

27th February 2018 PLANNING COMMITTEE

5j 17/1291 Reg'd: 20.11.17 Expires: 29.01.2018 Ward: PY
Nei. 08.12.201 BVPI Household Number of 8/13 On No
Con. 7 Target Weeks on Target?
Exp: Cttee' Day:

LOCATION: 7 Tanglewood Close, Pyrford, Woking, Surrey, GU22 8LG

PROPOSAL Proposed part single part two storey extension.

TYPE: Household

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

REASON FOR REFERRAL TO COMMITTEE

The proposed rear extension to the dwelling is recommended for approval and could ordinarily be dealt with under delegated powers. However, it has been called in to planning committee by Cllr Chrystie due to the following concerns:

- Possible breach of CS21 of the Core Strategy: An imbalance between the semi-detached houses.
- Possible breach of policy BE1 of the Pyrford Neighborhood Plan 2016-2027.

SUMMARY OF PROPOSED DEVELOPMENT

The application is for the erection of a part single storey, part two storey rear extension. The two storey addition would have a pitched roof with sliding patio doors on the ground floor.

PLANNING STATUS

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

RECOMMENDATION

Grant planning permission subject to conditions.

SITE DESCRIPTION

The proposal relates to a two storey, semi-detached dwelling situated on the western side of Tanglewood Close. The property adjoins on its north-western elevation to No.6. The property shares its southern site boundary with No.8.

PLANNING HISTORY

PLAN/2017/1271- Proposed first floor front extension and partial garage conversion (Withdrawn 28.12.2017)

PROPOSED DEVELOPMENT

(Case officer's note: following discussions with the agent the original scheme was amended.

These changes were to:

- *Reduce the maximum height of the two storey extension*
- *Alter the flat roof of the two storey extension*
- *Remove the proposed rendering*

It is this amended scheme which will be described below and assessed in this report.)

The proposal is for the erection of a part single storey, part two storey rear extension. The two storey element is proposed to have a pitched roof element and the single storey element is proposed to have a flat roof with sliding patio doors. The proposal includes the removal on an existing window in the south-west elevation. Two windows are proposed on the rear elevation, one on the first floor to serve a bedroom and one on the ground floor to serve a kitchen.

CONSULTATIONS

Pyrford Neighbourhood Forum- No response

Senior Arboricultural Officer- No objections subject to condition

REPRESENTATIONS

5x representations received objecting to the proposal raising the following points:

- Proposal would cause loss of light, shadowing and be overbearing
- Proposal would unbalance the semi-detached properties
- Design, size, bulk, height would fail to integrate with character of host dwelling, the character of the semi-detached properties and character of area.
- Appear visually intrusive in the street scene
- Overlooking
- Unacceptable level of private amenity space
- Rendering would be contrary to style of properties in Tanglewood Close
- Concerns with an increase of on-street parking
- Concerns of length and noise of construction phase

RELEVANT PLANNING POLICIES

National Planning Policy Framework 2012
Section 7 - Requiring good design

Core Strategy Publication Document 2012
CS21 - Design

Development Management Policies DPD
2016

DM2-Trees and Landscaping

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Supplementary Planning Guidance

Supplementary Planning Document 'Outlook, Amenity, Privacy and Daylight' 2008

Supplementary Planning Document 'Design' 2015

Supplementary Planning Document 'Parking Standards' 2006

Pyrford Neighbourhood Plan 2016-2027

BE-1

BE-2

BE-3

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, the impact on parking and the impact on trees.

Impact on Existing Dwelling/Character of Area

1. The proposed extension would project past the existing ground floor rear elevation modestly by 3m. The single storey element of the rear extension would have a flat roof at a height of 2.7m, with a centrally located roof lantern with a height of 0.5m.
(Officers note: A single storey extension with a depth of 3m could potentially be possible under Permitted Development).
2. The first floor extension would have a pitched roof with a maximum height to match the existing dwelling. It would have a maximum height of 5.8m and an eaves height of 4m. The proposal is not considered to have an adverse effect on the symmetry of the semi-detached dwellings given its location to the rear of the property where it would not be readily visible from the public realm.
3. The proposal includes materials to match the materials and style of the existing dwelling.
4. The proposal would respect the existing side building line and not extend any further past this. The proposal includes sliding patio doors and two windows to the rear elevation. Alterations to the south-east side elevation include the removal of existing windows and an addition of a door to serve a utility room.
5. It is noted that there are a number of properties in Tanglewood Close that have benefitted from extensions. The proposal would only be slightly visible from the street scene, through the gap between the host property and neighbour No.8. The proposal is not considered to appear incongruous within the street scene.
6. Overall, It is considered that the proposal's scale, form and character would be subservient and in keeping with the host dwelling. It is considered the proposal would result in an extension that would have an acceptable impact on the character of the surrounding area and accords with section 7 of the *National Planning Policy Framework* (2012), policy CS21 of the *Woking Core Strategy* (2012), policy DM12 of the *Development Management Policies Development Management Document* (2016), *Woking Design SPD* (2015) and policy BE1 and BE3 of the *Pyrford Neighbourhood Plan 2016 -2027* (2016)

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Impact on neighbours

7. The neighbours whose daylight levels are potentially most affected by the proposal are No.6 and No.8.
8. In regards to neighbour No.6, when applying the '45° test' as set out in *Outlook, Amenity, Privacy and Daylight* (2008), the proposal would not conflict the 45° line when assessed in elevation form against the nearest rear elevation windows on the ground and first floor of No.6.
9. Similarly to neighbour No.8, the proposal would not conflict the 45° on the nearest window on the rear elevation. In addition to this, the proposal does not fall in line with the first floor window on the north-west side elevation of No.8. It is therefore considered that the proposal would have an acceptable impact on the daylight/sunlight levels of neighbours No.6 and No.8.
10. The proposal would project 3m past the rear elevation of No.6 and 4m past No.8. This is considered to be a modest increase. It is also noted that there are existing fences on both the shared boundary lines to provide partial screening of the proposal. In addition to this, the closest part of the proposal to No.6 would have a flat roof with a modest single storey height. Furthermore, there is a separation distance of 4.5m between the host dwelling and No.8. For these reasons, the proposal is not considered to create an overbearing impact towards No.6 or No.8.
11. No windows are proposed in the north-west elevation towards No.6. The views offered in the proposed rear elevation windows are similar to those already offered in the existing windows. The proposal includes the removal of an existing window on the south-east elevation, with no additional windows. The proposal is considered to have an acceptable impact on the privacy levels of No.6 and No.8.
12. Overall the proposal is considered to have an acceptable impact on neighbours in terms of loss of light, overlooking and overbearing impact. It is therefore considered to accord with section 7 of the *National Planning Policy Framework* (2012), policy CS21 of the *Woking Core Strategy* (2012), *Woking Design SPD* (2015) and policy BE3 of the *Pyrford Neighbourhood Plan 2016 - 2027* (2016).

Impact on garden amenity space

13. The extended dwelling would have a gross floor area of approximately 165sqm. The area of garden space available would be approximately 140sqm. This would therefore not satisfy the guidelines contained in *Outlook, Amenity, Privacy and Daylight* (2008). However, it is noted that these are guidelines, and the resulting garden space is considered to be of good quality and an acceptable size for the dwelling. The impact on garden amenity space is not considered a valid reason for refusal in this case.

Impact on car parking

14. The dwelling benefits from an area of hardstanding at the frontage of the dwelling and a single garage. The area of hardstanding can accommodate two cars.

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15. The proposal therefore satisfies the guidelines recommended in Woking Borough Council's SPD *Parking Standards* (2006). It would not result in any additional on-street parking, satisfying policies BE1 and BE2 of the *Pyrford Neighbourhood Plan 2016 -2027* (2016).

Impact on trees

16. The Arboricultural information provided by Transform Landscapes ref: Nov 2017 was considered acceptable by the LPA's Senior Arboricultural Officer. The concerned trees are adjacent to the rear of the application site. All trees are proposed to be retained. The impact on trees is considered acceptable subject to condition.

Local Finance Considerations

17. 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 GIL liable.

CONCLUSION

18. 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 car parking. 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 '*Parking Standards*' (2006) and policies BE1, BE2 and BE3 of the *Pyrford Neighbourhood Plan 2016-2027* (2016).

BACKGROUND PAPERS

Site visit photographs (5.12.2017)
Arboricultural report Ref: Nov2017

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:

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 N.3018-P01c (Proposed rear extension- Received 23.01.2018)

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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. Protective measures shall be carried out in strict accordance with the arboricultural information provided by Transform Landscapes ref Nov2017 received on 15.11.2017 including the convening of a pre-commencement meeting and arboricultural supervision as indicated. No works or demolition shall take place until the tree protective measures have been implemented. Any deviation from the works prescribed or methods agreed in the report will require prior written approval from the Local Planning Authority.

Reason:

To ensure reasonable measures are taken to safeguard trees in the interest of local amenity and the enhancement of the development itself.

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.