

7 DECEMBER 2021 PLANNING COMMITTEE

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PLAN/2021/0971

WARD: Knaphill

LOCATION: 32 Brookwood Farm Drive, Woking, Surrey, GU21 2FW

PROPOSAL: Increased ridge height of existing garage. Insertion of 1No front dormer and 1No front roof light and 1No rear roof light. Erection of side link extension.

APPLICANT: Mr Tom Walker

OFFICER: Brooke Bournage

REASON FOR REFERRAL TO COMMITTEE

The application has been called to the Planning Committee at the request of Councillor Harlow.

SUMMARY OF PROPOSED DEVELOPMENT

Increased ridge height of existing garage. Insertion of 1No front dormer and 1No front roof light and 1No rear roof light. Erection of side link extension.

PLANNING STATUS

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

RECOMMENDATION

Refuse planning permission.

SITE DESCRIPTION

No.32 Brookwood Farm Drive is a three storey semi-detached dwelling. There is a detached double garage sited to the north east of the dwelling, the garage to the south west of the pair is within the application site.

PLANNING HISTORY

PLAN/2021/1019: Insertion of 1No front and 3No rear rooflights and internal alterations. Permitted 09.11.2021

PLAN/2021/0639: Increase ridge height of existing garage. Insertion of 1No front dormer and 1No roof light, and 3No roof lights to the rear. Erection of side extension linking garage to the house. Refused: 29.07.2021

Refusal reasons:

01. The proposed extension would result in a roof extension that does not pay due regard to the scale and proportions of the existing garage which would be detrimental to the appearance of the development and streetscene. The proposal is therefore considered contrary to Policy CS21 of the Woking Core Strategy (2012), Supplementary Planning Document 'Woking Design' (2015) and the NPPF.
02. The proposed increase in the ridge height of the garage by reason of its scale, height and siting abutting the rear boundary with No.24 Brookwood Farm Drive and their rear amenity space would result in a significant and unacceptable overbearing and

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perception of overlooking impact on this neighbour, to the detriment of their residential amenity. The proposal is therefore contrary to Policy CS21 of the Woking Core Strategy (2012), Supplementary Planning Document 'Outlook, Amenity, Privacy and Daylight' (2008) and the National Planning Policy Framework.

PLAN/2021/0294: Increase ridge height of existing garage. Insertion of 1No front dormer and 1No roof light, and 3No rooflights to the rear. Erection of side extension linking garage to the house. Refused 11.05.2021

Refusal reasons:

01. The proposed extension would result in a roof extension that does not pay due regard to the scale and proportions of the existing garage which would be detrimental to the appearance of the development and streetscene. The proposal is therefore considered contrary to Policy CS21 of the Woking Core Strategy (2012), Supplementary Planning Document 'Woking Design' (2015) and the NPPF (2019).
02. The proposed increase in the ridge height of the garage by reason of its scale, height and siting in close proximity to the rear boundary with No.24 Brookwood Farm Drive and their rear amenity space would result in a significant and unacceptable overbearing and loss of privacy impact on this neighbour, to the detriment of their residential amenity. The proposal is therefore contrary to Policy CS21 of the Woking Core Strategy (2012), Supplementary Planning Document 'Outlook, Amenity, Privacy and Daylight' (2008) and the National Planning Policy Framework (2019).

PLAN/2012/0224: Erection of 297No dwellings with open space, sports pitches, ancillary building and facilities, allotments, access road, car parking and landscaping. Permitted 29.04.2013

CONSULTATIONS

Flood Risk and Drainage Team: No objection

Contamination Officer: No objection subject to condition

Forestry Commission: No comments received

REPRESENTATIONS

1 letter raising the following points:

- Due to the raised roof, it is difficult for us to imagine if it would feel overbearing and how much loss of light we would incur.
- We are also unable to determine if we would have loss of privacy as the rear window faces our master bedroom.

RELEVANT PLANNING POLICIES

National Planning Policy Framework (2021)

Woking Core Strategy (2012):

- CS21: Design

DM Policies DPD (2016):

- DM5: Environmental Pollution
- DM8: Land Contamination and Hazards

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Supplementary Planning Documents:

- Outlook, Amenity, Privacy and Daylight (2008)
- Woking Design (2015)
- Parking Standards (2018)

PLANNING ISSUES

Background:

1. Planning applications PLAN/2021/0639 and PLAN/2021/0294 were refused for the following reasons:
 - The proposed extension would result in a roof extension that would not pay due regard to the scale and proportions of the existing garage which would be detrimental to the appearance of the development and streetscene.
 - The proposed increase in the ridge height of the garage by reason of its scale, height and siting in close proximity to the rear boundary with No.24 Brookwood Farm Drive and their rear amenity space would result in a significant and unacceptable overbearing and loss of privacy impact on this neighbour, to the detriment of their residential amenity.
2. The main considerations within the determination of this application comprise the design and impact on the street scene and impact on residential amenities, contamination and flooding.

Impact on Character

3. Planning applications PLAN/2021/0639 and PLAN/2021/0294 were refused as it was considered the proposed extension would result in a roof extension that would not pay due regard to the scale and proportions of the existing garage which would be detrimental to the appearance of the development and streetscene.
4. The proposal has been amended since most the recently refused scheme PLAN/2021/0294. The position of the rooflight in the front elevation has been amended and two rooflights in the rear elevation have been removed. The roof form of the garage has not been amended.
5. Policy CS21 'Design' of the Woking Core Strategy (2012) 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*'.
6. Supplementary Planning Document 'Woking Design' (2015) states '*the additional mass should respect the existing building proportion symmetry and balance*'
7. The application site is located in a recently completed development with garden sizes and separation distances largely laid out to reflect the minimum standards set out in policy. Plot sizes are commensurate with the scale of the houses although the grain of development on the whole is quite dense. Permitted development rights have also been removed to ensure a satisfactory form of development takes place and to protect the amenities of neighbouring properties.
8. There is a detached double garage sited to the north east of the application site, the garage to the south west (closest to No.32 Brookwood Farm Drive) of the pair is within the application site. The other garage within the pair is not within the application site.

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9. The proposal is to increase the ridge height of the existing garage within the application site, including a dormer window and rooflight in the front elevation and one rooflight in the rear elevation and an infill extension linking the garage to the main dwelling at No.32 Brookwood Farm Drive. The proposal would increase the eaves height of the existing garage by approximately 1.2m and ridge height by approximately 1.3m. The proposal would have a dual pitched roof to match the existing garage. The proposed infill extension would have the same depth and height as the enlarged garage and link the existing detached garage to No.32 Brookwood Farm Drive.
10. The proposal would result in a detached double garage having an unbalanced roof form with differing eaves and ridge heights and infilling the separation gap between the host dwelling and detached double garage. The application site is set back off Brookwood Farm Drive, however the proposal would still be clearly visible from Brookwood Farm Drive and the rear gardens of neighbouring properties. It is considered that the proposed extensions to the garage would result in an incongruous addition which bears no relation to the scale, character and appearance of the existing garage or dwelling.
11. The proposed extension would result in a roof extension that does not pay due regard to the scale and proportions of the existing garage which would be detrimental to the appearance of the development and streetscene. The proposal is therefore considered contrary to Policy CS21 of the Woking Core Strategy (2012), Supplementary Planning Document 'Woking Design' (2015) and the National Planning Policy Framework.
12. It is acknowledged that a planning application at No.28 Brookwood Farm Drive (ref: PLAN/2020/0549) for a first floor extension to an attached garage with a dormer window in the front and rear elevation has recently been permitted and completed. It should be noted that this related to a detached dwelling with an attached single garage and therefore did not result in a double garage having an unbalanced eaves and ridge height.
13. It is considered that refusal reason 01 of Planning applications PLAN/2021/0639 and PLAN/2021/0294 has not been overcome.

Impact on residential amenity

14. Planning applications PLAN/2021/0639 and PLAN/2021/0294 were refused as it was considered the proposed increase in the ridge height of the garage by reason of its scale, height and siting in close proximity to the rear boundary with No.24 Brookwood Farm Drive and their rear amenity space would result in a significant and unacceptable overbearing and loss of privacy impact on this neighbour, to the detriment of their residential amenity.
15. The proposal has been amended since PLAN/2021/0294. The position of the rooflight in the front elevation has been amended and two rooflights in the rear elevation have been removed. The roof form of the garage has not been amended.
16. Policy CS21 of the Woking Core Strategy 2012 states that '*proposals 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*'.
17. Supplementary Planning Document 'Woking Design' (2015) states that "*the location of the extension...should not result in any adverse overshadowing or overbearing impact on adjacent dwellings*".
18. No.34 Brookwood Farm Drive is sited to the north of the application site. An approximate 9m separation distance would be retained to No.34 Brookwood Farm Drive and the

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windows in the front elevation would be orientated towards the flank elevation of No.34 Brookwood Farm Drive. It is considered that the proposed extensions would not result in a significant impact on No.34 Brookwood Farm Drive in terms of loss of daylight, overbearing impact or overshadowing.

19. No.30 Brookwood Farm Drive is sited to the west of the application site. The proposal would be sited within the side of the host dwelling and would have no impact on the amenities of No.30 Brookwood Farm Drive.
20. No.28 Brookwood Farm Drive is sited to the south west of the application site. An approximate 9.9m separation distance would be maintained to the side boundary with No.28 Brookwood Farm Drive. Due to the separation distance and relationship with No.28 Brookwood Farm Drive it is considered that the proposed extensions would not result in a significant impact on No.28 Brookwood Farm Drive in terms of loss of daylight, overbearing impact or overshadowing.
21. No.24 Brookwood Farm Drive is sited to the south east of the application site. The detached double garage forms the rear boundary of No.24 Brookwood Farm Drive which has a rear garden with a depth of approximately 9m. The existing detached garage has an eaves height of approximately 2.8m and ridge height of 4.9m with the roof hipping away from the rear boundary of No.24 Brookwood Farm Drive. The proposed enlarged garage would have an eaves height of approximately 4.1m and ridge height of approximately 6.3m. Due to the position of the garage forming the rear boundary of No.24 Brookwood Farm Drive and eaves and ridge height it is considered that the proposed garage extension would have a significant overbearing impact on the rear private amenity space of No.24 Brookwood Farm Drive.
22. One rooflight is proposed in the rear elevation, due to the position of the rooflight which is directly orientated towards the rear garden of the application site and eaves height it is considered that there would not be significant perception of overlooking to No.24 Brookwood Farm Drive.
23. It is acknowledged that a planning application at No.28 Brookwood Farm Drive (ref: PLAN/2020/0549) for a first floor extension to an attached garage has recently been permitted. No.28 Brookwood Farm Drive has a rear to side relationship with neighbouring properties unlike the current application which has a rear to rear relationship with No.24 Brookwood Farm Drive and the garage did not form a boundary and was sited approximately 1m from the side boundary with No.30 Brookwood Farm Drive. Therefore it was considered that that proposal would not have a significant harmful loss of daylight or overbearing impact on No.30 Brookwood Farm Drive.
24. It is considered the proposed increase in the ridge height of the garage by reason of its scale, height and siting abutting the rear boundary with No.24 Brookwood Farm Drive and their rear amenity space would result in a significant and unacceptable overbearing impact on this neighbour, to the detriment of their residential amenity. The proposal is therefore contrary to Policy CS21 of the Woking Core Strategy (2012), Supplementary Planning Document 'Outlook, Amenity, Privacy and Daylight' (2008) and the National Planning Policy Framework.
25. It is considered that refusal reason 02 of Planning applications PLAN/2021/0639 and PLAN/2021/0294 has not been overcome.

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Impact on flood risk

26. The proposed infill extension would be sited on an existing area of paving between the dwelling and detached garage. The proposal would not increase the area of hardstanding within the site. The Council's Flood Risk and Drainage Team have been consulted and raised no objection. It is considered the proposal would not have a significant impact on surface water flooding in the area.
27. However the lack of any objection to the application on these grounds does not outweigh the other objection to the proposal.

Contamination

28. When the Brookwood Farm Estate was developed, gas membranes were incorporated into the dwellings due to the risk of historic ground contamination. Therefore had the application otherwise been considered acceptable the proposed extension would have been required to incorporate gas membranes to ensure the proposal was suitable for the end use and to comply with Policies DM5 and DM8 of the DM Policies DPD (2016). The Council's Scientific Officer has been consulted and raises no objection subject to conditions securing details of such measures.
29. However the lack of any objection to the application on these grounds does not outweigh the other objection to the proposal.

Community Infrastructure Levy (CIL):

30. The proposed increase in residential floor area does not exceed 100m² and is consequently not Community Infrastructure Levy (CIL) liable.

CONCLUSION

31. The proposed extension would result in a roof extension that does not pay due regard to the scale and proportions of the existing garage which would be detrimental to the appearance of the development and streetscene. The proposal is therefore considered contrary to Policy CS21 of the Woking Core Strategy (2012), Supplementary Planning Document 'Woking Design' (2015) and the NPPF.
32. The proposed increase in the ridge height of the garage by reason of its scale, height and siting abutting the rear boundary with No.24 Brookwood Farm Drive and their rear amenity space would result in a significant and unacceptable overbearing impact on this neighbour, to the detriment of their residential amenity. The proposal is therefore contrary to Policy CS21 of the Woking Core Strategy (2012), Supplementary Planning Document 'Outlook, Amenity, Privacy and Daylight' (2008) and the National Planning Policy Framework.
33. The lack of an objection to the application on flood risk and contamination do not outweigh the other objections to the application. The proposal is contrary to Policy CS21 of the Woking Core Strategy (2012), Supplementary Planning Documents 'Woking Design' (2015) and 'Outlook, Amenity, Privacy and Daylight (2008)' and the NPPF (2019) as noted above.

BACKGROUND PAPERS

1. Site visit photographs
2. Consultation responses

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RECOMMENDATION

It is recommended that planning permission is refused for the following reasons:

1. The proposed extension would result in a roof extension that does not pay due regard to the scale and proportions of the existing garage which would be detrimental to the appearance of the development and streetscene. The proposal is therefore considered contrary to Policy CS21 of the Woking Core Strategy (2012), Supplementary Planning Document 'Woking Design' (2015) and the National Planning Policy Framework.
2. The proposed increase in the ridge height of the garage by reason of its scale, height and siting abutting the rear boundary with No.24 Brookwood Farm Drive and their rear amenity space would result in a significant and unacceptable overbearing impact on this neighbour, to the detriment of their residential amenity. The proposal is therefore contrary to Policy CS21 of the Woking Core Strategy (2012), Supplementary Planning Document 'Outlook, Amenity, Privacy and Daylight' (2008) and the National Planning Policy Framework.

Informatives

1. The plans relating to the application hereby refused are numbered:

HA/2172/P2/4 Rev 2 received by the Local Planning Authority on 25.08.2021

HA/2172/P2/5 Rev 2 received by the Local Planning Authority on 25.08.2021

HA/2172/P2/6 Rev 2 received by the Local Planning Authority on 25.08.2021