

16 MARCH 2020 PLANNING COMMITTEE

6f PLAN/2021/0104 WARD: Knaphill

LOCATION: 77 Strathcona Gardens, Knaphill, Woking, Surrey
GU21 2AZ

PROPOSAL: Erection of a single storey rear extension following removal of existing conservatory.

APPLICANT: Miss Alexandra Deans **OFFICER:** Brooke Bournague

REASON FOR REFERRAL TO COMMITTEE

The applicant is related to a member of Woking Borough Council staff.

SUMMARY OF PROPOSED DEVELOPMENT

Erection of a single storey rear extension following demolition of existing conservatory.

PLANNING STATUS

- Urban Area
- Thames Basin Heaths SPA ZoneB (400m-5km)

RECOMMENDATION

Grant planning permission subject to conditions.

SITE DESCRIPTION

No.77 Strathcona Gardens is a two storey end of terrace property. The rear garden is enclosed with a close boarded boundary fence. Redding Way is sited to the east of the site.

PLANNING HISTORY

PLAN/2006/0476: Erection of a rear conservatory. Permitted 22.06.2006

PLAN/2005/0132: Erection of a rear conservatory. Permitted 11.03.2005

PLAN/1997/0536: Reserved matters application pursuant to outline planning permission 96/0955 for 98 dwellings on site to the west of Redding Way. Permitted 04.09.1997

Condition 6:

Notwithstanding the provisions of Article 3 and Part 1 (Classes A to E) of Schedule 2 to the Town and Country (General Permitted Development) Order 1995 (or any order amending or re-enacting that Order with or without modifications), no further extension or additions to the dwellings, or the provision of any additional building within their curtilages, shall be constructed without the prior written permission of the Borough Planning Officer).

Reason: to ensure that a satisfactory form of development takes place and to protect the amenities of occupiers of adjoining properties.

PLAN/1996/0955: Application under Section 73 of Town and Country Planning Act 1990 to extend the period within which approval of reserved matters pursuant to outline planning permission dated 10.05.93 (Ref No. 91/0828). Permitted 29.11.1996

16 MARCH 2020 PLANNING COMMITTEE

PLAN/1991/0828: Comprehensive redevelopment of redundant land on hospital site to provide residential and commercial development including superstore, DIY store, builders merchant or B8 use, public house, petrol filling station. Permitted 10.05.1993

CONSULTATIONS

None

REPRESENTATIONS

None received

RELEVANT PLANNING POLICIES

National Planning Policy Framework (NPPF) (2019)

Section 12 - Achieving well-designed places

Woking Core Strategy (2012):

CS21 - Design

Supplementary Planning Documents (SPDs):

Woking Design (2015)

Outlook, Amenity, Privacy and Daylight (2008)

PLANNING ISSUES

Impact on Character of the Area

1. Policy CS21 of the Woking Core Strategy (2012) states that new development should respect and make a positive contribution to the street scene and the character of the area within which it is located.
2. The proposed extension would be approximately 3.9m wide and 2.5m deep with a ridge height of approximately 3.2m. The proposed extension would be no deeper than the existing rear conservatory and finished in materials to match the host dwelling. The proposed extension would be sited to the rear of the property and would not be visible from Strathcona Gardens and sufficiently screened from Redding Way sited to the east of the application site.
3. Overall it is considered that the proposed extension would not detract from the character and appearance of the streetscene or host dwelling. The application is considered to accord with Policy CS21 of the Woking Core Strategy (2012) and the NPPF.

Impact on Neighbours

4. Policy CS21 of the Woking Core Strategy (2012) advises that proposals for new development should achieve a satisfactory relationship to adjoining properties, avoiding significant harmful impact in terms of loss of privacy, daylight or sunlight, or an overbearing effect due to bulk, proximity or outlook.
5. No.78 Strathcona Gardens is sited to the south of the application site, there is a close boarded fence marking the boundary. The proposed extension would be sited approximately 1m from the south side boundary. There is an attached garage providing a separation distance to the main dwelling at No.78 Strathcona Gardens. No windows are

16 MARCH 2020 PLANNING COMMITTEE

proposed in the side elevation orientated towards No.78 Strathcona Gardens. Due to the single storey height and separation distance to the boundary it is considered there would not be a significant impact on the amenities of No.78 Strathcona Gardens in terms of loss of privacy, overlooking or loss of daylight.

6. No.76 Strathcona Gardens is sited to the north of the application site, there is a close boarded fence marking the boundary. No.77 Strathcona Gardens is sited approximately 2m forward of attached property No.76 Strathcona Gardens. The proposed extension would be approximately 0.4m higher than the existing rear conservatory, but be no deeper or closer to the north boundary than the existing conservatory. It is considered that the proposed extension would not have a significant impact on the amenities of No.76 Strathcona Gardens in terms of loss of daylight or overbearing impact over and above the existing conservatory.
7. Overall the proposal is therefore considered to have an acceptable impact on the amenities of neighbours in terms of loss of light, overlooking and overbearing impacts and accords with Policy CS21 of the Core Strategy (2012), Supplementary Planning Document 'Outlook, Amenity, Privacy and Daylight' (2008) and the policies in the NPPF (2019).

Community Infrastructure Levy (CIL)

8. The Council introduced the Community Infrastructure Levy (CIL) on 1 April 2015. As the proposed development would not result in new build gross floor space of more than 100 sqm it is not liable for a financial contribution to CIL.

CONCLUSION

9. Considering the points discussed above, the proposal is considered to be appropriate in scale and character to the host building and surrounding area and is considered to have an acceptable impact on the amenities of neighbours. The proposal therefore accords with Policy CS21 of the Woking Core Strategy (2012), Supplementary Planning Documents 'Outlook, Amenity, Privacy and Daylight' (2008) and 'Woking Design' (2015) and the National Planning Policy Framework and is recommended for approval.

BACKGROUND PAPERS

1. Site visit photographs

RECOMMENDATION

It is recommended that planning permission be Granted subject to the following Conditions:

01. The development hereby permitted shall be commenced not later than three years from 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).

02. The development hereby permitted shall be carried out in accordance with the approved plans listed in this notice.

16 MARCH 2020 PLANNING COMMITTEE

Unnumbered plan showing location and block plan received by the Local Planning Authority on 28.01.2021

Unnumbered plan showing existing and proposed ground floor plans received by the Local Planning Authority on 28.01.2021

Unnumbered plan showing existing south side elevation received by the Local Planning Authority on 28.01.2021

Unnumbered plan showing proposed south side elevation received by the Local Planning Authority on 28.01.2021

Unnumbered plan showing existing and proposed front elevation received by the Local Planning Authority on 28.01.2021

Unnumbered plan showing existing and proposed north side elevation received by the Local Planning Authority on 28.01.2021

Unnumbered plan showing existing and proposed rear elevation received by the Local Planning Authority on 28.01.2021

Reason:

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

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

Reason:

To protect the character and appearance of the building and the visual amenities of the area.

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. 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.