

4th SEPTEMBER 2018 PLANNING COMMITTEE

5g 18/0300 Reg'd: 20.04.18 Expires: 15.07.18 Ward: SJS

Nei. Con. Exp:	15.05.18	BVPI Target	Number of Weeks on Cttee' Day:	19/8	On Target?	No
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LOCATION: 164 Hermitage Road, St Johns, Woking, Surrey, GU21 8XH

PROPOSAL: Erection of a first floor extension, two-storey front extension, two-storey rear extension, single-storey front extension and fenestration alterations to an existing bungalow.

TYPE: Householder

APPLICANT: Mr Joseph Sudman **OFFICER:** Tanveer Rahman

REASON FOR REFERRAL TO COMMITTEE

The proposal is recommended for refusal and could ordinarily be dealt with under delegated powers. However Cllr Cundy has called the application to Committee in order that the Committee can consider whether the previous reasons for refusal at the site have been addressed.

RECOMMENDATION

REFUSE planning permission.

PLANNING STATUS

- Urban Area
- Adjacent To Tree Preservation Order Area
- Thames Basin Heaths SPA Zone B (400m-5km)

SITE DESCRIPTION

The application site is located in a row of detached houses on Hermitage Road. The adjacent properties on either side are two-storey, hipped roof detached houses.

164 Hermitage Road is a detached, hipped roof bungalow with a front bay window, a front dormer and a garage attached to its side (north) elevation. The height of the centre of its ridge line is 6.35m. The bungalow is set back from the street by a paved driveway and front garden area which slopes down to the street. Its rear garden is bounded from neighbouring properties by a combination of timber fencing and vegetation. Part of the land on which the footprint of the bungalow sits slopes down southwards towards 166 Hermitage Road.

PLANNING HISTORY

- PLAN/2017/1256: Erection of a first floor extension, two-storey rear extension, single-storey front extension and fenestration alterations to an existing bungalow - refused 09.01.2018 for the following reason:

"01. It has not been demonstrated through the drawings submitted that the proposal would have an acceptable impact on the character of Hermitage Road's street scene. This would be by way of it effectively creating an incongruous gable-like front elevation with a height of 9.1m and a width of 9.95m. It has not been demonstrated that this large massing would be in keeping with neighbouring houses. The proposed ridge height would be accentuated by the fact that the site slopes up from the street as well as down towards 166 Hermitage Road. Furthermore, the proposal would create a property that is both wide and deep which is out of character with the prevailing urban grain of the area. The proposal is therefore contrary to section 7 of the National Planning Policy Framework (2012), policy CS21 of the Woking Core Strategy (2012) and Woking Design SPD (2015)."

- 0010916: ERECTION OF A SHOW HOUSE - permitted 21.05.1958.
- 0006298: DETACHED BUNGALOW AND GARAGE - permitted 01.03.1953.
- 0002169: LAND TO BE USED FOR HOUSING DEVELOPMENT - permitted 12.11.1947

PROPOSED DEVELOPMENT

(Case Officer's note: the LPA raised concerns about the scheme as it was originally submitted as it was considered that the combination of its depth, height, width and overall form would have had an unacceptable impact on the character of the area and that refusal reason 1 of PLAN/2017/1256 had not been overcome. The following suggestions were made to the agent to overcome this issue:

- *Reduce the depth of the of the rear extension by at least 0.3m.*
- *Hip the main roof.*
- *Hip the front gable*

The agent amended the scheme so that the front of the main roof was hipped (but not its rear). The agent also hipped the front gable but did not reduce the depth of the rear extension.

It is this amended scheme which will be described below and assessed in the 'Planning Issues' section.)

The planning application seeks permission to add another storey on the existing bungalow, to erect a two-storey front extension, a two-storey rear extension and a single-storey front extension. The entire two-storey element is proposed to have rear gable and a front hip, with a ridge height of 9.1m. A single-storey, flat roof front extension is proposed following demolition of the existing front bay window. Two ground floor windows, a door leading down to some proposed external steps and three first floor windows are proposed in the front elevation of the extended house. A ground floor window, sliding doors and two first floor windows are proposed in its rear

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elevation. A first floor window is proposed in its side (north) elevation. Three ground floor windows and two first floor windows are proposed in its side (south) elevation.

CONSULTATIONS

None.

NEIGHBOUR REPRESENTATIONS

No letters of representation were received.

RELEVANT PLANNING POLICIES

National Planning Policy Framework (2018):

Section 9 - Promoting sustainable transport
Section 11 - Making effective use of land
Section 12 - Achieving well-designed places
Section 15 - Conserving and enhancing the natural environment

Woking Core Strategy (2012):

CS21 - Design

Development Management Policies DPD (2016):

DM2 - Trees and landscaping

Supplementary Planning Documents

Woking Design SPD (2015)
Outlook, Amenity, Privacy and Daylight (2008)
Parking Standards (2018)

PLANNING ISSUES

The main issues to consider in determining this application are impact on character, trees, neighbours, private amenity space, parking provision and highway safety and whether the reason for refusal of application PLAN/2017/1256 have been addressed.

Impact on character

1. Policy CS21 of the *Core Strategy* states that new development should create buildings “*with their own distinct identity, they should respect and make a positive contribution to the street scene and character of the area in which they are situated*”.
2. The prevailing character of the row of houses in which the application site is located is of properties whose roofs pitch away from the street. Furthermore, the deeper properties are less wide and the wider properties are less deep; this combination of factors keeps their ridge heights down and prevents these properties appearing unacceptably bulky which in turn prevents them from appearing cramped and overdeveloped within their plots.

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3. The proposed extended house would have ridge height of 9.1m, a depth of 13.25m (which is actually 0.3m deeper than that of the refused application PLAN/2017/1256) and a width of 9.95m. This creates a large bulk and massing which is considered cramped and overdeveloped within the plot and not in keeping with the form of neighbouring houses on Hermitage Road. The proposed ridge height would be accentuated by the fact that the site slopes up from the street as well as down towards no.166, in fact as evidenced on the submitted street scene drawings its ridge would actually be 1m than main ridge of 162 Hermitage Road which is on higher ground. Furthermore, the proposal would create a property that is both wide and deep which is out of character with the prevailing urban grain of the area. This would be further accentuated by the fact that the dwelling is set forward of 162, 160 and 158 Hermitage Road which means there would be clear views of its deep flank (north) elevation within the street scene.
4. The proposal is therefore considered to have an unacceptable impact on the character of Hermitage Road's street scene which is contrary to section 12 of the NPPF, Policy CS21 of the Core Strategy (2012) and Woking Design SPD (2015). The refusal reason for PLAN/2017/1256 has not therefore been overcome, in fact the overall depth is actually greater than that proposed as part of PLAN/2017/1256.

Impact on trees

5. It is noted that the adjacent properties to the north and east are covered by an area TPO. However given the distance between the proposed development and protected trees it is considered that the proposal would not have an impact on them.
6. The lack of objection on these grounds does not outweigh other objections to the proposal.

Impact on neighbours

7. The neighbours potentially most affected by the proposal are 162 and 166 Hermitage Road.
8. It is considered that the proposed development would not create unacceptable overlooking issues towards neighbouring properties but only subject to a condition (if the application were permitted) requiring the proposed first floor windows in the north and south elevation to be obscurely glazed and non-opening below a height of 1.7m from the floor level of the rooms they are intended to serve.
9. Woking Council's SPD *Outlook, Amenity, Privacy and Daylight* (2008) contains a 25° test to determine whether an extension would have an acceptable impact on the sunlight/daylight levels received by facing windows of adjacent properties. The proposed development would pass this test towards the first floor window in the side (south) elevation of 162 Hermitage Road. The proposed development would fail this test towards the windows in the side (north) elevation of 166 Hermitage Road's conservatory however it is noted that this conservatory has windows in other elevations and for this reason it is considered that the proposal would also have an acceptable impact sunlight/daylight levels received by no.166.

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10. While it is noted that the proposed development would significantly increase the mass and bulk of the property it is considered that given the separation distance to the boundaries with no.162 and no.166 as well as the location of these properties' main area of private amenity space that the proposal would not appear unacceptably overbearing towards them.
11. The lack of objection on these grounds does not outweigh other objections to the proposal.

Impact on private amenity space

12. It is considered that the proposed development would leave the property with acceptable levels of private amenity space, according to guidelines contained in Woking Council's *SPD Outlook, Amenity, Privacy and Daylight* (2008).
13. The lack of objection on these grounds does not outweigh other objections to the proposal.

Impact on car parking provision & highway safety

14. *Parking Standards* (2018) recommends that a dwelling with four bedrooms should have a minimum parking provision for three cars. It also goes on state that where a garage contributes to this provision each space should be at least 6m x 3m. The enlarged dwelling's attached garage would have an internal area of 5m x 2.7m which falls below this guideline and it is not therefore considered to contribute towards parking provision. However it is considered that that there would still be space to park at least three cars on the property's front driveway.
15. For these reasons it is considered that the proposed development would have an acceptable impact on car parking provision and highway safety.
16. The lack of objection on these grounds does not outweigh other objections to the proposal.

Local finance consideration

17. The proposal would lead to a gross internal area increase of 118.6sqm. As the proposal would include the demolition of 23.8sqm of floor space it would be liable for a financial contribution to CIL on the 94.8sqm net floor space which would equate to **£14,630.219** according to the current financial year's price index if it were permitted. It is noted that the applicant has submitted a self-exemption form.

CONCLUSION

The proposed development would have an unacceptable impact on character of Hermitage Road's street scene. This would be by way of the extended house having a ridge height of 9.1m, a depth of 13.25m (which is actually 0.3m deeper than that of the refused application PLAN/2017/1256) and a width of 9.95m which would create a large bulk and massing which would appear cramped and overdeveloped within its plot and not in keeping with neighbouring houses on Hermitage Road. The proposed ridge height would be accentuated by the fact that the site slopes up from the street as well as down towards no.166, in fact as evidenced on the submitted street scene drawings its ridge would actually be 1m than 162 Hermitage Road which is on higher ground. The dwelling would be both wide and deep which is out of character with the prevailing urban grain of Hermitage Road. This would be further accentuated by the

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fact that the dwelling is set forward of 162, 160 and 158 Hermitage Road and is therefore more prominent in the street scene with the depth of the extended property exposed in public views. The proposal is therefore contrary to section 12 of the NPPF, Policy CS21 of the Core Strategy and Woking Design SPD (2015). The refusal reason for PLAN/2017/1256 has not therefore been overcome.

BACKGROUND PAPERS

Site visit photographs (13.12.2017)

RECOMMENDATION

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

1. The proposed development would have an unacceptable impact on the character of Hermitage Road's street scene. This would be by way of the extended house having an overall height, depth, width and exposed location to public views which would make it appear cramped and overdeveloped within its plot and also out of character with other properties within the street scene. The proposal is therefore contrary to section 12 of the NPPF, Policy CS21 of the Core Strategy and Woking Design SPD (2015). The refusal reason for PLAN/2017/1256 has not therefore been overcome.

Informatives

01. Proactive Working:

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 the NPPF. The application was considered acceptable upon receipt.

02. The drawings relating to this application are:

- 1:1250 location plan and 1:500 proposed block plan Drwg no.17-11/001 (received by the LPA on 16.04.2018)
- 1:200 proposed block Drwg no.17-11/012 (received by the LPA on 15.03.2018)
- 1:100 proposed plans and elevations Drwg no.17-11/003D (received by the LPA on 09.08.2018)
- 1:100 proposed street scene drawing Drwg no.17-11/004B (received by the LPA on 02.07.2018)