

**16 MARCH 2021 PLANNING COMMITTEE**

**6E PLAN/2020/0994**

**WARD: Horsell**

**LOCATION: Manor Cottage, Manor Road, Horsell, Woking, GU21 4RY**

**PROPOSAL: Erection of a two storey front and side extension, part two storey/part single storey rear extension and single storey side extension following demolition of existing attached garage.**

**APPLICANT: Emma Thompson**

**OFFICER: Josey Short**

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**REASON FOR REFERRAL TO COMMITTEE**

The application is brought before the Committee as the applicant is a Woking Borough Council employee.

**PROPOSED DEVELOPMENT**

Planning permission is sought to erect a two storey front and side extension, part two storey/part single storey rear extension and single storey side extension following demolition of existing attached garage and alterations to fenestration.

**PLANNING STATUS**

- Urban Area
- Thames Basin Heaths Special Protection Area (TBH SPA) Zone B (400m-5km)

**RECOMMENDATION**

Grant planning permission subject to conditions.

**SITE DESCRIPTION**

The application site is located on the east side of Manor Road within the developed area of Horsell. The application site comprises a detached, two storey dwelling with hardstanding to the front which provides off street parking provision for 2 vehicles. The front of the site is bounded by 1 metre hedgerow with an opening for vehicular access. The dwelling has a grassed garden to the rear which tapers in width towards the rear and is bounded by 2 metre close boarded fencing.

**PLANNING HISTORY**

None.

**CONSULTATIONS**

None.

**REPRESENTATIONS**

One (1) letter of objection received from south neighbouring dwelling raising concerns for;-

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- Overlooking from the first floor window proposed within the side elevation. It is noted that the neighbour has since commented to advise this objection has been overcome by the applicants reassurance that this window would be obscurely glazed.

One (1) letter was received from north neighbouring dwelling neither objecting nor supporting the application which commented on:-

- The site plan appears to be within the neighbouring property, and as such the neighbour would like to confirm that the works would be located within the application site in their entirety
- A party wall agreement would be required to avoid undermining the structure at Winsel.
- If the side facing window on the two storey bay is built, then this should not cause an objection from the neighbouring property should the neighbours make a planning application to enclose their porch with a side window.

*Officer note: Certificate A of the application form has been signed and the location plan reflects the information that the council holds and party wall agreements are a civil matter and do not form a material planning consideration in the assessment of an application.*

### **RELEVANT PLANNING POLICY**

National Planning Policy Framework (NPPF) (2019):

Section 2 – Achieving sustainable development

Section 12 – Achieving well-designed places

Woking Core Strategy (2012)

CS21 - Design

CS25 – Presumption in favour of sustainable development

Supplementary Planning Documents (SPDs):

Parking Standards (2018)

Woking Design (2015)

Outlook, Amenity, Privacy and Daylight (2008)

### **PLANNING ISSUES**

1. The main considerations within the determination of this application comprise the design and impact on the street scene, impact on residential amenities and parking.

#### Impact on Character of the Area

2. Woking's *Design SPD* says the *additional mass should respect the existing building proportions, symmetry and balance. Side extensions are often the most convenient extension but can have significant impact on the character of streets. Proposals must maintain rhythm and visual separation. Extensions should not result in unbalanced or disproportionate frontages.*
3. The proposed two storey front extension, a two storey side extension with a single storey element to the rear and a canopy roof to the front elevation providing an open style porch and a part two storey/part single storey rear extension would replace the existing attached garage.

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4. The proposed two storey front extension would be inset from the north boundary of the site (shared with Winsell) by 1 metre, with a depth of 1.6 metres, width of 3.6 metres and a gable with an eaves height which would mirror the host dwellings and a ridge height of 6.6 metres which would be 0.15 metres below that of the main roof.
5. The proposed two storey side extension would project from the south side elevation of the dwelling in place of the existing attached garage. The extension would run flush with the front elevation, with a width of 3.3 metres, which would increase the overall width of the dwelling to 10.4 metres. The roof over this element would continue on from that of the main dwelling with a matching eaves height and a ridge height of 6.4 metres which is 0.4 metres below that of the main dwelling (by virtue of the lower land level which is illustrated in drawing No. 2011-08 rev B). This extension would be set a minimum distance of 1 metre from the south side boundary. This two storey element would have single storey bays which would project from the front and side elevations and a single storey element to the rear, however given the tapered shape of the site, this would not be readily apparent when viewed from the public realm.
6. The rear extension would have a width of 6.5 metres, spanning a large majority of the rear elevation of the existing dwelling, with an eaves the single storey element would be constructed adjacent to the north boundary which tapers away from the north elevation, with a flat roof height of 3.5 metres.
7. The proposed materials would be red brick to match the host dwelling to the front. The materials to the rear would be cream render and timber effect cladding, however it is noted that this would not be readily apparent when viewed from the public realm. One roof light is proposed to the front elevation which would serve the dwellings first floor. The alterations to the dwellings fenestration would include the replacement of the front elevation windows with windows of a different style and the addition of a first floor window within the south side elevation of the existing dwelling. It is noted that the works would encompass a number of new windows within the proposed extensions also.
8. The proposed extensions would maintain the minimum distance of 1 metre between the resultant dwelling and the side boundaries at first floor level. Whilst the proposal would not be subordinate to the host dwelling by virtue of height, the proposed design would be sympathetic to the host dwelling in terms of style. In addition to this, the proposed materials would be in keeping with the host and the setting. It is acknowledged that there are various dwelling types and design along Manor Road. Therefore, the proposal would not harm the character of area or cause adverse impact to the street scene. The proposal would be considered acceptable on the character and appearance of the area.

### Neighbour Amenity

9. The rear elevation of the sites north neighbouring, Winsell, is set further back than that of the existing host dwelling, and consequently the rear wall of the proposed two storey rear extension would be in line with that of the neighbouring dwelling and the proposed single storey element would not breach the 45 degree angle when measured from the centre point of the nearest habitable windows. As such, it is considered that the proposed works would not have an adverse impact on the sunlight or daylight this neighbouring dwelling currently receives. The south neighbouring dwellings; no's 1 and 2 South Cottage are located approximately 18 metres from the rear boundary which forms the side boundary of the application site. Given the distance which would be maintained between the host dwelling and these neighbouring properties, it is considered that the proposal would not

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result in a loss of sunlight or daylight to the rear elevations of the south neighbouring dwellings.

10. The south side elevation would encompass a first floor window which would serve a bathroom which is not a habitable room. As this window would be close to the south boundary which forms the rear boundary of the Nos 1 and 2 South Cottages, Bury Lane and as such, it would be reasonable to condition that this window is permanently fitted with obscure glazing and non-opening in the event of planning permission being granted. The north side elevation would not encompass any first floor windows. Concern has been raised for the ground floor which would face the north boundary of the site within the side cheek of the proposed front bay. It is noted that the north neighbouring dwelling; Winsell, is set further forward than the existing host dwelling by approximately 1 metres, with a distance of 2 metres between the 2 properties being maintained. With this taken into account, whilst this window would face the front garden of this neighbour, this area is readily apparent when viewed from the public realm. Additionally, given the distance which would be maintained between the properties and that the bay would only marginally project further than the front elevation of this neighbour, it is considered that this window would not result in a loss of privacy. The proposed windows within the front and rear elevations would not generate views dissimilar to those currently available from the dwellings existing front and rear windows.

### Parking

14. The proposed works would not create any additional bedrooms at the dwelling, and thus there would not be an increase need for off street parking at the site as a result of the proposed works in line with the *Parking Standards SPD (2018)*.

### Local Finance Considerations

15. The proposed new build residential floor space would not exceed 100m<sup>2</sup> and thus would not be liable for a financial contribution under the Community Infrastructure Levy (CIL).

## **CONCLUSION**

The proposed development is not considered harmful to the character of the area and locality in general. There would be no significant impact on neighbouring amenity and would not result in an increased need for off street parking provision.

## **BACKGROUND PAPERS**

Site Photographs dated 16<sup>th</sup> December 2020.

## **RECOMMENDATION**

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

1. The development for which permission is hereby granted shall 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).

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2. The external finishes of the development hereby permitted shall be in accordance with those specified in the application unless any different materials are first agreed in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason:

In the interests of the character and appearance of the building and the visual amenities of the area.

3. Notwithstanding the provisions of Article 3 and Schedule 2, Part 1 and Classes A, B and C of The Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any orders amending or re-enacting that Order with or without modification), the flat roof area of the single storey rear extension hereby approved shall not be used as balcony, roof terrace, sitting out area or similar amenity area nor shall any railings or other means of enclosure be erected on top of or attached to the side of the extension without the grant of further specific planning permission by the Local Planning Authority.

Reason: In order to protect adjoining properties from overlooking and noise.

4. The development hereby permitted shall be carried out in accordance with the approved plans listed below:

2011-07A– Proposed First Floor and Roof Plans - received 24<sup>th</sup> February 2021  
2011-08 Rev B– Proposed Front and Rear Elevations - received 24<sup>th</sup> February 2021

2011-06A– Proposed Ground Floor Plan first floor and roof plans - received 24<sup>th</sup> February 2021

2011-01 – Proposed Site and Block Plan - received 9<sup>th</sup> November 2020

2011-09 –Proposed Side Elevations - received 9<sup>th</sup> November 2020

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

5. The window in the first floor south elevation hereby permitted shall be glazed entirely with obscure glass and non-opening unless the parts of the window/s which can be opened are more than 1.7 metres above the floor of the room in which the window is installed. Once installed the window shall be permanently retained in that condition unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the amenities of the adjoining properties.

### **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 the National Planning Policy Framework 2019.
2. The applicant is advised that Council Officers may undertake inspections without prior warning to check compliance with approved plans and to establish

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that all planning conditions are being complied with in full. Inspections may be undertaken both during and after construction.