

15 JANUARY 2018 PLANNING COMMITTEE

6c	18/0968	Reg'd:	20.09.18	Expires:	22.01.2019	Ward:	PY
Nei.	27.09.201	BVPI	Household	Number of	17/18	On	Yes
Con.	8	Target		Weeks on		Target?	
Exp:				Cttee' Day:			

LOCATION: 7 Tanglewood Close, Pyrford, Woking, Surrey, GU22 8LG

PROPOSAL: Proposed part single part two storey rear extension with a rear dormer

TYPE: Household

APPLICANT: Mr and Mrs Mickiewicz

OFFICER: Katie Prior

REASON FOR REFERRAL TO COMMITTEE

The proposed part single part two storey rear extension with a rear dormer to the dwelling is recommended for approval and could ordinarily be dealt with under delegated powers. However, it has been called in to planning committee by Cllr Chrystie due to the following concerns:

- Breach of planning consent as the proposal has not been built to approved plans.
- Detrimental impact to the character of the dwelling and surrounding area due to the bulk and mass of the proposal.

SUMMARY OF PROPOSED DEVELOPMENT

The application is for the erection of a part single storey, part two storey rear extension with a rear dormer. The two storey addition would have a pitched roof with sliding patio doors on the ground floor. The dormer would have a flat roof and would be positioned in the roof slope above the single storey element of the rear extension.

The application was received after an enforcement case was opened due to the development not being built to approved plans.

PLANNING STATUS

- Tree Preservation Area Order
- Thames Basin Heaths SPA Zone B (400M – 5KM)
- Pyrford Neighbourhood Area

RECOMMENDATION

Grant planning permission subject to conditions.

SITE DESCRIPTION

The proposal relates to a two storey, semi-detached dwelling situated on the western side of Tanglewood Close. The property adjoins on its north-western elevation to No.6. The property shares its southern site boundary with No.8.

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PLANNING HISTORY

PLAN/2018/0309- Certificate of Proposed Lawful Development for the erection of a rear dormer (permitted 24.04/2018)

PLAN/2017/1291- Proposed part single part two storey rear extension (permitted at planning committee 28.02.2018)

PLAN/2017/1271- Proposed first floor front extension and partial garage conversion (Withdrawn 28.12.2017)

PROPOSED DEVELOPMENT

The proposal is for the erection of a part single storey, part two storey rear extension with a rear dormer. The two storey element is proposed to have a pitched roof element and the single storey element is proposed to have a flat glass roof. There are sliding doors on the rear elevation, and a new window on the ground floor south-east side elevation to replace an existing door. The proposal includes the removal of an existing window on this side elevation. A window is proposed on the first floor rear elevation to serve a bedroom. There are alterations to the existing windows on the ground floor side elevation also, to insert two new in windows in replacement for two existing windows.

The rear dormer would have a flat roof and be set down from the main ridge height by 0.6m. It would be located in the roof slope above the single storey rear extension and would adjoin to the pitched roof of the two storey part of the rear extension. There would be one window to serve a bathroom.

The proposal also includes internal alterations to the existing garage to partially convert it into habitable space.

(Case officer's note: The proposal features a similar part two-storey part single storey rear extension as approved in PLAN/2017/1291. This element of the proposal would have the same height, depth and width as permitted previously, however it would be adjoined to the dormer. There would also be sliding doors on the rear elevation of a larger width as those previously permitted in PLAN/2017/1291. The other difference compared to the approved plans in PLAN/2017/1291 are the changes to the ground floor windows in the side elevation and the removal of a lantern roof light on the single storey extension.)

The proposed dormer has similarities to the dormer approved in PLAN/2018/0309. It appears to be the same height, depth and width as in PLAN/2018/0309, but is adjoined to the part two storey rear extension.

There are no restrictions on previous permissions to the reserve the use of the garage to parking only.

The proposal was under construction during the application stage. For the purpose of this report, the proposal is described as not completed).

CONSULTATIONS

Pyrford Neighbourhood Forum- No response

Senior Arboricultural Officer- No objections subject to condition

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REPRESENTATIONS

4x representations received objecting to the proposal raising the following points:

- Proposal does not comply with condition 2 of PLAN/2017/1291 (approved plans)
- The dormer granted in PLAN/2018/0309 now requires planning permission
- The proposal is in breach of planning control
- The extensions currently being built appear to be larger than on the approved plans.
- Concerns that bedroom 3 does not have a window.
- The size, scale, bulk and height of the extensions dominate the property and roof slope and are out of character.
- The garage has been converted into habitable space with two additional windows causing a loss of privacy.
- Concerns with an increase of on-street parking
- Concerns of overbearing impact
- Velux on the front elevation not shown in proposed plans
- Noise complaints during the construction of the development
- Changes to the rear fenestration at ground floor level, causing light pollution to neighbouring properties.
- Concerns that not all the relevant neighbours were consulted. (Officer's note: Neighbours were consulted in the appropriate way. An objector of a previous consultation was consulted later on in the decision making process).

1x letter from the agent of the application in response to objections:

- Some points in objections letters that are incorrect or not planning related.
- Application includes regularising two approved consents, with few alterations to these drawings.
- The rear extension in this application is almost identical to PLAN/2017/1291 which was considered to be in character.
- Dormer would not cause harm to neighbouring amenities
- Conversion of garage does not require planning permission. The existing door on the side elevation of the garage has been replaced with a window.
- The amount of parking is acceptable.
- Work on site has been carried out in accordance with Council's Noise Nuisance requirements. Internal alterations have been made outside of these hours but has been discussed with LPA's environmental health officer.

There have also been other representations regarding the noise and time of construction of the development. However these represent civil matters which are not considered planning issues.

RELEVANT PLANNING POLICIES

National Planning Policy Framework 2018
Section 12- Achieving well designed places

Core Strategy Publication Document 2012
CS21 – Design

Development Management Policies DPD 2016
DM2-Trees and Landscaping

Supplementary Planning Guidance

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Supplementary Planning Document 'Outlook, Amenity, Privacy and Daylight' 2008
Supplementary Planning Document 'Design' 2015
Supplementary Planning Document 'Parking Standards' 2018

Pyrford Neighbourhood Plan 2016-2027

BE 1- Maintaining the Character of the Village

BE 2- Providing Provision

BE 3- Spatial Character

PLANNING ISSUES

The main planning issues that need to be addressed in the determination of this application are; whether the proposal would have an adverse effect on the character of the host dwelling or character of the surrounding area, whether the proposed extension will cause material harm to the amenities enjoyed by surrounding neighbours, whether the amount of garden amenity space resulting would be satisfactory, the impact on parking and the impact on trees.

Impact on Existing Dwelling/Character of Area

1. The proposed extension would project past the existing ground floor rear elevation modestly by 3m. The single storey element of the rear extension would have a flat glass roof at a height of 2.7m.
(Officers note: A single storey extension with a depth of 3m could potentially be possible under Permitted Development).
2. The first floor extension would have a pitched roof with a maximum height to match the existing dwelling. It would have a maximum height of 5.8m and an eaves height of 4m. The proposal is not considered to have an adverse effect on the symmetry of the semi-detached dwellings given its location to the rear of the property where it would not be readily visible from the public realm.
3. The proposed dormer would be on the rear roof slope and have a depth of 3.8m, height of 2.3m and would adjoin to the pitched roof of the two storey rear extension.
4. There is a velux window proposed in the front roof slope and a window in ground floor side elevation to replace the existing door. There would also be sliding doors on the rear elevation to access the garden.
5. The development comprises of rooms of good size, served by windows of good size. Whilst bedroom 3 is served by a primary window that is not central to the room, it is served by a secondary roof light and overall this is considered to be acceptable.
6. The proposal includes materials to match the materials and style of the existing dwelling. The proposal would respect the existing side building line and not extend any further past this.
7. It is noted that there are a number of properties in Tanglewood Close that have benefitted from extensions. The proposal would only be slightly visible from the street scene, through the gap between the host property and neighbour No.8. The proposal is not considered to appear incongruous within the street scene.

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8. It is a material consideration that part of the development has already been approved in PLAN/2017/1291. Although the dormer window has been constructed with the part single storey part two storey rear extension, it is a fall back position that the dormer would be permitted development alone.
9. Overall, It is considered that the proposal's scale, form and character would be subservient and in keeping with the host dwelling. It is considered the proposal would result in an extension that would have an acceptable impact on the character of the surrounding area and accords with the *National Planning Policy Framework* (2018), policy CS21 of the *Woking Core Strategy* (2012), policy DM2 of the *Development Management Policies Development Management Document* (2016), *Woking Design SPD* (2015) and policy BE1 and BE3 of the *Pyrford Neighbourhood Plan 2016 -2027* (2016).

Impact on neighbours

10. The neighbours whose daylight levels are potentially most affected by the proposal are No.6 and No.8.
11. In regards to neighbour No.6, when applying the '45° test' as set out in *Outlook, Amenity, Privacy and Daylight* (2008), the proposal would not conflict the 45° line when assessed in elevation form against the nearest rear elevation windows on the ground No.6. The existing dormer of No.6 would project slightly past the proposed dormer in this application and would therefore not have an adverse impact to light. There is a roof light on the rear roof slope of No.6, which would be 'enclosed' by the dormer present at No.6 and the application dormer. However, this is a secondary window to a bedroom which is served by a primary window on the front elevation.
12. Similarly to neighbour No.8, the proposal would not conflict the 45° on the nearest window on the rear elevation. In addition to this, the proposal does not fall in line with the first floor window on the north-west side elevation of No.8. It is therefore considered that the proposal would have an acceptable impact on the daylight/sunlight levels of neighbours No.6 and No.8.
13. The proposal would project 3m past the rear elevation of No.6 and 4m past No.8. This is considered to be a modest increase. It is also noted that there are existing fences on both the shared boundary lines to provide partial screening of the proposal. In addition to this, the closest part of the proposal to No.6 would have a flat roof with a modest single storey height. Furthermore, there is a separation distance of 4.5m between the host dwelling and No.8. For these reasons, the proposal is not considered to create an overbearing impact towards No.6 or No.8.
14. No windows are proposed in the north-west elevation towards No.6. The views offered in the proposed rear elevation windows are similar to those already offered in the existing windows. The proposal includes the removal of an existing window on the south-east elevation, with no additional windows. The proposal is considered to have an acceptable impact on the privacy levels of No.6 and No.8.
15. 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 the *National Planning Policy Framework*

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(2018), policy CS21 of the *Woking Core Strategy (2012)*, *Woking Design SPD (2015)* and policy BE3 of the *Pyrford Neighbourhood Plan 2016 -2027 (2016)*.

Impact on garden amenity space

16. The extended dwelling would have a gross floor area of approximately 163sqm. The area of garden space available would be approximately 140sqm. This would therefore not satisfy the guidelines contained in *Outlook, Amenity, Privacy and Daylight (2008)*. However, it is noted that these are guidelines, and the resulting garden space is considered to be of good quality and an acceptable size for the dwelling. The impact on garden amenity space is not considered a valid reason for refusal in this case.

Impact on car parking

17. The dwelling benefits from an area of hardstanding at the frontage of the dwelling. The area of hardstanding can accommodate three cars. The proposal therefore satisfies the guidelines recommended in Woking Borough Council's SPD *Parking Standards (2018)*, which recommends that dwelling houses with 4 or more bedrooms should have parking provision for 3 cars.
18. It would not result in any additional on-street parking, satisfying policies BE1 and BE2 of the *Pyrford Neighbourhood Plan 2016 -2027 (2016)*.

Impact on trees

19. The Arboricultural information provided by Transform Landscapes received 7.9.2018 was considered acceptable by the LPA's Senior Arboricultural Officer. The concerned trees are adjacent to the rear of the application site. All trees are proposed to be retained. The impact on trees is considered acceptable subject to condition.

Local Finance Considerations

20. CIL is a mechanism adopted by Woking Borough Council which came into force on 1st April 2015, as a primary means of securing developer contributions towards infrastructure provisions in the Borough. Given that the proposal is less than 100m², it is not CIL liable.

CONCLUSION

21. In conclusion, the points raised above consider the proposal to have an acceptable impact on the character of the area and dwelling, neighbouring amenities, garden space and car parking. The proposal therefore accords with section 7 of the *National Planning Policy Framework (2018)*, policy CS21 of the *Woking Core Strategy (2012)*, the Supplementary Planning Documents '*Outlook, Amenity, Privacy and Daylight (2008)*', '*Woking Design (2015)*' and '*Parking Standards (2006)*' and policies BE1, BE2 and BE3 of the *Pyrford Neighbourhood Plan 2016 -2027 (2016)*.

BACKGROUND PAPERS

Site visit photographs (10.12.2018)
Arboricultural report received 7.9.2018

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RECOMMENDATION

It is recommended that the planning permission be GRANTED 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 drawings listed below:

Drawing No.18246 P110 B (Proposed)- Received 11.12.2018

Drawing No. 18246 S100 (Existing)- Received 19.09.2018

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. Protective measures shall be carried out in strict accordance with the arboricultural information provided by Transform Landscapes received on 7.9.2018 including the convening of a pre-commencement meeting and arboricultural supervision as indicated. No works or demolition shall take place until the tree protective measures have been implemented. Any deviation from the works prescribed or methods agreed in the report will require prior written approval from the Local Planning Authority.

Reason:

To ensure reasonable measures are taken to safeguard trees in the interest of local amenity and the enhancement of the development itself.

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 the National Planning Policy Framework 2018.
2. You are advised that Council officers may undertake inspections without prior warning to check compliance with approved plans and to establish that all

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planning conditions are being complied with in full. Inspections may be undertaken both during and after construction.