

26 JULY 2022 PLANNING COMMITTEE

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PLAN/2022/0427

WARD: Mount Hermon

LOCATION: 23 Oriental Road, Woking, Surrey, GU22 7AH

PROPOSAL: Erection of a single storey side extension, following demolition of detached garage (part retrospective)

APPLICANT: Mrs L Pereira

OFFICER: Brooke Bournague

REASON FOR REFERRAL TO COMMITTEE

The applicant is a member of Woking Borough Council staff.

SUMMARY OF PROPOSED DEVELOPMENT

Erection of a single storey side extension, following demolition of detached garage (part retrospective)

PLANNING STATUS

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

RECOMMENDATION

Grant planning permission subject to conditions.

SITE DESCRIPTION

No.23 Oriental Road is a two storey semi detached property. The rear garden is enclosed with a close boarded boundary fence.

PLANNING HISTORY

PLAN/2020/1095: Erection of a part two storey, part single storey side extension with 2x side rooflights following demolition of detached garage to form an attached annex supplementary to the main dwelling (amended description). Permitted 24.02.2021

79/1549: Single store rear extension. Permitted 30.01.1980

CONSULTATIONS

None

REPRESENTATIONS

None received

RELEVANT PLANNING POLICIES

National Planning Policy Framework (NPPF) (2021)

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Woking Core Strategy (2012):
CS21 - Design

Supplementary Planning Documents (SPDs):
Woking Design (2015)
Outlook, Amenity, Privacy and Daylight (2022)
Parking Standards (2018)

PLANNING ISSUES

Impact on Character of the Area

1. Policy CS21 of the Woking Core Strategy (2012) states that new development should respect and make a positive contribution to the street scene and the character of the area within which it is located.
2. Planning application PLAN/2020/1095 granted planning permission for a part two storey, part single storey side extension. This current application is for a single storey side extension only. The proposed extension would have a maximum width of approximately 3.4m and depth of approximately 11m and would not project beyond the front or rear elevation of the existing dwelling. The extension would have a dummy pitch roof with the single storey element measuring approximately 3m to match the height of an existing single storey rear element. The proposed dummy pitch roof would match the roof of a single storey side element at neighbouring property No.25 Oriental Road. It is proposed to finish the extension in matching materials.
3. Overall it is considered that the proposed extension would not detract from the character and appearance of the streetscene or host dwelling. The application is considered to accord with Policy CS21 of the Woking Core Strategy (2012) and the NPPF.

Annexe Accommodation

4. Policy DM9 of the DM Policies DPD (2016) states '*Ancillary residential extensions, including 'granny annexes' and staff accommodation, designed in accordance with Core Strategy policy CS21 and the Council's Design SPD, will be permitted provided they share a common access with the main dwelling and are physically incorporated within it, and are designed in such a way that renders them incapable of being occupied separately from the main dwelling*'.
5. The proposed extension includes a bedroom, shower room and lounge area and therefore has the facilities to be an annexe. The proposed extension would share the common access with the main dwelling, have internal links with the main dwelling and be reliant on the kitchen in the main dwelling.
6. It is considered that the use of the proposed extension would have a reliance and day to day interaction with the main dwelling and would therefore be ancillary to the main dwelling. The application is considered to accord with Policy DM9 of the DM Policies DPD (2016).

Impact on Neighbours

7. Policy CS21 of the Woking Core Strategy (2012) advises that proposals for new 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.

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8. No.25 Oriental Road is sited to the north east of the application site. The proposed extension would be sited adjacent to the boundary with No.25 Oriental Road, which has a single storey extension adjacent to the boundary. There are no windows in the side elevation of the extension at No.25 Oriental Road or the proposed extension. There would be no loss of privacy or overlooking to No.25 Oriental Road. The proposed extension would not project beyond the front or rear elevation of No.25 Oriental Road, there would be a significant loss of daylight or overbearing impact to No.25 Oriental Road.
9. The proposed extension would be sited within the side elevation of the host dwelling and would therefore not have an impact on the amenities of attached property No.21 Oriental Road.
10. Overall the proposal is therefore considered to have an acceptable impact on the amenities of neighbours in terms of loss of light, overlooking and overbearing impacts and accords with Policy CS21 of the Core Strategy (2012), Supplementary Planning Document 'Outlook, Amenity, Privacy and Daylight' (2022) and the policies in the NPPF.

Impact on parking

11. The proposal would increase the number of bedrooms from three to four. Supplementary Planning Document 'Parking Standards' (2018) requires a dwelling with 4 or more bedrooms to provide minimum of 3 onsite parking spaces. The document also states, '*on site provision below minimum standards will be considered for developments within Woking town centre*'. There is parking for two cars, resulting in a shortfall of one parking space. Due to the town centre location, it is considered that the proposal would not result in a significant parking overspill onto the surrounding roads which are in a controlled parking zone.
12. Overall the proposal is therefore considered to have an acceptable impact on parking and accords with Supplementary Planning Document 'Parking Standards' (2018) and the policies in the NPPF.

Community Infrastructure Levy (CIL)

13. The Council introduced the Community Infrastructure Levy (CIL) on 1 April 2015. As the proposed development would not result in new build gross floor space of more than 100 sqm it is not liable for a financial contribution to CIL.

CONCLUSION

14. Considering the points discussed above, 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 'Parking Standards' (2018), 'Outlook, Amenity, Privacy and Daylight' (2022) and 'Woking Design' (2015) and the National Planning Policy Framework and is recommended for approval.

BACKGROUND PAPERS

1. Site visit photographs

RECOMMENDATION

It is recommended that planning permission be Granted subject to the following Conditions:

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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 with the approved plans listed in this notice.

23OR-P.01 received by the Local Planning Authority on 05.05.2022

23OR-P.02 received by the Local Planning Authority on 05.05.2022

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.

Reason:

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

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 the National Planning Policy Framework 2021.
2. You are 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.