Daylight' 2008.

Drainage and flood risk:

5. The area of the proposed development is designated as being at very high risk of surface water flooding and involving an additional floor area of 2.5sqm (1.32mx1.97m) i.e. less than 30sqm. The hard standing (paved) area is approximately 5sqm. The Council's Drainage and Flood Risk Engineer has advised that due to the type of development, its proposed temporary use, the size and its location, the development would not have a significant impact on surface water flood risk, and subject to a condition for the removal at the end of use by the applicant, it would be acceptable, therefore there would be no conflict with Policy CS9 of the Woking Core Strategy (2012)

Other considerations:

6. The shed has been installed to provide parking for a mobility scooter for an occupant of the house living with a disability and chronic pain and the scooter is considered essential for mobility. Supporting evidence has been submitted from a health specialist to verify this claim. The family does not have access to a car. Other options for parking the scooter are not considered to be feasible (including using the existing garage or locating the shed in the back garden, due to the narrow and uneven access pathway) and the direct access required to the scooter. Although National Planning Policy Guidance advises that planning permission usually runs with the land and it is rarely appropriate to provide otherwise, there may be exceptional occasions where development that would not normally be permitted may be justified on planning grounds because of who would benefit from the permission. In this case, given the personal circumstances of the occupier of the property, the minor harm to the character of the area resulting from the storage shed which would be temporary and the owner of the property is ThamesWey so its removal is under the control of the Council, on balance and exceptionally, a condition can be considered acceptable in this case restricting the development to the occupier of the property and upon cessation of occupation by the occupier the shed shall be removed.

CONCLUSION

Overall, the proposal is considered to be a somewhat incongruous feature of the front elevation, but additional material considerations have been presented in relation to the health needs of the occupier and the lack of feasible alternative locations for covered parking. Given the personal circumstances of the occupier and the temporary relatively minor harm to the visual amenity of the area, the proposal is recommended for approval, subject to a condition that this permission granted exceptionally and upon cessation of occupation by Mr H. Khatib, the shed shall be removed.

BACKGROUND PAPERS

Site visit photographs dated 14.10.2020.

RECOMMENDATION

It is recommended that planning permission be APPROVED, subject to the following conditions:

1. This permission shall be carried out only by Thamesway Housing Ltd, on behalf of Mr H. Khatib and by no other person, persons or organisation and shall not endure for the benefit of the land. The shed shall only be used for the storage of the motorised disability scooter for Mr H Khatib and for no other purpose. Upon the cessation of occupation by Mr H. Khatib, the development hereby permitted shall cease and the shed and hardstanding shall be removed and the front garden area returned to permeable surfacing.

Reason: This permission is granted exceptionally and only in view of the personal circumstances of the applicant and to ensure that the development does not increase flood risk to the site and surrounding area and to comply with Policies CS9.

2. The development hereby permitted shall be carried out in accordance the approved evidence listed below:
 - Annotated photograph, uploaded by the LPA on 17.07.2020, showing dimension of the shed to be 1.3m (width) x 1.97m (depth) x 2.09m (height), located 1.17m from the front boundary.

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

Informatives

NPPF positive and proactive

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 National Planning Policy Framework (2019).