

6b PLAN/2021/1241

WARD: Knaphill

LOCATION: 25 Lorne Gardens, Knaphill, Surrey, GU21 2QL

PROPOSAL: Construction of a timber clad freestanding garden building (Retrospective).

APPLICANT: Nicky Fayers

OFFICER: David Raper

REASON FOR REFERRAL TO COMMITTEE:

The applicant related to an employee of Woking Borough Council.

SUMMARY OF PROPOSED DEVELOPMENT

The proposal relates to the erection of an outbuilding in the rear garden. As the development has been carried out, the proposal is retrospective. A timber shed is understood to have been removed in order to build the outbuilding. The outbuilding would ordinarily constitute 'Permitted Development' however in this case Permitted Development rights were removed when the host dwelling was originally permitted.

PLANNING STATUS

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

RECOMMENDATION

GRANT planning permission subject to conditions.

SITE DESCRIPTION

The proposal relates to a two storey end-of-terrace dwelling dating from the 1990s. The surrounding area is characterised by two storey dwellings and blocks of flats of similar ages and styles.

RELEVANT PLANNING HISTORY

None of relevance.

CONSULTATIONS

None.

REPRESENTATIONS

One objection received raising the following summarised concerns:

- The outbuilding has a severe visual impact
- The outbuilding is likely to cause flooding
- The outbuilding would cause loss of light in summer; I already experience loss of light due to trees and a hedge

RELEVANT PLANNING POLICIES

National Planning Policy Framework (2021):
Section 12 – Achieving Well-Designed Places

Woking Core Strategy (2012):
CS21 – Design
CS24 – Woking’s Landscape and Townscape
CS25 – Presumption in Favour of Sustainable Development

Supplementary Planning Documents (SPDs):
Design (2015)
Outlook, Amenity, Privacy and Daylight (2008)

PLANNING ISSUES

Impact on Character:

1. The outbuilding is flat roofed and finished in timber with grey framed windows and doors which gives a contemporary appearance. The building has a maximum height of 2.5m, a width of 3.2m and a length of 2.3m. The building is considered a modest and visually acceptable garden outbuilding which is commonplace in residential areas. The building is therefore considered to have an acceptable impact on the character and visual amenities of the surrounding area.

Impact on Neighbours:

2. The nearest neighbours are those at No.24 Lorne Gardens to the west and No.35 Cubitt Way to the north. The outbuilding has a maximum height of 2.5m and is positioned a minimum of 0.4m with the boundaries with these neighbours.
3. The modest size of the building and the separation distance to No.24 Lorne Gardens is considered sufficient to avoid an undue overbearing or loss of light impact on this neighbour. The outbuilding features a small side-facing window and bi-fold doors on the south elevation however these are not considered to result in undue overlooking or loss of privacy.
4. The flank elevation of No.35 Cubitt Way faces the outbuilding and features ground floor side-facing windows, however this neighbour is positioned 4.9m from the boundary with the proposal site. The modest size of the building and the separation distance to this neighbour is considered sufficient to avoid an undue overbearing or loss of light impact on this neighbour. The building does not feature any window or door openings facing this neighbour.
5. The outbuilding has a relationship with surrounding neighbours which is typical in residential areas and the proposal is considered to have an acceptable impact on the amenities of neighbours.

Impact on Garden Size:

6. The Council’s ‘Outlook, Amenity, Privacy and Daylight’ SPD (2008) recommends that dwellings should have private rear gardens which are at least proportionate to the footprint of the host dwelling they serve. However it should be noted that the SPD makes clear that in all cases, evidence of quality of amenity provision and

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compatibility with the character of the local context will be of greater importance than dimensional compliance with the guidance.

7. The footprint of the host dwelling is 48m² and the remaining garden area is approximately 45m² in area. Whilst this falls marginally short of the recommended minimum, it should be borne in mind that a timber shed existed in the same location as the outbuilding and the proposal is not considered to have resulted in an undue loss of amenity space compared to the situation which previously existed.
8. The remaining garden area is considered of an acceptable size and quality and is considered to provide an acceptable level of amenity for future residents. Overall the proposal is considered to achieve an acceptable size and quality of private amenity space.

Impact on Drainage:

9. The small scale of the outbuilding is such that it is not considered to impact detrimentally on flood risk.

CONCLUSION

10. Overall the outbuilding is considered to have an acceptable impact on the character of the surrounding area, the amenities of neighbours and on the size and quality of the rear amenity space. The proposal therefore accords with the Development Plan and is recommended for approval.

BACKGROUND PAPERS

1. Site visit photographs

RECOMMENDATION

PERMIT subject to the following condition:

1. The development hereby permitted shall be retained in accordance with the approved plans listed below:

Drawing numbered 1 showing proposed floor plans and elevations received by the LPA on 18.11.2021

Unnumbered plan named 'Location Plan GU21 2QL' received by the LPA on 18.11.2021

Unnumbered plan named 'Block Plan GU21 2QL' received by the LPA on 22.11.2021

Reason: For the avoidance of doubt and in the interests of proper planning.

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 (2021).