

07 JUNE 2022 PLANNING COMMITTEE

6H PLAN/2021/1171

WARD: Mount Hermon

LOCATION: The Hollies, Wych Hill Lane, Woking, Surrey, GU22 0AD

PROPOSAL: Erection of single storey side extension with 3 no. rooflights. New 2m high brick wall with piers to replace the existing timber fence and new vehicular and pedestrian timber acoustic gates to replace the existing timber frame gate.

APPLICANT: Marc Riggs

OFFICER: Josey Short

REASON FOR REFERRAL TO COMMITTEE

The application is brought before the Committee as the applicant is director and shareholder of Rutland (Woking) Limited which is a Woking Borough Council joint venture group.

PROPOSED DEVELOPMENT

The application seeks planning permission for the erection of a single storey side extension with 3 no. rooflights, a new 2m high brick wall with piers to replace the existing timber fence and new vehicular and pedestrian timber acoustic gates to replace the existing timber frame gate.

PLANNING STATUS

- Mount Hermon Conservation Area
- TBH SPA Zone B (400m-5km)
- Urban Areas

RECOMMENDATION

Grant planning permission subject to conditions.

SITE DESCRIPTION

The application site is located on the north side of Wych Hill Lane. The site comprises a detached, multi brick dwelling with a gravel drive to the front and side which is bounded to the front with a 1 metre post and rail fence with a 1.8 metre hedge behind it. The site is located within the Mount Hermon Conservation Area and is characterised by detached dwellings with high boundary treatment to the front.

PLANNING HISTORY

PLAN/2021/0536 - Certificate of proposed lawful development for a replacement of existing boundary timber fence with 1.8 metre high brick wall, new 1.8 metre high replacement gate and fencing along with replacement of rear patio doors with a set of folding doors – Permitted – 05.10.2021

81/0421 - DETACHED HOUSE DBL GARAGE DET H/DBL GARAGE – Permitted

07 JUNE 2022 PLANNING COMMITTEE

CONSULTATIONS

Highways - The proposed development has been considered by THE COUNTY HIGHWAY AUTHORITY who having assessed the application on safety, capacity and policy grounds, recommended a condition be imposed in any permission granted requiring pedestrian intervisibility splays to be provided on each side of the access to Wych Hill Lane prior to the use of the pedestrian access of the new 2 metre brick wall and new pedestrian access.

It is noted that an additional proposed site plan was received by the LPA on 03.05.2022 and sent to the County Highways Authority for comment. Following this information, it was recommended that a condition requiring the pedestrian inter-visibility splays to be provided in accordance with the approved plan prior to the use of the accesses.

REPRESENTATIONS

None received.

RELEVANT PLANNING POLICY

National Planning Policy Framework (NPPF) (2021):

- Section 2 – Achieving sustainable development
- Section 12 – Achieving well-designed places
- Section 16 – Conserving and enhancing the historic environment

Woking Core Strategy 2012

- Policy CS20 (Heritage and Conservation)
- Policy CS21 (Design)

Development Management Policies DPD 2016

- DM2 - Trees and landscaping
- DM20 – Heritage assets and their settings

Supplementary Planning Documents (SPDs)

- Woking Design 2015
- Outlook, Amenity, Privacy and Daylight 2022
- Parking Standards (2018)

Supplementary Planning Guidance

- Mount Hermon Conservation Area

PLANNING ISSUES

1. The principal planning considerations in the determination of this application are summarized below:

Impact on the Conservation Area

2. The property is located within the Mount Hermon Conservation Area which is a Heritage Asset. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that in considering applications within Conservation Areas, Local Planning Authorities shall pay “*special attention...to the desirability of preserving or enhancing the character or appearance of that area*”.

07 JUNE 2022 PLANNING COMMITTEE

3. Paragraph 197 of the National Planning Policy Framework (NPPF) (2021) states 'In determining applications, local planning authorities should take account of: (a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; (b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and (c) the desirability of new development making a positive contribution to local character and distinctiveness'.
4. This is reflected in policy CS20 of the Woking Core Strategy which states 'New development should also make a positive contribution to the character, distinctiveness and significance of the historic environment, including heritage assets at risk through neglect, decay or other threats'.
5. The street scene of Wych Hill Lane within the Mount Hermon Conservation Area is characterized by detached dwellings of varying scales and finishes with high boundary treatment to the front forming a common feature. It is also noted that trees and hedgerow are a dominant feature and contribute to the overall character of the Conservation Area.
6. The proposed extension would be set back from the principal elevation of the dwelling and though it would be visible from the public realm, it would be of a small scale. It is also noted that the material palette proposed for the extension would mirror that of the host dwelling. With this taken into account, it is considered that the proposed side extension would harmonise with the host dwelling and would preserve and enhance the character of the Conservation Area.
7. The proposed front boundary wall would replace the sites existing 1.8 metre close boarded fencing in this location, which is positioned behind mature hedgerow, with a wall of the same height. With this taken into account, the visibility of this wall and piers would be limited. As this hedgerow is not protected by a TPO, it would be necessary to condition that it is maintained in the event of planning permission being granted in this instance as without the hedgerow, the proposed wall would be visually prominent and thus would have a different impact on the street scene and the Conservation Area. The works would also erect 2 metre timber acoustic gates across the existing vehicular access with brick piers. Though it is noted that there are few other examples of gates of this height within the street scene, tall boundary treatment is a common feature and consequently, the front of sites are not readily apparent from the public realm. In addition to this, it is noted that the use of timber and brick are also common materials for boundary treatments to the front of dwellings within the street scene, Consequently, it is considered that the proposed works would not appear inconsistent in this regard, and thus would preserve the character and appearance of the Conservation Area.
8. It is therefore considered that it would preserve the character and appearance of the Conservation Area and would not cause harm to, or the loss of, this heritage asset in line with Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Section 16 of the NPPF (2021) and policy CS20 of Woking Core Strategy (2012).

Impact on the Character of the Area

9. By virtue of the nature of the proposed works to the main dwelling, they would be visible from the public realm, however, given the set back from the front of the site and the proposed boundary treatment to the front, the views of the proposed extension would be limited. Irrespective of this, the extension would be of a small scale and would mirror the material palette of the host dwelling and thus it is considered it would harmonise.

07 JUNE 2022 PLANNING COMMITTEE

10. The works would replace the existing 1.8 metre timber fence and 1 metre post and rail gate to the front of the site with a 2-metre brick wall with brick piers and 2 metre timber acoustic gates. Given the positioning of the proposed wall behind established hedgerow, there would be little difference when seen from the street scene of Wych Hill Lane. Though the gates would be greater in height and limit views into the site, they would not appear inconsistent within the street scene by virtue of the proposed material palette and the tall boundary treatment within the immediate locality.

Impact on Neighbouring Amenity

11. Given the positing of the extension to the south east side of the dwelling, it would not impact the neighbouring dwellings to the north or west of the application site. By virtue of the scale and positioning of the proposed extension, it would not breach the 45 or 25 degree angles when measured from the nearest neighbouring dwelling to the south east; White Lodge, Wych Hill Lane. Thus, it is considered it would not have a detrimental impact on the sunlight and daylight this property currently receives. Similarly, by virtue of the single storey nature of the proposed extension, it would not result in overlooking or a loss of privacy to the nearest neighbouring dwellings.
12. The proposed boundary treatment and gates would be located on the front boundary of the site and thus would be set approximately 8 metres from the front elevations of the nearest neighbouring dwellings and would also be juxtaposed. Consequently, it is considered that this element of the proposed works would also not have a detrimental impact on the sunlight and daylight these neighbouring properties currently receive and by virtue of the nature of the proposed works would not impact the neighbours in terms of overlooking or a loss of privacy.

Impact on Highways and Parking

13. The proposed works would not create any additional bedrooms at the dwelling and thus would not result in an increased need for off street parking provision.
14. The County Highway Authority were consulted on the scheme and recommended a condition be included in the event of planning permission being granted in this instance which would require the pedestrian inter-visibility splays to be provided in accordance with the approved plan prior to the use of the accesses in order that the development should not prejudice highway safety nor cause inconvenience to other highway users. It is considered that a condition to this effect would be reasonable and necessary given the nature of the works proposed and thus would be included in the event of planning permission being granted in this instance.

Conclusion & Planning Balance:

Overall, 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' (2022) and 'Woking Design' (2015) and the National Planning Policy Framework and is recommended for approval.

07 JUNE 2022 PLANNING COMMITTEE

BACKGROUND PAPERS

Site Photographs dated 22nd February 2022.

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 external finishes of the extension, boundary wall and gates hereby permitted shall be implemented and thereafter retained in accordance with the specified details 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.

03. The hedgerow shown as being retained along the front boundary of the property on the approved plans shall not be cut down, uprooted or destroyed without the prior written approval of the Local Planning Authority until the expiration of five years from the date of completion of the development.

Reason: To protect the hedgerow to be maintained on the site and safeguard the character and appearance of the surrounding area.

04. The erection of a new 2m high brick wall fence and formation of a new pedestrian access hereby approved shall not be used for pedestrian access unless and until a pedestrian inter-visibility splay measuring 2m by 2m has been provided on each side of the access to Wych Hill Lane in accordance with the approved plan (dwg no. 21224 [PL] 02 Rev A dated May 2022 and received by the LPA 03.05.2022) by the Local Planning Authority. Thereafter, the visibility zones shall be kept permanently clear of any obstructions over 1.05m high.

Reason: The condition above is required in order that the development should not prejudice highway safety nor cause inconvenience to other highway users and to accord with the National Planning Policy Framework 2021 and to satisfy Policy CS18 "Transport and Accessibility" of the Woking Borough Council Core Strategy 2012.

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

Site Location and Block Plan – dwg no. 21224 [PL] 01 – dated October 2021 and received by the Local Planning Authority on 29.10.2021

Ground Floor Site Plan as Proposed - dwg no. 21224 [PL] 02 Rev A– dated May 2022 and received by the Local Planning Authority on 03.05.2022

Proposed Roof Plan - dwg no. 21224 [PL] 03 – dated October 2021 and received by the Local Planning Authority on 29.10.2021

07 JUNE 2022 PLANNING COMMITTEE

Proposed Elevations and Section AA - dwg no. 21224 [PL] 04 – dated October 2021 and received by the Local Planning Authority on 29.10.2021

Proposed Side Elevations - dwg no. 21224 [PL] 05 – dated October 2021 and received by the Local Planning Authority on 29.10.2021

Proposed Street Elevations - dwg no. 21224 [PL] 06 – dated October 2021 and received by the Local Planning Authority on 29.10.2021

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.
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.
3. 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.