

19 OCTOBER 2021 PLANNING COMMITTEE

6a PLAN/2021/0742

WARD: Byfleet and West Byfleet

LOCATION: 13 Black Prince Close, Byfleet, West Byfleet, KT14 7ES

PROPOSAL: Erection of a two storey side and single storey rear extension and alterations to garage.

APPLICANT: Mr David Hopkin-Holder

OFFICER: Bronwen Chinien

REASON FOR REFERRAL TO COMMITTEE:

The application has been called in for committee decision, by Cllr Amanda Boote.

SUMMARY OF PROPOSED DEVELOPMENT

Erection of a two storey side extension and single storey rear extension and alterations to garage.

PLANNING STATUS

- Urban Areas

RECOMMENDATION

APPROVE application, subject to conditions.

SITE DESCRIPTION

The application site is a semi-detached property, located in the cul-de-sac of Black Prince Close. The property has brick walls with a pitched roof form, which contained a loft conversion including a large dormer on the rear elevation. There is a garage to the side, set back from the front elevation and this is attached via a connecting arch/gate to a single storey side extension to the house.

RELEVANT PLANNING HISTORY

PLAN/2017/0691	Certificate of proposed lawful development for loft conversion including 1 no. rear dormer and 3 no. front roof lights.	Permitted	21.07.2017
87/0087	Extension to rear of existing garage	Permitted	10.03.1987
74/1085	Single storey extension	Permitted	03.12.1974

CONSULTATIONS

N/A

REPRESENTATIONS

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Six letters of representation have been received in relation to this application.

- Two were generally supportive stating no concerns with impacts of the development on their properties or in relation to the street scene.
- Four representations raised objections to the application, including concerns regarding:
 - loss of privacy [see 'Planning issues' section]
 - loss of daylight including direct sunlight to garden areas [see 'Planning issues' section]
 - impact of previously constructed dormer loft conversion [see 'Planning issues' section]
 - maintenance of side elevation close to boundary [this is not a material planning consideration]

PLANNING ISSUES

1. Planning considerations for consideration in the determination of this application are:
 - Character of the existing building and surrounding area
 - Neighbouring amenity
 - Private amenity space

Character of the existing building and the surrounding area

2. The two storey side extension would be flush with the front elevation of the dwelling, following demolition of the existing side extension. It would have pitched roof which would be set down from the main ridge line. A rear portion would be only single storey with a flat roof beyond the wrap around pitched roof-form.
3. There are several other examples of two storey side extensions in the cul-de-sac, including a side extension to the adjoining property (no. 14), which has a ridge height level with the main ridge. The width of the extended host dwelling (no. 13) would be slightly wider (at 9m), than the attached extended semi which is 8m wide. Other side extensions are found in the cul-de-sac, including at no. 11 Black Prince Close.
4. Following receipt of an amended plan for the layout of front elevation, the existing open plan driveway with no boundary wall in front of the garage would be maintained. There would be a 1.3m gap between the side boundary and the proposed side extension, preventing a terracing effect.
5. The single storey rear extension would be 2.8m deep and would connect to the side extension with a mono-pitched roof with roof lights. The existing long double garage would be reduced in width at the front with a window replacing the current garage door.
6. The previously constructed rear dormer appears as a bulky addition, but this is not the subject of this application. Both the side and rear extensions which are the subject of this application, would appear subservient to and well integrated with the house.
7. Matching brick materials are proposed for all elevations and matching tiles for the pitched roofs and condition 3 is recommended to secure this.
8. As such, the proposal would have an acceptable impact on the existing dwelling and the character of the surrounding area and would comply with policy CS21 'Design' of the Core Strategy (2012), the 'Woking Design' SPD (2015) and the NPPF.

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Impact on Neighbouring amenity

9. Policy CS21 'Design' of the Core Strategy (2012) requires that 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”. The ‘Outlook, Amenity, Privacy and Daylight’ SPD (2008) sets the approach to determining this in further detail, via a variety of considerations.
10. The neighbouring properties with the potential to be impacted by the development are properties on either side (nos. 14 and no. 12 on Black Prince Close) and properties at the rear on Godley Rd and Leybourne Ave.
11. Whilst the extension would project beyond the rear elevation of the rear elevation of the attached semi (no. 14), the modest depth of 2.8m and single storey height would ensure that the ‘45° test’ would be passed. Furthermore, there are no side windows of neighbouring properties close the proposed extension and therefore this test would also be passed.
12. The single storey height at the rear would limit views to only the private amenity space of host dwelling. There would be no additional overlooking from two storey side extension, as this would also look over the host dwelling’s rear garden, generally replicating existing views. There are no new side windows at first floor level. Any overlooking caused by the existing dormer in the roof, is not the subject of this application.
13. The scale and location of the extension, combined with separation at boundary, would ensure it would not appear overbearing to neighbours.
14. As such, the proposal avoids significant harm to the amenities of neighbours and complies with Policy CS21 'Design' of the Core Strategy (2012) and ‘Outlook, Amenity, Privacy and Daylight’ SPD (2008).

Private amenity space

15. The Outlook, Amenity, Privacy and Daylight SPD (2008), requires that private amenity space remains commensurate with the size of the dwelling. Even with the addition of the extension, the area of the garden would be greater than that of the footprint of the dwelling and therefore this SPD guidance would be complied with.

Local finance considerations:

16. The gross floorspace does not exceed 100 sq.m and therefore the proposal is not Community Infrastructure Levy (CIL) liable.

CONCLUSION

17. Overall, it is considered that the proposal would have an acceptable impact on the character and appearance of the area, neighbouring amenities and would leave an acceptable area of garden area. The proposed development would therefore comply with policy CS21 of the *Woking Core Strategy (2012)*, *Woking Design SPD (2015)*, *Outlook, Amenity, Privacy and Daylight SPD (2008)* and the *National Planning Policy Framework (2021)* and is recommended for approval.

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BACKGROUND PAPERS

None

RECOMMENDATION

Permit subject to the following condition(s):

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 the approved plans listed below:

- Single storey rear extension and two storey side extension and garage alteration
Drawing 1 of 2, uploaded 27.09.2021
- Single storey rear extension and two storey side extension and garage alteration
Drawing 2 of 2, uploaded 01.07.2021

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, unless otherwise indicated on the approved plans.

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

Informatives

01. 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 (2021).
02. 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.
03. The applicant is advised that under the Control of Pollution Act 1974, works which will be audible at the site boundary will be restricted to the following hours: 8.00 a.m. - 6.00 p.m. Monday to Friday; 8.00 a.m. - 1.00 p.m. Saturday; and not at all on Sundays and Bank Holidays.

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