

6a PLAN/2021/1168

WARD: SJS

LOCATION: 17 Brackenwood Road, St Johns, Woking, Surrey, GU21 8XF

PROPOSAL: Erection of a two storey rear extension, single storey front, side and rear extensions, rear dormer window, front rooflight, replacement windows, external alterations and alterations to external finishes

APPLICANT: Mr Stylianos Rigakis

OFFICER: Claire Bater

REASON FOR REFERRAL TO COMMITTEE

The application is brought before the Committee at the request of Councillor Roberts.

PROPOSED DEVELOPMENT

The planning application seeks permission for a two storey rear extension, single storey front, side and rear extensions, rear dormer, front rooflight, replacement windows, external alterations and alterations to external finishes. The two storey rear extension would be set at an angle to the host dwellinghouse, matching that of the existing detached garage which would be demolished and replaced by the single storey side extension. The house would be rendered with timber and metal cladding; the windows would be replaced with crittal/anthracite windows.

PLANNING STATUS

- Urban Area
- Adj Tree Preservation Order
- Thames Basin Heaths Special Protection Area (TBH SPA) Zone B (400m-5km)

RECOMMENDATION

REFUSE planning permission.

SITE DESCRIPTION

The application site is a two-storey semi-detached house located on the north side of Brackenwood Road, St Johns within the urban area.

PLANNING HISTORY

PLAN/2022/0540 - Certificate of Proposed Lawful Development for rear dormer window and 2No front rooflights. - permitted 22.07.2022
0024204 - Detached garage - permitted 28.04.1969

CONSULTATIONS

None.

REPRESENTATIONS

None received.

RELEVANT PLANNING POLICIES

National Planning Policy Framework (NPPF) (2021)

Section 12 - Achieving well-designed places

Section 15 - Conserving and enhancing the natural environment

Woking Core Strategy (2012)

CS21 - Design

Development Management Policies Development Plan Document (DMP DPD) (2016)

DM2 - Trees and landscaping

Supplementary Planning Documents (SPD's)

Woking Design (2015)

Outlook, Amenity, Privacy and Daylight (2021)

Parking Standards (2018)

PLANNING ISSUES

Impact on Character of the Area

1. Policy CS21 of the *Woking Core Strategy* (2012) states that proposals for new development should *“create buildings and places that are attractive with their own distinct identity; they 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 and land.”*
2. Section 12 of the *National Planning Policy Framework* (2021) states that *“Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents...”* and requires development proposals to *“add to the overall quality of the area...”*, to be *“visually attractive as a result of good architecture...”* and *“sympathetic to local character and history, including the surrounding built environment...”*.
3. The SPD *Woking Design* (2015) sets out guidance for domestic extensions and states that *“The additional mass should respect the existing building proportion, symmetry and balance”* and that *“Roof forms that are contrary to the existing roof form will generally be resisted”*. It further states that *“permission will usually be granted for the installation of traditional dormer windows if they are a subordinate feature of the roofscape, they are in keeping with the character of the dwelling and street scene and do not affect overlooking.”*
4. The existing building is a two-storey semi-detached house; it is constructed of red multi-stock bricks on the front and rear elevations with yellow London brick on the side elevation. Red tile hanging is present at first floor level on the front elevation and interlocking concrete roof tiles on the pitched roof.

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5. The proposed side/rear extension would fill the width of the plot in line with the replacement garage and extend to the rear of the host dwellinghouse by approx. 7.3m; a single storey element with a depth of approx. 2.7m would be adjacent the neighbouring property at No.16 Brackenwood Road. It would incorporate staggered floor levels to accommodate the sloping site, an inner courtyard area and have a footprint approx. three times greater than that of the host dwellinghouse. The walls of this element would be white rendered whilst the roof would include an area of sedum roof.
6. The proposed side extension would also include a porch canopy with a depth of approx. 1.6m from the front elevation. It is considered that this element would not be in keeping with the character of the host dwellinghouse and also the wider streetscene where traditional rain hoods prevail. The existing tile hanging would also be removed from the front elevation and replaced with a section of white render and grey shingle tiles.
6. The first floor of the proposed two storey element would have a lower ridge and eaves height than the host dwellinghouse and would be positioned at an angle to the existing rear elevation with a flat-roofed obscure glazed/timber clad link, overhanging the rear wall of the single storey element to create a canopy. The side walls and roof would be clad in green AntraZinc standing seam whilst the rear elevation would feature full height glazing and an element of timber cladding. It is considered that this first floor element, due to its position and construction materials, would be an alien feature within the street scene especially as it would be visible when travelling down the road.
7. The proposed rear dormer would almost completely fill the rear roofslope and would not be a subservient addition as required by the SPD Woking Design (2015). This element would additionally be clad with Antra Zinc standing seam in grey which would give further emphasis to the scale and massing of the roof extension and is not considered to be in keeping with the character of the host dwellinghouse. It is acknowledged that a dormer of this size would be allowed under Schedule 2, Part 1, Class B of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), however this includes a condition requiring construction to be of matching materials which would reduce the visual impact of the rear dormer.
8. Amended plans were received during the course of the application which altered the material palette, reduced the depth of the rear extension and removed the first floor overhang. These changes, however, were not considered sufficient to remove officer concerns with the design of the proposed development as a whole. Overall, due to its scale, massing, materials, form and design, it is considered that the proposal would not be a subservient addition and would not be in keeping with the character of the host dwellinghouse and the street scene. The proposal is therefore considered to be contrary to policy CS21 of the Woking Core Strategy (2012), Supplementary Planning Document Woking Design (2015) and the National Planning Policy Framework (2021).

Impact on Neighbouring Amenity:

9. 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.
10. Woking Council's SPD Outlook, Amenity, Privacy and Daylight (2008) contains a 45° test to determine whether a rear extension would have an acceptable impact on the sunlight/daylight levels received by the rear windows of adjoining and adjacent properties, in this instance Nos.16 and 18 Brackenwood Road. The proposed extensions pass this

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towards both adjacent properties. The SPD also contains a 25° test to determine whether an extension would have an acceptable impact on the sunlight/daylight levels received by the side windows of adjoining and adjacent properties. The proposed extensions would pass this test too.

11. It is considered that the proposal would not appear unacceptably overbearing towards neighbouring properties. This is due to the combination of the depth and height of the extensions as well as the location in relation to the main private amenity space of neighbouring properties.
12. The separation distance between the proposed dormer windows and the rear boundary is less than the 15m required by the SPD. However, given the presence of the trees on the rear boundary, and the distance to the rear elevation of the houses behind, it is considered that this would not substantiate a reason for refusal.
13. It is considered that the proposed siting, scale, massing and design of the proposed extension would not unacceptably impact sunlight/daylight levels, would not create unacceptable overlooking issues and would not appear unacceptably overbearing towards neighbouring properties. This is not considered, however, to outweigh the above reason for refusal.

Impact on Private Amenity Space:

14. Woking Borough Council's SPD Outlook, Amenity, Privacy and Daylight (2022) recommends that large family dwellings with a gross floor area of more than 150sqm should have private amenity space that is at least equal in area to the gross floor area of the house and also in scale with the house. According to the submitted drawings the proposed development would leave the dwelling with a gross floor area of approximately 277.43sqm and a rear garden with an area of approximately 285.4sqm. It is therefore considered that the proposed development would have an acceptable impact on the property's levels of private amenity space. This is not considered, however, to outweigh the above reason for refusal.

Local Finance Considerations:

15. The proposed development results in new build floor space of 161.55 square metres residential floor space thus would be liable for a financial contribution under the Community Infrastructure Levy (CIL). CIL is to be charged on the 'gross internal floor space' of proposed development over 100 square metres less any internal floor space to be demolished/retained and given the location, scale and nature of development, this proposal would be liable at a rate of £125 per square metre on 150.75 square metres plus indexation.

CONCLUSION

16. Overall, the proposed development is considered to be a disproportionate addition to the host dwellinghouse, as evidenced by its scale, massing, form and design, and not in keeping with the character of the host dwellinghouse and the wider street scene. Accordingly the proposal is considered to be contrary to policy CS21 of the *Woking Core Strategy* (2012), Supplementary Planning Documents *Woking Design* (2015), and the *National Planning Policy Framework* (2021) and is recommended for refusal.

BACKGROUND PAPERS

Supporting Design Rationale received 05.11.2021

Site visit photographs (dated 16.12.2021)

Planning Support Statement Ref: 10769 dated June 2022 received 08.06.2022

RECOMMENDATION

It is recommended that planning permission be REFUSED for the following reasons:

1. The proposed development, as evidenced by its scale, massing, materials, form and design, would be a disproportionate addition to the host dwellinghouse and not in keeping with the character of the host dwellinghouse and the wider street scene contrary to policy CS21 of the *Woking Core Strategy* (2012), Supplementary Planning Document *Woking Design* (2015) and the *National Planning Policy Framework* (2021).

Informatives

1. The plans hereby refused are:

Drawing No: 008 "Existing Elevations" dated October 2021 and received by the LPA on 28.10.2021

Drawing No: 009 "Existing Plans" dated October 2021 and received by the LPA on 28.10.2021

Drawing No: 010 Rev B "Proposed Plans" dated November 2021 and received by the LPA on 05.11.2021

Drawing No: 011 Rev C "Proposed Elevations" dated November 2021 and received by the LPA on 27.01.2022

Drawing No: 011 Rev D "Proposed Elevations" dated November 2021 and received by the LPA on 04.03.2022

Drawing No: 012 Rev A "Proposed Plans and Elevations" dated November 2021 and received by the LPA on 04.03.2022

Drawing No: 010 Rev C "Proposed Plans" dated November 2021 and received by the LPA on 08.06.2022

Drawing No: 011 Rev E "Proposed Elevations" dated November 2021 and received by the LPA on 08.06.2022

Drawing No: 012 Rev B "Proposed Roof Plans" dated November 2021 and received by the LPA on 08.06.2022

Drawing No: 013 "Contextual Front Perspective View" dated June 2021 and received by the LPA on 08.06.2022

Drawing No: 014 "Rear Perspective View" dated June 2021 and received by the LPA on 08.06.2022