

6d PLAN/2023/0060

WARD: MH

LOCATION: 3 Dinsdale Close, Woking, Surrey, GU22 7BU

PROPOSAL: Erection of a two storey front extension, single storey rear extension, conversion of existing garage to habitable accommodation and porch canopies to the front and side. Addition of render to all elevations.

APPLICANT: M + S Cashen

OFFICER: Claire Bater

REASON FOR REFERRAL TO COMMITTEE

The application is brought before the Committee as the applicant is a member of staff.

PROPOSED DEVELOPMENT

The planning application seeks permission for a proposed two storey front extension and single storey rear extension. It is also proposed to convert the existing garage to habitable accommodation and add porch canopies to the front and side doors. The front two storey extension and all elevations at ground floor level would be rendered. The proposal is the same as the previous scheme refused under PLAN/2022/0620 but with the omission of the detached garage and the inclusion of render.

PLANNING STATUS

- Urban Area
- 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 detached house located on the south side of Dinsdale Close within the urban area.

PLANNING HISTORY

PLAN/2022/0620 - Proposed two storey front extension and single storey rear extension, conversion of existing garage to habitable accommodation and porch canopies to the front and side. Proposed detached garage (amendment to PLAN/2018/0339). - refused 07.12.2022

PLAN/2018/0339 - Proposed two storey front extension and single storey rear extension, conversion of existing garage to habitable accommodation and porch canopies to the front and side. - permitted 20.07.2018

0030329 - Erection 5 houses and 5 double garages pursuant 0029621 - permitted 17.01.1973

CONSULTATIONS

Arboricultural Officer - *“The arboricultural information provided is considered acceptable and should be complied with in full.”*

REPRESENTATIONS

None received.

RELEVANT PLANNING POLICIES

National Planning Policy Framework (NPPF) (2021)

Section 12 - Achieving well-designed places

Woking Core Strategy (2012)

CS21 – Design

CS24 – Woking’s Landscape and Townscape

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. Section 12 of the *National Planning Policy Framework (2021)* states that *“The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve”* and that *“Good design is a key aspect of sustainable development...”* and requires 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 and landscape setting...”*.
2. Policy CS21 of the *Woking Core Strategy (2012)* requires development proposals to *“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”* whilst Policy CS24 requires development proposals to provide a 'positive benefit' in terms of townscape character.
3. Supplementary Planning Document *Woking Design (2015)* sets out guidance for domestic extensions and states that *“significant extensions to the street façade will usually be resisted where there is a well established building line”* and *“extensions should not result in unbalanced or disproportionate frontages...The additional mass should respect the existing building proportion, symmetry and balance”*.
4. The existing building is a two-storey detached house constructed of red multi-stock bricks. Red tile hanging is present at first floor level on the front elevation and interlocking

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concrete roof tiles on the pitched roof. All the houses in the road are of a similar style; though many have been extended over time the material palette has remained the same.

5. The proposed two storey front extension would extend no further forward than the existing garage projection although the proposed porch canopy would project to the front of this and, with a pitched roof over the existing bay window, would give an element of symmetry to the front elevation. The existing street scene is quite uniform in character and the proposal would introduce an element which is not currently existing within the street scene which would be further highlighted by the proposed use of white render which is considered would be in stark contrast to the existing buildings and visible on entering the cul-de-sac. The proposed two storey front extension is the same as that submitted under PLAN/2022/0620 where no objection was raised, however, it is now being proposed to be finished in render which will also be used on the ground floor on all elevations. Whilst no objection is raised is raised on the design, scale and massing of the two storey extension, the use of render would result in the proposed two storey front extension and porch failing to respect and make a positive contribution to the street scene and the character and appearance of the area.
6. The proposed single storey rear extension would have a depth of 4.7m, width of 9.44m and a crown roof incorporating a roof light; being situated to the rear of the property behind 1.8m high gates it is not considered to be visible within the street scene. The proposed side canopy would have an overall height of 3m and extend over both existing side doors. It is considered that it would have an acceptable impact on the character and appearance of the street scene.
7. The proposed two storey front extension and porch, due to the proposed use of render on the external finishing would fail to respect and make a positive contribution to the street scene and the character of the area. 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:

8. 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.
9. 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 No2 Dinsdale Close and *Woodridings* Heathside Road. The proposed extensions pass this 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.
10. 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.
11. It is considered that the proposed siting, scale, massing and design of the proposed extensions would not unacceptably impact sunlight/daylight levels, would not create unacceptable overlooking issues and would not appear unacceptably overbearing

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towards neighbouring properties. This is not considered, however, to outweigh the above reason for refusal.

Impact on Private Amenity Space:

12. 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 257.2sqm and a rear garden with an area of approximately 342.3sqm. 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.

Impact on Car Parking Provision & the Highway:

13. Woking Borough Council's SPD *Parking Standards* (2018) recommends that dwelling houses with four or more bedrooms should have a minimum of three car parking spaces. Notwithstanding the loss of the integral garage to habitable accommodation, it is considered that space is available for three cars to park off-road. It is also considered that the proposal would not increase demand for parking provision. For these reasons, it is considered that the proposal would have an acceptable impact on car parking provision and highway safety. This is not considered, however, to outweigh the above reason for refusal.

Local Finance Considerations:

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

CONCLUSION

15. Overall, it is considered that the proposed two storey front extension and porch, due to the use of render, would fail to respect and make a positive contribution to the street scene and the character of the area contrary to policies CS21 and CS24 of the *Woking Core Strategy* (2012), Supplementary Planning Document *Woking Design* (2015), and the *National Planning Policy Framework* (2021) and is recommended for refusal.

BACKGROUND PAPERS

Site visit photographs (dated 15.02.2023)

Arboricultural Report Ref: APA/AP/2018/063 dated 03.05.2018 (received 20.01.2023)

RECOMMENDATION

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

1. The proposed two storey front extension and porch, due to the proposed use of render on the external finishing would fail to respect and make a positive contribution to the street scene and the character of the area 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: HA/1946/P/1 Rev 3 "Plans & Elevations Proposed" dated 20th January 2023 and received by the LPA on 20.01.2023

Drawing No: HA/1946/P/2 Rev 3 "Plans & Elevations Existing" dated 20th January 2023 and received by the LPA on 20.01.2023

Drawing No: HA/1946/P/3 Rev 3 "Block & Site Plans Existing and Proposed" dated 20th January 2023 and received by the LPA on 20.01.2023