

## 05 SEPTEMBER 2017 PLANNING COMMITTEE

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**LOCATION:** Catlin, Chobham Road, Knaphill, GU21 2TD

**PROPOSAL:** Erection of a two storey rear extension, first floor side extension and single storey front extension and insertion of first floor side-facing window

**TYPE:** Householder Planning Application

**APPLICANT:** Mr Paul McKenzie

**OFFICER:** David Raper

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### **REASON FOR REFERRAL TO COMMITTEE:**

The application has been referred to Planning Committee by Ward Councillor Saj Hussain due to concerns about the potential neighbour impact of the proposal.

### **PLANNING STATUS**

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

### **RECOMMENDATION**

GRANT planning permission subject to conditions.

### **SITE DESCRIPTION**

Catlin is a two storey detached dwelling built in a traditional style. Chobham Road is a residential road characterised by detached dwellings of varying ages. The proposal site forms part of the designated Urban Area.

### **PLANNING HISTORY**

78/0908 – Demolition of extension and erection of garages – Permitted

### **PROPOSED DEVELOPMENT**

The proposal is a householder application for the erection of a two storey rear extension, first floor side extension and single storey front extension and insertion of a first floor side-facing window.

### **CONSULTATIONS**

None.

## **REPRESENTATIONS**

Two representations have been received objecting to the proposal raising the following concerns:

- Proposal would cause loss of light and overshadowing
- Proposed windows would cause overlooking and loss of privacy and light disturbance
- The plans do not accurately plot the position of neighbours
- Proposed increase in bedrooms would place pressure on parking
- Request that the 45° lines on the applicant's drawings are independently checked
- Proposed extension would result in removal of boundary hedge

Amended plans were received on 05/06/2017 which clarified the separation distances to side boundaries and altered the roof form of the rear extension.

Neighbours were re-consulted for 21x days on the amended plans. One additional representation was received objecting to the proposal reiterating concerns summarised above.

## **RELEVANT PLANNING POLICIES**

National Planning Policy Framework (NPPF) (2012):  
Section 7 – Requiring Good Design

Woking Borough Core Strategy (2012):  
CS21 – Design

Supplementary Planning Documents:  
Outlook, Amenity, Privacy and Daylight (2008)  
Woking Design (2015)

## **PLANNING ISSUES**

Impact on Character:

1. The proposal is for a two storey rear and first floor side extension. The first floor side extension would be positioned above an existing side extension and would be flush with the existing principal front elevation. The dwelling features an existing front projecting gable element which would remain the dominant feature of the dwelling and the proposed extension is considered subservient to this element. The extension is considered a proportionate and visually acceptable addition to the dwelling and the use of matching materials can be secured by condition (Condition 3). The extension projects forwards slightly at ground floor level by 0.5m with a porch canopy above however this is not considered to appear as an unduly dominant or incongruous feature. The extension would retain a separation distance of 1m to the side boundary and is considered to result in acceptable visual separation between dwellings at first floor level.
2. The rear extension would project a maximum of 4m from the rear elevation and would feature twin hipped roofs. The rear extension would not be easily visible from the highway however this element of the proposal is considered a proportionate and visually acceptable addition to the host dwelling.

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3. Considering the points discussed above, overall the proposed extensions are considered to respect the character of the host dwelling and is considered to have an acceptable impact on the character of the surrounding area.

### Impact on Neighbours:

#### *Impact on Colinton:*

4. The neighbour to the south at Colinton is a detached two storey dwelling positioned approximately 1m from the side boundary with the proposal site. Part of the host dwelling is positioned 0.3m from the side boundary with Colinton at its nearest point; the neighbour is therefore positioned in relatively close proximity to the host dwelling. This neighbour has achieved a part two storey, part single storey rear extension in the past.
5. The proposed two storey rear extension would extend a maximum of 4m from the existing rear elevation of the host dwelling and from the existing two storey rear elevation of Colinton. Colinton's rear extension means the proposed extension would extend 1.5m beyond the ground floor rear elevation of this neighbour. The principles of the '45° test' are set out in the Council's 'Outlook, Amenity, Privacy and Daylight' SPD (2008); if a proposal passes the 45° test in either plan or elevation form then a significant loss of light is not considered to occur. With regards to the first floor rear-facing window of Colinton nearest the proposal site, the proposal would breach the 45° test in plan form but would pass in elevation form. With regards to the ground floor window nearest the proposal site, the proposal would breach the test in elevation form but would pass in plan form. The proposal would therefore comply with the relevant tests set out in the 'Outlook, Amenity, Privacy and Daylight' SPD (2008) and the proposal is not considered to result in an undue loss of light or overbearing impact on this neighbour. It should also be borne in mind that this neighbour is positioned to the south of the proposal site and the hipped roof form limits the bulk and scale of the extension.
6. This neighbour does feature ground floor side-facing windows facing towards the proposal site. These windows are however obscurely glazed windows serving a dual aspect living room; this room is served by windows on the front and rear elevation and so the side-facing windows can be regarded as secondary windows. The proposal is not therefore considered to impact unduly on these side-facing windows. Concerns have been raised about potential light glare and nuisance from the proposed ground floor side-facing windows. However the light from two windows of a domestic property is not considered to be so great as to warrant refusal of the application and the proposal is not considered an unusual relationship for a residential area.
7. The proposal includes a first floor side-facing window facing Colinton however as this serves a bathroom, this can be required to be obscurely glazed with restricted opening by condition (Condition 4) to avoid undue overlooking. Ground floor-side facing windows are also shown on the plans and given the close proximity to the boundary it is considered appropriate to apply the same restriction to these windows. The insertion of any further windows on this flank elevation can also be restricted by condition (Condition 5).

#### *Impact on No.7 Birds Grove:*

8. This neighbour is a detached two storey dwelling to the north of the proposal site and positioned 1.5m from the boundary. The proposed first floor side extension would be positioned 1m from the side boundary and No.7 does feature side-facing windows at ground and first floor level facing the proposal site. These however serve a bathroom and as secondary windows; the ground floor side-facing window is a high-level

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obscurely glazed window serving as a secondary window to a habitable room. Considering the nature of these windows, the proposal is not considered to impact unduly on these side-facing windows. The proposed rear extension would be positioned 2.5m from this neighbour and the proposed two storey rear extension would extend 3m beyond the rear elevation of this neighbour. The proposal would pass the 45° test in plan and elevation form with this neighbour and the proposal is not considered to result in an undue overbearing or loss of light impact.

9. The proposal includes a first floor side-facing window facing No.7 Birds Grove however as this serves a bathroom, this can be required to be obscurely glazed with restricted opening by condition (Condition 4) to avoid undue overlooking.
10. Other neighbours are considered too distant to be affected and overall the proposal is therefore considered to form an acceptable relationship with surrounding properties and is not considered to impact unacceptably on neighbours in terms of loss of light, overbearing or overlooking impacts.

### Impact on Parking Provision:

11. The proposed extension would increase the number of bedrooms at the property from three to five; however this would not alter the maximum parking standard (2x spaces) as set out in the Council's Parking Standards (2006). In any case, off-street parking is provided to the front of the property.

### **CONCLUSION**

12. Overall, the proposed extensions are 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 subject to conditions.

### **BACKGROUND PAPERS**

1. Site visit photographs
2. Representations

### **RECOMMENDATION**

PERMIT subject to the following conditions:

1. The development for which permission is hereby granted must be commenced not later than the expiration of three years beginning with 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 plans listed below:

1611-CCR-001 Rev.B received by the Local Planning Authority on 05/06/2017

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1611-CCR-002 Rev.B received by the Local Planning Authority on 05/06/2017

1611-CCR-003 Rev.C received by the Local Planning Authority on 05/06/2017

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

3. The external finishes of the development hereby permitted shall match those used in the existing dwelling 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 windows in the first floor north and south-facing side elevations and the ground floor windows in the south-facing side elevation hereby permitted shall be glazed entirely with obscure glass and non-opening unless the parts of the windows which can be opened are more than 1.7 metres above the floor levels of the rooms in which the windows are installed. Once installed the windows shall be permanently retained in that condition unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the amenities of the adjoining properties in accordance with Policy CS21 of the Woking Core Strategy 2012.

5. Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no window, dormer window, rooflight, door or other additional openings, other than those expressly authorised by this permission, shall be formed in the south-facing side elevation of the development hereby approved without planning permission being first obtained from the Local Planning Authority.

Reason: To protect the amenity and privacy of the occupiers of adjoining properties 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.
2. The provisions of The Party Wall Act 1996 may be applicable and relates to work on an existing wall shared with another property; building on the boundary with a neighbouring property; or excavating near a neighbouring building. An explanatory booklet setting out your obligations can be obtained from the Communities and Local Government website [www.communities.gov.uk](http://www.communities.gov.uk)