

27th February 2018 PLANNING COMMITTEE

5i 17/1376 Reg'd: 22.12.17 Expires: 16.01.2018 Ward: HO
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LOCATION: 4 Summerhayes Close, Horsell, Woking, Surrey, GU21 4JD

PROPOSAL Proposed outbuilding

TYPE: Household

APPLICANT: Mr and Mrs Lyndon **OFFICER:** Katie Prior

REASON FOR REFERRAL TO COMMITTEE

The proposed outbuilding is recommended for approval and could ordinarily be dealt with under delegated powers, However, it has been called in to Planning Committee by Cllr Murray due to the following concerns:

- Noise impact on the neighbors
- Building may be used for commercial use rather than ancillary
- Location of the outbuilding on the application site

SUMMARY OF PROPOSED DEVELOPMENT

The application is for the erection of a detached outbuilding. The outbuilding would be used as a music room, with a dual pitched roof with one gable end and one hipped end.

PLANNING STATUS

- Tree Preservation Area Order
- Thames Basin Heaths SPA Zone B (400M - 5KM)

RECOMMENDATION

Grant planning permission subject to conditions.

SITE DESCRIPTION

The application site is occupied by a detached house with two storeys and accommodation in the roof space. The site is located on the east side of Summerhayes Close. The property shares its southern site boundary with Danesfield Cottage, shares its western boundary with no,3 and its northern site boundary with Dovedale, Mulberry Close. The eastern boundary is shared with the rear site boundaries of Tara and Glenridding of Grange Road and no.3 Mylar Close.

PLANNING HISTORY

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PLAN/2004/0932- Erection of a two storey side extension and a single storey front extension. Erection of rear conservatory. Conversion of loft space to habitable accommodation facilitated by rooflights to the side and rear (permitted 27.09.2004)

PLAN/2004/1450- Erection of a detached garage and games room building (permitted 22.04.2005)

PLAN/1996/1060- Erection of rear conservatory (permitted 23.01.1997)

PROPOSED DEVELOPMENT

(Case officer's note: The application was first submitted as a Certificate of Proposed Lawful Development. The proposal did not fall under Permitted Development due to its location forward of the principal elevation. The application was converted to a full householder application).

The proposal is for the erection of a single storey outbuilding for use as a music room. The outbuilding would be located in the north-west corner of the application site. The proposal would be constructed with brick and a tiled dual pitched roof. The proposed would be served by two doors, a single door in the southern elevation and patio style doors in the eastern elevation leading to the garden. Two windows are proposed in the southern elevation and one window in the eastern elevation. The floor plan of the proposal shows a practice room, office room, a toilet and kitchenette area.

CONSULTATIONS

Senior Arboricultural Officer- No objections.
Environmental Health- no objections

REPRESENTATIONS

4x representations received objecting to the proposal raising the following points:

- Concerns at how close the proposal is to Dovedale and no.3 Summerhayes Close.
- Concerns over the potential noise level and lack of confirmation of sound proofing materials
- Concerns that the outbuilding would be used as an additional bedroom and become an infill property e.g '4b Summerhayes Close'
- Concerns that the outbuilding would be used as a commercial music studio, increasing the traffic and parking of Summerhayes Close (requests of conditions to reduce this risk)
- Concerns over the bulk and scale of the outbuilding
- Concerns over the protection of trees in the Dovedale, no.3 and no.4 Summerhayes Close sites
- Concerns over how the drainage of the toilet and kitchen area will be sought.
- Expression that the outbuilding is a form of overdevelopment.

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

Development Management Policies DPD (2016):

DM2 - Trees and landscaping

PLANNING ISSUES

The main planning issues that need to be addressed in the determination of this application are; whether the proposal would have an adverse effect on the character of the host dwelling or character of the surrounding area, whether the proposed extension will cause material harm to the amenities enjoyed by surrounding neighbours, whether the amount of garden amenity space resulting would be satisfactory and the impact on trees.

Impact on Existing Dwelling/Character of Area

1. The proposed outbuilding would have a width of 4.5m and depth of 10m. The proposal would have a maximum height of 4m with an eaves height of 2.7m.would project past the existing ground floor elevation modestly by 3m.
2. The single storey outbuilding would not be clearly visible from the street scene due to its location on the application site and screening from existing fencing. The proposal's location, scale and character creates a secondary relationship to the host dwelling.
3. It is not considered that the proposal would have an adverse effect on the character of the existing dwelling or the area and would comply with policy CS21 of the Woking Core Strategy (2012).

Impact on neighbours

4. The proposal would be located in the north-west corner of the application site, with a minimum distance of 2m from the shared boundaries with No.3 Summerhayes and Dovedale. The far location of the proposal would create a separation distance of 12.8m from the rear elevation of no.3 and 7m to the rear elevation to Dovedale. The proposal would be over 25m distance away from the rear elevations of no.3 Mylor Close and approximately 70m away from the rear elevations of Tara and Glenridding.
5. The proposal is of a modest single storey height, and would be partially screened by existing fences on the shared boundary line and trees. The proposed windows would also be screened by these fences. It is therefore considered that the proposal would not have an overbearing impact towards neighbours, result in an unacceptable impact on sunlight/daylight levels or result in an unacceptable loss of privacy due to its scale, location, massing and design.
6. The detached outbuilding is stated as ancillary use, with the toilet and kitchenette to serve the family whilst in use. The Environmental Health Officer has no objections or recommendations in relation to the proposal. The

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proposal is considered to comply with policy CS21 of the Woking Core Strategy (2012).

Impact on garden amenity space

7. The dwelling and proposed detached outbuilding combined would have a gross floor area of approximately 272sqm and the area of garden space which would wrap around its rear and side elevation would be approximately 604sqm. This would far exceed guidelines for acceptable levels of private amenity contained in *Outlook, Amenity, Privacy and Daylight* (2008) and for this reason it is considered that the property would be left with acceptable levels of private amenity space.

Impact on trees

8. The site is located in a Tree Preservation Order Area. The Senior Arboricultural Officer has stated that there are no direct implications for the trees on adjacent land from the proposal, however the services proposed could have implications. The Senior Officer has no objections subject to condition. The proposal is considered to have an acceptable impact on trees and complies with policy DM2 of the DM Policies DPD (2016).

Local Finance Considerations

9. 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

10. In conclusion, the points raised above consider the proposal to have an acceptable impact on the character of the area and dwelling, neighbouring amenities, garden space and trees. The proposal therefore accords with section 7 of the *National Planning Policy Framework (2012)*, policy CS21 of the *Woking Core Strategy (2012)*, the Supplementary Planning Documents '*Outlook, Amenity, Privacy and Daylight*' (2008), '*Woking Design*' (2015) and policy DM2 of the *OM Policies DPD (2016)*.

BACKGROUND PAPERS

Site visit photographs (11.01.2018)

RECOMMENDATION

It is recommended that the 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:

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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 shall be carried out in accordance with the approved drawings listed below:

Drawing No.01 Rev A (Location and Block Plan)- Received 4.12.2017

Drawing No.02 (Plans)- Received 4.12.2017

Drawing No.03 (Elevations)- Received 4.12.2017

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

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

Reason:

In the interests of the character and appearance of the building and the visual amenities of the area and in accordance with Policy CS21 of the Woking Core Strategy 2012.

4. The development hereby permitted shall be occupied only as residential accommodation ancillary to the use of the dwelling currently known as No.4 Summerhayes Close and shall not be used as an independent residential unit.

Reason: To ensure the dwelling remains in single family occupation and the use of the premises is compatible with the surrounding area.

5. No development related works shall be undertaken on site (including clearance and demolition) until tree protection details, to include the protection of hedged and shrubs, have been submitted to and approved in writing by the Local Planning Authority. These details shall adhere to the principles embodied in BS 5837 2012 and shall include a Tree Survey, Arboricultural Impact Assessment and Arboricultural Method Statement. The details shall make provision for the convening of a pre-commencement meeting and Arboricultural supervision by a suitably qualified and experienced Arboricultural Consultant for works within the RPAs of retained trees. Full details shall be provided to indicate exactly how and when the retained trees will be protected during the site works. The development shall be carried out strictly in accordance with the agreed details.

Reason: To ensure the retention and protection of trees on and adjacent to the site in the interests of the visual amenities of the locality and the appearance of the development in accordance with Policy CS21 of the Woking Core Strategy.

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.