

08 JUNE 2021 PLANNING COMMITTEE

6G PLAN/2021/0321

WARD: Hoe Valley

LOCATION: Fir Tree Place, 2A Bonsey Lane, Westfield, Woking, GU22 9PT

PROPOSAL: Erection of single storey rear extension following demolition of rear conservatory, alterations to fenestration. Conversion of existing loft space to habitable use with 4no Velux rooflights

APPLICANT: Deborah Hughes

OFFICER: Josey Short

REASON FOR REFERRAL TO COMMITTEE

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

PROPOSED DEVELOPMENT

Planning permission is sought to erect a single storey rear extension following demolition of rear conservatory, alterations to fenestration and the conversion of existing loft space to habitable use with 4no Velux rooflights.

PLANNING STATUS

- Urban Area
- Thames Basin Heaths Special Protection Area (TBH SPA) Zone B (400m-5km)
- SFRA Flood Zone 2 and 3a

RECOMMENDATION

Grant planning permission subject to conditions.

SITE DESCRIPTION

The application site is located on the west side of Bonsey Lane within the developed area of Westfield. The application site comprises a semi-detached, two storey dwelling with hardstanding to the front which provides off street parking provision for 1 vehicles. The dwelling has a grassed garden to the rear which is bounded by 2 metre close boarded fencing.

PLANNING HISTORY

PLAN/2004/0264 - Demolition of existing bungalow and out-buildings. Construction of one x detached 3 bedroom house and two x 3 bedroom semi-detached houses, all with integral garages – Permitted

PLAN/2004/1187 - Details pursuant to Condition 2 (materials) and Condition 7 (landscaping) of planning permission PLAN/2004/0264 for the demolition of existing bungalow and out-building, construction of one x detached 3 bedroom and 2 x 3 bedroom semi-detached houses, all with integral garages- Permitted

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PLAN/2006/1140 - Conversion of existing integral garage into a bedroom and utility room – Permitted

CONSULTATIONS

Drainage - Due to the type and size of the development and the location we would have no comments on drainage and flood risk grounds. The proposed development will not lead to an increase in flood risk to the site or the surrounding area. The proposed development complies with NPPF and Woking Borough Council's Core Strategy: Policy CS9.

REPRESENTATIONS

None received.

RELEVANT PLANNING POLICY

National Planning Policy Framework (NPPF) (2019):

Section 2 – Achieving sustainable development

Section 12 – Achieving well-designed places

Section 14 – Meeting the challenge of climate change, flooding and coastal change

Woking Core Strategy (2012)

CS9 – Flooding and water management

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, impact on floodzone 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. Proposals must maintain rhythm and visual separation.*
3. Policy CS21 of the Councils Core Strategy states that "*proposals for new development should respect and make a positive contribution to the street scene and the character of the area in which they are situated, paying due regard to the scale, height, proportions, building lines, layout, materials and other characteristics of adjoining buildings and land*".
4. Whilst the proposed front rooflights would be visible from the public realm, they are of a small scale and thus would appear subordinate within the roof slope and therefore, it is considered that they would remain in keeping with the host dwelling and the locality. The proposed single storey rear extension and rear facing rooflights would not be visible when viewed from the public realm, and consequently would not have an adverse impact on the character of the street scene or locality in general. Given the rear rooflights would be of

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the same scale and design as those to the front, it is also considered that these would appear sympathetic to the design of the host dwelling.

5. The proposed single storey rear extension would replace the dwellings existing conservatory. The extension would span the width of the rear of the dwelling, encroaching the boundary of attached neighbouring dwelling by 0.1 metres. It is noted that section 12 of the planning application from served Certificate B to the relevant neighbours on 17th March 2021. The extension would have a depth of 3 metres and would encompass a mono pitched roof with an eaves height of 2.4 metres and maximum height of 3.5 metres with 2 rear facing rooflights. The proposed extensions material pallet would be brick and tile to mirror that of the host dwelling.
6. With the above taken into account, it is considered that the single storey rear extension and rooflights to the front and rear roof slopes would appear sympathetic to the host dwelling by virtue of their scale and design. In addition to this, the proposed materials would be in keeping with the host and the setting. 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 in line with policy CS21 of the Core Strategy.

Neighbour Amenity

7. The proposed single storey rear extension would replace the host dwellings existing rear conservatory and would also have a depth of 3 metres. However it is noted that the proposal would be within closer proximity to the rear windows of No. 2B Bonsey Lane given that the extension would cross the boundary. The proposed extension would breach the 45 degree angle when measured from the centre point of the nearest habitable window, which serves a lounge/dining room. However, it is noted that this window is not the primary window serving the room and consequently, it is considered that the extension would not have an adverse impact on the sunlight and daylight this neighbouring property currently receives. By virtue of the distance between the host dwelling and south neighbouring dwelling, No.1 Bonsey Lane, the proposed extension would not breach the 45 degree angle when measured from the nearest habitable window and thus, it is also considered that the extension would not result in an adverse impact on the light this dwelling currently receives.
8. The proposed roof lights to the front elevation would face the public realm and consequently would not result in overlooking or a loss of privacy to the nearest neighbouring dwellings. The rear rooflights would face the rear boundary which forms the side boundary of No.1 Hoebrook Close. The distance between the rooflight closest to the eaves and this boundary would be 15 metres, and as such would comply with the minimum separation distance for achieving privacy as set out within Appendix 1, Table 1 of the Outlook, Amenity, Privacy and Daylight SPD. The proposed single storey rear extension would encompass doors within the rear elevation and a high level window within the south side elevation. By virtue of the single storey nature of the extension and the existing close boarded fencing which bounds the rear garden, it is considered that the doors within the rear elevation would not result in overlooking or a loss of privacy. Similarly, given the high level of the side facing window within the room it would serve, it is considered that it would not result in overlooking or a loss of privacy to the south neighbouring dwelling.

Flooding

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9. Part of the rear garden of the application site is located within the 1 in 100 and 1 in 1000 Strategic Flood Risk Assessment (SFRA) area and consequently the councils drainage team were consulted on the application. It is considered that due to the type and size of the development and the location , the proposed development would not lead to an increase in flood risk to the site or the surrounding area. The proposed development complies with NPPF and Woking Borough Council's Core Strategy: Policy CS9.

Parking

10. The proposed works would create an additional bedroom at the dwelling, resulting in a 4 bedroom dwelling which would require off street parking provision for 3 vehicles in line with the Parking Strategy SPD (2018). The existing hardstanding to the front of the site provides parking provision for 2 vehicles and the applications supporting information does not detail the provision of an additional space. It is also noted that due to the width and depth of the hardstanding land to the front of the dwelling, it would not be possible to create an additional space on the application site. However, it is considered that Bonsey Lane has the capacity to provide the additional space required.

Local Finance Considerations

11. The proposed new build residential floor space would not exceed 100m² 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 12th May 2021.

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).

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.

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

098– Block Plan –dated February 2021 - received 18th March 2021

099 – Location Plan – dated February 2021 – received 18th March 2021

098– Proposed Floor Plans –dated February 2021 - received 18th March 2021

099 – Proposed Elevations – dated February 2021 – received 18th March 2021

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

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