

17 OCTOBER 2017 PLANNING COMMITTEE

5d	17/0821	Reg'd:	25.07.17	Expires:	20.10.17	Ward:	KNA
Nei. Con. Exp:	08.09.17	BVPI Target	Householder	Number of Weeks on Cttee' Day:	12/12	On Target?	Ext. of time

LOCATION: 5 Staveley Way, Knaphill, Woking, GU21 2NS

PROPOSAL: Erection of single storey rear extension following removal of existing conservatory and insertion of 1no. rear rooflight (amended plans received 20.09.2017)

TYPE: Householder

APPLICANT: Mr M Sahi

OFFICER: Benjamin Bailey

REASON FOR REFERRAL TO COMMITTEE

The applicant is related to an elected member (Cllr Saj Hussain).

SUMMARY OF PROPOSED DEVELOPMENT

This is a householder planning application which seeks planning permission for the erection of a single storey rear extension following removal of the existing conservatory and insertion of 1no. rear rooflight.

(Officer Note: Planning permission is required because the host dwellinghouse formed part of the Goldsworth Park development, in which 'permitted development' rights were removed via planning condition at original construction. Furthermore, the host dwellinghouse forms part of a terrace and the extension beyond the rear wall of the original dwellinghouse would exceed 3 metres and therefore fail to comply with the relevant limitations of Schedule 2, Part 1, Class A of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) even if 'permitted development' rights remained intact).

PLANNING STATUS

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

RECOMMENDATION

Grant planning permission subject to recommended conditions.

SITE DESCRIPTION

5 Staveley Way is a mid-terraced single storey dwelling located within the Goldsworth Park area of the Borough. A small rear conservatory exists which is proposed to be removed. The frontage of the property is predominantly laid to hardstanding. The rear amenity space is predominantly laid to lawn with a limited area of hardstanding. Both side boundaries of the rear amenity space are enclosed by 1.8m high close-boarded fencing. A low-level brick wall

bounds the rear boundary of the rear amenity space and backs onto a footway and open space laid to lawn.

RELEVANT PLANNING HISTORY

None relevant

CONSULTATIONS

None undertaken

REPRESENTATIONS

x1 letter of representation has been received raising the following main points:

- Depth of the extensions seems very large and is a big increase on the original footprint of the building, which makes it out of context with surrounding buildings at the rear
(Officer Note: The initially proposed depth of 4.0m has been reduced to 3.3m by way of amended plans)
- The width of the extension means the outer walls are virtually on the fence line, and combined with its height, will create overshadowing and light problems to bedroom window of No.3 and existing conservatory of No.3, which we use as a dining room, and is only two-thirds of the proposed depth of the extension.
(Officer Note: The initially proposed depth of 4.0m has been reduced to 3.3m by way of amended plans)
- The existing rear guttering of these four terraced bungalows was never very efficient and if the current plan is implemented a review of the downpipe situation would be required
(Officer Note: This matter would be addressed at Building Regulations stage)

RELEVANT PLANNING POLICIES

National Planning Policy Framework (NPPF) (2012)

Section 4 - Promoting sustainable transport

Section 7 - Requiring good design

Woking Core Strategy (2012)

CS18 - Transport and accessibility

CS21 - Design

Development Management Policies DPD (2016)

No relevant policies

Supplementary Planning Documents (SPD's)

Design (2015)

Outlook, Amenity, Privacy and Daylight (2008)

Parking Standards (2006)

Other Material Considerations

National Planning Practice Guidance (NPPG)

COMMENTARY

Amended plans were requested, and accepted, during consideration of the application to address concerns identified with the application as initially submitted. Amended plans made the following change:

- External depth of proposed extension reduced from initially proposed 4.0m to 3.3m

Due to the consideration that amended plans reduced the depth of the initial proposal, upon which public consultation was undertaken, it was not considered necessary to undertake further public consultation on amended plans.

PLANNING ISSUES

1. The main planning considerations in the determination of this application are:
 - Design and impact upon the character of the area
 - Impact upon neighbouring amenity
 - Impact upon private amenity space
 - Impact upon car parking provision

having regard to the relevant policies of the Development Plan, other relevant material planning considerations and national planning policy and guidance.

Design and impact upon the character of the area

2. One of the core principles of planning as identified in the National Planning Policy Framework (NPPF) (2012) is securing high quality design. Policy CS21 of the Woking Core Strategy (2012) states that “*proposals for new development should...respect and make a positive contribution to the street scene and 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*”.
3. The residential extensions section of SPD ‘Design (2015)’ states that “*single storey rear extensions will usually be granted planning permission as they are unlikely to affect the public view of the building or affect the amenity of a neighbour*”.
4. The application property is within the Goldsworth Park area of the Borough, which is a large area of Post-War housing with a sinuous road layout. Goldsworth Park was deliberately laid out as closes, clusters and small groups of houses to break up the scale of the development and create individual areas accessed from distributor roads. The application property is a mid-terraced single storey dwelling. The proposed rear extension, as amended, projects 3.3m in depth from the rear dwelling building line and spans the width of the rear elevation with the exception of 150mm to each common side boundary with both No.3 and No.7 Staveley Way.
5. The proposed extension would utilise a flat roof with a maximum height measuring approximately 2.6m. Taking into account the shallow pitch of the dwelling roof, the relatively modest 2.6m height of the proposed extension, and the requirement to avoid giving rise to a significantly harmful loss of daylight, sunlight or overbearing effect to adjacent No.3 and No.7 Staveley Way, the flat roofed form of the proposed extension is considered to be acceptable. As amended, the 3.3m depth of the proposed extension is considered to appear proportionate to the scale of the host dwelling. Although spanning the majority of the rear elevation such width is commonplace for single storey rear extensions and is not considered to appear harmful. External materials are proposed to match existing and this can be secured via recommended condition 3.

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6. Although the existing low level brick wall to the rear boundary of the rear garden results in the rear elevation of the existing dwelling being apparent from the footway and lawned area to the rear it is noted that the existing rear garden boundaries of adjacent No.3 and No.7 Staveley Way are demarcated by approximately 1.8m high close-boarded fencing. It is also noted that adjacent No.3 and No.7 Staveley Way both demonstrate existing rear conservatories, the roofs of which are apparent above the boundary fencing. Overall the proposed extension would not appear unduly prominent in public views and would, notwithstanding potential public visibility, appear as a typical, subordinate and proportionate extension to the host dwelling.
7. A single rooflight is proposed within the existing rear roof slope of the host dwelling to achieve daylight to the resulting dining room. This rooflight would be modest in scale and, having regard to this factor and its proposed siting, is not considered to result in material impact upon the character and appearance of the host dwelling and surrounding area.
8. Overall the proposed extension is considered to accord with Policy CS21 of the Woking Core Strategy (2012), Section 7 of the National Planning Policy Framework (NPPF) (2012) and Supplementary Planning Document 'Design (2015)'.

Impact upon neighbouring amenity

9. Policy CS21 of the Woking Core Strategy (2012) states 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. More detailed guidance in terms of assessing neighbouring amenity impacts is provided by SPD 'Outlook, Amenity, Privacy and Daylight (2008)'.
10. As amended the proposed extension would project for 3.3m beyond the rear elevation of both adjacent No.3 and No.7 Staveley Way, with an approximate 150mm separation gap to both common boundaries. The existing common boundaries with both No.3 and No.7 are demarcated by close-boarded fencing, measuring approximately 1.8m in height. Taking account of the approximate 2.6m height of the proposed extension a projection of approximately 800mm would be apparent above the existing common boundary treatments. This factor, combined with the 3.3m depth of the proposed extension (as amended) is not considered to give rise to a significantly harmful impact, in terms of potential overbearing effect, due to bulk, proximity or loss of outlook, to either the dwellings or rear garden areas of adjacent No.3 and No.7 Staveley Way contrary to Policy CS21.
11. In terms of potential loss of daylight SPD 'Outlook, Amenity, Privacy and Daylight (2008)' states that "*significant loss of daylight will occur if the centre of the affected window (or a point 2m in height above the ground for floor to ceiling windows) lies within a zone measured at 45° in both plan and elevation*". The proposed extension passes this 45° test with regard to the closest rear-facing windows within both adjacent No.3 and No.7 Staveley Way and therefore no significant loss of daylight is considered to occur contrary to Policy CS21. It is noted that both adjacent No.3 and No.7 benefit from existing rear conservatories, both of which are set away from the common boundary with the application property. Taking account of the extent of glazing apparent within both of these conservatories, combined with the relatively modest (approx. 2.6m) height and flat roofed form of the proposed extension, no significantly harmful loss of sunlight is considered to occur to No.3 and No.7 Staveley Way. No openings within the proposed extension would face towards the common

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(side) boundaries with adjacent properties and therefore no harmful loss of privacy would occur.

12. A single rooflight is proposed within the existing rear roof slope of the host dwelling to achieve daylight to the resulting dining room. This rooflight would be at high-level (ie. sill above 1.7m from FFL) serving ground floor level accommodation and would therefore not permit outlook towards neighbouring properties.
13. Overall the proposed extension, as amended, is considered to achieve a satisfactory relationship to both adjacent No.3 and No.7 Staveley Way, avoiding any significantly harmful impact due to potential loss of privacy, daylight or sunlight, or overbearing effect, and therefore accords with Policy CS21 of the Woking Core Strategy (2012), Supplementary Planning Documents 'Design (2015)' and 'Outlook, Amenity, Privacy and Daylight (2008)' and the provisions of the National Planning Policy Framework (NPPF) (2012).

Impact upon private amenity space

14. SPD 'Outlook, Amenity, Privacy and Daylight (2008)' sets out recommended minimum garden amenity areas and states that, for family dwellings (below 150 sq.m gross floorspace) with two bedrooms or more and over 65 sq.m gross floorspace, a suitable area of private garden amenity in scale with the building, but greater than the building footprint, should be provided. The resulting building footprint of the dwelling would measure approximately 84 sq.m and the resulting gross floorspace approximately 78 sq.m. The resulting area of private garden amenity to the rear of the dwelling would measure approximately 55 sq.m. Whilst this is the case the character of the local context is dwellings with relatively modest areas of private garden amenity. Furthermore the proposed extension would encompass a relatively modest footprint measuring approximately 20 sq.m and would occur on part of the 8 sq.m footprint of an existing conservatory to be demolished. Therefore the overall loss of existing garden amenity would be 12 sq.m.
15. Whilst the resulting area of private garden amenity (approx. 55 sq.m) would not approximate with the resulting building footprint (approx. 84 sq.m) the resulting area of private garden amenity is nonetheless considered to remain commensurate with the character of the local context and to provide a suitable sunlit area of predominantly soft landscaped private amenity space, appropriate in size and shape for the outdoor domestic and recreational needs of occupiers the extended dwelling is intended to support. Overall, taking into account the character of the local context, the impact of the proposed extension upon private garden amenity is considered to be acceptable.

Impact upon car parking provision

16. The resulting dwelling would provide 2 bedrooms, and would therefore represent no uplift in existing bedroom provision. Taking account of this factor no material impact upon car parking provision is considered to arise as a result of the proposed single storey rear extension.

LOCAL FINANCE CONSIDERATIONS

17. The proposed uplift in residential floor area would not exceed 100 sq.m and therefore the proposed single storey rear extension would not be Community Infrastructure Levy (CIL) liable.

CONCLUSION

18. Overall the proposal is considered to be acceptable in terms of design and impact upon the character of the area, upon neighbouring amenity, upon private amenity space and upon car parking provision. The proposal is therefore considered to accord with Policies CS18 and CS21 of the Woking Core Strategy (2012), Sections 4 and 7 of the National Planning Policy Framework (NPPF) (2012), Supplementary Planning Documents 'Design (2015)', 'Outlook, Amenity, Privacy and Daylight (2008)' and 'Parking Standards (2006)' and the National Planning Practice Guidance (NPPG) and is recommended for approval. In considering this application the Council has had regard to the provisions of the Development Plan, so far as material to the application, and to any other material considerations. In making the recommendation to grant planning permission it is considered that the application is in accordance with the Development Plan of the area.

BACKGROUND PAPERS

1. Site visit photographs
2. x1 Letter of representation

RECOMMENDATION

Grant planning permission subject to the following conditions:

01. 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).

02. The development hereby permitted shall be carried out in accordance with the following approved plans numbered/titled:

2017/M/01 Rev A (Existing Ground Floor Plan), undated and received by the Local Planning Authority on 24.07.2017.

2017/M/02 Rev B (Proposed Ground Floor Plan), undated and received by the Local Planning Authority on 20.09.2017.

2017/M/03 Rev B (Existing and Proposed Elevations), undated and received by the Local Planning Authority on 20.09.2017.

2017/M/04 Rev B (Location Plan and Block Plan), undated and received by the Local Planning Authority on 20.09.2017.

Reason: For the avoidance of doubt and to ensure that the development is completed in accordance with the approved plans.

03. The external finishes of the development hereby permitted shall match those used in the existing building in material, colour, style, bonding and texture.

Reason: To preserve the character and appearance of the host building and the visual amenities of the area in accordance with Policy CS21 of the Woking Core Strategy

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(2012), SPD 'Design (2016)' and Section 7 of the National Planning Policy Framework (2012).

Informatives

01. 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. Amended plans were requested, and accepted, during consideration of the application in order to overcome concerns identified with the application as initially submitted. Following the submission of amended plans the application was considered to be acceptable.
02. The applicant is reminded that the planning permission hereby granted is granted solely on the basis of the amended plans submitted during consideration of the application and as listed within condition 02 above.
03. The applicant is advised that Council officers may undertake inspections without prior warning to check compliance with approved plans and to establish that all planning conditions are being complied with in full. Inspections may be undertaken both during and after construction.
04. The proposed uplift in residential floor area does not exceed 100 sq.m and consequently the proposal is not Community Infrastructure Levy (CIL) liable.