

5th June 2018 PLANNING COMMITTEE

5i 18/0128 Reg'd: 08.02.18 Expires: 05.04.18 Ward: PY
Nei. 13.03.18 BVPI 13 (Dwellings) Number On
Con. Target of Weeks Target? N
Exp: on Cttee'
Day:

LOCATION: 97 Princess Road, Maybury, Woking, GU22 8er

PROPOSAL: Installation of disabled step lift to front elevation.

TYPE: Full Application

APPLICANT: Ms Anita Ghalot

OFFICER: Komal
Gorasia

REASON FOR REFERRAL TO COMMITTEE

The applicant is Woking Borough Council and the application is therefore outside the Scheme of Delegation.

SUMMARY OF PROPOSED DEVELOPMENT

The application seeks consent for the installation of a disabled step lift to the front of the property to provide appropriate access for disabled occupant.

PLANNING STATUS

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

RECOMMENDATION

GRANT planning permission subject to the recommended conditions.

SITE DESCRIPTION

The application site is a two storey end of terrace single family dwellinghouse located on Princess Road; a residential street which lies within the Pyrford ward of the borough.

97 Princess Road is not listed and does not fall within a designated conservation area. There exist no outstanding conditions on the application site which might limit development.

RELEVANT PLANNING HISTORY

PLAN/2002/0679 - Erection of a two storey extension to the side and rear, together with internal alterations. – Permitted - 22.07.2002

PLAN/2003/0057 - Erection of a two storey side and a single storey rear extension – Permitted – 21.02.2003

PLAN/2003/1382 - Erection of first floor side extension. – Permitted – 08.01.2004

PROPOSED DEVELOPMENT

The application seeks consent for the installation of a disabled step lift to the front of the property to provide appropriate access for disabled occupant.

CONSULTATIONS

No consultations

REPRESENTATIONS

No representations

RELEVANT PLANNING POLICIES

National Planning Policy Framework 2012 (NPPF)

Section 7 – Requiring Good Design

Woking Core Strategy 2012

CS21 – Design

CS24 - Woking's landscape and townscape

Development Management (DM) Policies DPD 2016

Supplementary Planning Documents (SPD)

Outlook, Amenity, Privacy and Daylight (2008)

Woking Design (2015)

Other Material Considerations

National Planning Practice Guidance (NPPG)

PLANNING ISSUES

1. The main considerations within the determination of this application comprise the design and impact on the streetscene, impact on residential amenity and parking alterations.

Impact on character

2. Due to the open nature of the area to the front of the property, the step left would be visible from the streetscene. It is however proposed to be minimalist and contained within a small section to the middle of the property closest to the building itself and thus is not considered to adversely impact the character and appearance of the streetscene.
3. It should be noted that there is an example of an identical step lift at No. 73 Princess Road and thus would not be a stand-alone feature within Princess Road.

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Impact on neighbours

4. The step lift is not considered to affect the amenities of neighbouring occupiers and is sited sufficiently away from both neighbouring properties.

Impact on parking

5. The proposal will not impact the current parking situation at the premises where 2 no off-street car parking spaces are provided, in line with the recommendations within the SPD 'Parking Standards (2018)' and is therefore considered acceptable in terms of parking provision.

CONCLUSION

6. Overall, the proposal is considered to have an acceptable impact on the character of the host dwelling and surrounding area and on the amenities of neighbours. The proposal therefore accords with Core Strategy (2012) policy CS21 'Design', Supplementary Planning Documents 'Outlook, Amenity, Privacy and Daylight' (2008) and 'Working Design' (2015) and the National Planning Policy Framework (2012) and is recommended for approval.

BACKGROUND PAPERS

1. Site photographs

RECOMMENDATION

It is recommended that planning permission be **Granted** subject to the following planning 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 following approved plans numbered/titled:

NVH 442/1001

NVH 442/1002

NVH 442/1003

NVH 442/SD 1001

NVH 442/SD 1002

NVH 442/SD 1003

Design And Access Statement dated 2 February 2018

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

3. The development hereby permitted shall be constructed in the external facing materials as shown on the plan(s) hereby approved unless otherwise first agreed in writing with the Local Planning Authority.

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Reason: To protect the visual amenities of the area in accordance with Policy CS21 of the Woking Core Strategy 2012.

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 paragraph 186-187 of the National Planning Policy Framework 2012.