

05 September 2017 PLANNING COMMITTEE

6m 16/1375 Reg'd: 10.01.17 Expires: 07.03.17 Ward: PY
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LOCATION: Milestones, Pyrford Road, Woking, Surrey, GU22 8UP

PROPOSAL: Erection of single-storey side and rear extensions following demolition of an existing detached garage.

TYPE: Householder

APPLICANT: Mr Kiran Parmar

OFFICER: Tanveer
Rahman

REASON FOR REFERRAL TO COMMITTEE

The proposal is for the erection of a householder extension which is recommended for approval and could therefore ordinarily be dealt with under delegated powers. However it has been called in to planning committee by Cllr Chrystie.

PLANNING STATUS

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

RECOMMENDATION

Grant planning permission subject to conditions.

SITE DESCRIPTION

The application site is occupied by a two-storey, pitched roof semi-detached house with a single-storey rear extension and a detached garage to the side of the house. The house is set back from the street by a paved driveway and its rear garden is bounded from neighbouring properties by timber fencing.

RELEVANT PLANNING HISTORY

PLAN/2014/0879: Subdivision of existing house into 2 no. 3 bedroom flats following the erection of a two storey side and rear extension and associated landscaping and parking. (Amended Description) - refused 28.11.2014.

PLAN/2013/0890: Demolition of existing garage, erection of new end terrace house to the north and erection of first floor rear extension to milestones over existing rear ground floor extension - refused 13.11.2013.

PLAN/2008/0023: Erection of a two storey side extension - permitted 13.02.2008

PROPOSED DEVELOPMENT

(Case officer's note: following discussions with the agent the original scheme was amended. These changes were to:

- *Reduce the width and depth of the side extension.*
- *Reduce the width of the rear extension.*
- *Alter its front fenestration.*

It is this amended scheme which will be described below and assessed in this report.)

The proposal is for the erection of single-storey side and rear extensions following demolition of an existing detached garage. The side extension is proposed to have a small mono-pitched roof element on its front elevation and the rest of the extension is proposed to have a flat roof. A window is proposed in its front elevation, two windows are proposed in its side elevation and a window is proposed in its rear elevation. The rear extension is proposed to have a flat roof and to project off the existing single-storey rear extension. A door and a window are proposed in its rear elevation.

CONSULTATIONS

None

REPRESENTATIONS

Nine letters of objection from eight different objectors were received following submission of the original scheme which made the following statements:

- The proposal would be built over a shared drain and would impact the objector's property and other neighbouring properties (*Case officer's note: this falls outside of planning control*).
- The boundary line with an objector is drawn incorrectly and the extension would therefore go over the boundary line into the neighbour's property (*Case officer's note: this issue was discussed with the agent and was subsequently amended*).
- Extending the existing rear extension further would be out of proportion with the host dwelling.
- The proposal would reduce the property's garden space.
- Given the planning history of the site an objector wanted to know what restriction the Council could impose to prevent the property being converted to an HMO (*Case officer's note: a house can be converted to an HMO for up to 6 people under permitted development rights and would require planning permission for more than 6 people*).
- The bulk and scale of the proposal would be out of keeping with the character of the area.
- The proposal would have an unacceptable impact on demand for parking and would create highway safety issues.
- The proposal would have an unacceptable overbearing impact on the rear gardens of neighbouring properties.
- Building work could cause disruption to the area.
- An objector wanted the 'stance' of neighbour's objection changed on the Council's website from neutral to an objection.

(Case officer's note: neighbours were not re-notified of the amended scheme as it was considered to have less of a material impact however the material planning considerations raised above will still be considered below.)

RELEVANT PLANNING POLICIES

National Planning Policy Framework (2012):

Section 7 - Requiring Good Design

Woking Core Strategy (2012):

CS21 - Design

Supplementary Planning Documents:

Outlook, Amenity, Privacy and Daylight (2008)

Parking Standards (2006)

Woking Design SPD (2015)

Pyrford Neighbourhood Plan 2016 -2027 (2016):

BE1 - Maintaining the Character of the Village

BE2 - Parking Provision

PLANNING ISSUES

The proposal is for the erection of an extension to a dwelling following demolition of a detached garage within the Urban Area which is acceptable in broad policy terms, but subject to the following considerations:

Impact on character:

1. The side extension would have a 3.0m width, 10.8m depth. It would be set back 0.5m from the front elevation of the house and 1.5m from the side boundary with Elm Cottage. Its mono-pitch roof would have a ridge height of 3.3m and the flat roof would have a height of 2.75m. The rear extension would have a 4.65m width and a 2m depth.
2. While it is noted that the side extension would have a relatively large depth it is considered that overall its scale, form and character would be subservient and in keeping with the host dwelling. It is considered that the scale, form and character of the rear extension would also be in keeping with the host dwelling.
3. It is noted that there are a number of properties to the north of the application site that have had single-storey and even two-storey side extensions. It is therefore considered that the proposal would also have an acceptable impact on the character of the area.
4. Overall the proposal is considered to result in visually acceptable extensions which would have an acceptable impact on the character of the surrounding area and accords with section 7 of the *National Planning Policy Framework* (2012), policy CS21 of the *Woking Core Strategy* (2012), policy DM12 of the *Development Management Policies Development Management Document* (2016), *Woking Design SPD* (2015) and policy BE1 of the *Pyrford Neighbourhood Plan 2016 -2027* (2016)

Impact on neighbours:

5. The neighbours potentially most affected by the proposal are Fermain to the south and Elm Cottage to the north.
6. It is considered that the proposal would not create unacceptable overlooking issues towards either of these properties.

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7. The rear extension would fail the '25° test' as set out in *Outlook, Amenity, Privacy and Daylight* (2008) towards the high-level windows in the side (north) elevation of the single-storey rear extension at Fermain. However this extension is served by windows in its rear elevation and the proposed rear extension would pass the '45° test' as set out in *Outlook, Amenity, Privacy and Daylight* (2008) towards these windows. It is therefore considered that the proposal would have an acceptable impact on daylight levels received by Fermain. The proposal would pass the '45° test' test towards the windows in the rear elevation of Elm Cottage.
8. The proposed rear extension would be 2m deep, 2.75m high and would be on the boundary with Fermain. It is considered that the combination of these factors would not create an unacceptable overbearing impact towards Fermain. A 6.15m depth of the side extension would be in line with the rear garden of Elm Cottage. This element would have a height of 2.8m and would be 1.5m away from the boundary with Elm Cottage. It is considered that the combination of these factors would not create an unacceptable overbearing impact towards Elm Cottage either.
9. Overall the proposal is considered to have an acceptable impact on neighbours in terms of loss of light, overlooking and overbearing impact. It is therefore considered to accord with section 7 of the *National Planning Policy Framework* (2012), policy CS21 of the *Woking Core Strategy* (2012), policy DM12 of the *Development Management Policies Development Management Document* (2016), *Woking Design SPD* (2015) and policy BE1 of the *Hook Heath Neighbourhood Plan 2015-2027* (2015).

Quality of accommodation & private amenity space

10. The proposed rooms are considered to achieve an acceptable size and standard of accommodation with good quality outlooks to habitable rooms.
11. Woking Borough Council's SPD *Outlook, Amenity, Privacy and Daylight* (2008) recommends that houses should have private amenity space that is at least equal in area to the footprint of the house and also in scale with the house. According to the submitted drawings the proposal would give the dwelling a footprint of approximately 100sqm and leave it with an approximately 120sqm rear garden. It is also considered that it would be in scale with the house.
12. The proposed development is therefore considered to have an acceptable impact on quality of accommodation and private amenity space

Impact on car parking provision & highway safety

13. *Parking Standards* (2006) recommends that a house with three or more bedrooms should have parking provision for two cars. While it is noted that demolition of the garage would lead to the loss of one parking space it is considered that there would still be space to park two cars on the front driveway.
14. The proposal is therefore considered acceptable in terms of its impact on car parking and highway safety.

Local Finance Considerations:

15. The proposed development would not lead to a net gain in the gross internal area of more than 100sqm and would not therefore be liable to a contribution to the Community Infrastructure Levy (CIL).

CONCLUSION

Overall, the proposed development is considered to have an acceptable impact on character, neighbouring amenity, quality of accommodation & private amenity space and car parking provision & highway safety. The proposal therefore accords with section 7 of the *National Planning Policy Framework* (2012), policy CS21 of the *Woking Core Strategy* (2012), *Outlook, Amenity, Privacy and Daylight* (2008), *Parking Standards* (2006), *Woking Design SPD* (2015) and policies BE1 and BE2 of the *Pyrford Neighbourhood Plan 2016 - 2027* (2016) and is recommended for approval.

BACKGROUND PAPERS

Site visit photographs (02.02.2017)

RECOMMENDATION

It is recommended that planning permission be GRANTED subject to the following conditions:

1. 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).

2. The development hereby permitted shall be carried out in accordance with the approved drawings listed below:
 - 1:250 proposed block plan Drwg no.101 (received by the LPA on 14.08.2017)
 - 1:50 proposed plans Drwg no.104 (received by the LPA on 14.08.2017)
 - 1:50 proposed elevations Drwg no.105 (received by the LPA on 14.08.2017)

Reason:

For the avoidance of doubt and to ensure that the development is completed in accordance with the approved drawings.

3. The external finishes of the development hereby permitted shall match those used in the existing building in material, colour, style, bonding and texture.

Reason:

In the interests of the character and appearance of the building and the visual amenities of the area and in accordance with policy CS21 of the *Woking Core Strategy* (2012).

4. The development hereby permitted shall not commence until details of all screen and boundary walls, fences, hedges and any other means of enclosure (including private garden and sub-station enclosures) have been submitted to and approved in writing by the Local Planning Authority. The means of enclosure will be implemented fully in accordance with the approved details prior to the occupation of any part of the

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development and thereafter maintained to the height and position as approved unless otherwise agreed in writing by the Local Planning Authority. Any hedges and planting which die or become seriously damaged or diseased within a period of 5 years from the completion of the development shall be replaced during the next planting season with specimens of the same size and species unless the Local Planning Authority gives written consent to any variation.

Reason:

To ensure that the proposed development does not adversely affect the amenities at present enjoyed by the occupiers of the adjoining and nearby properties and to preserve and enhance the character and appearance of the locality in accordance with policy CS21 of the *Woking Core Strategy* (2012)

Informatives

1. The applicant is advised that this permission does not convey the right to enter on or build on land that is not within their ownership.
2. 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 paragraph 186-187 of the *National Planning Policy Framework* (2012).