

26th FEBRUARY 2019 PLANNING COMMITTEE

6e	18/1047	Reg'd:	22.10.18	Expires:	12.02.2019	Ward:	HV
Nei.	22.11.201	BVPI	Minor	Number of	20/18	On	Yes
Con.	8	Target	dwellings	Weeks on		Target?	
Exp:				Cttee' Day:			

LOCATION: 27 Westfield Avenue, Westfield, Woking, Surrey GU22 9PH.

PROPOSAL: Erection of a two storey replacement dwelling following demolition of existing dwelling

TYPE: Full Planning Application

APPLICANT: Mr Tomasz Nawrocik

OFFICER: Katie Prior

REASON FOR REFERAL TO COMMITTEE

The proposal is for a replacement dwelling which falls outside the scope of delegated powers as set out by the Management Arrangements and Scheme of Delegation.

SUMMARY OF PROPOSED DEVELOPMENT

The application is for the erection of two storey replacement dwelling following demolition of the existing bungalow. The proposed dwelling would have five bedrooms with accommodation at first floor level provided by front and rear dormers.

PLANNING STATUS

- Thames Basin Heaths SPA Zone B (400M – 5KM)
- Contaminated Land
- Urban Area

RECOMMENDATION

Grant planning permission subject to conditions.

SITE DESCRIPTION

The proposal relates to single storey dwelling on the east side of Westfield Avenue. The property benefits from an area of hardstanding to the front of the site to accommodate parking. The property neighbours to No. 29 on its north site boundary and No.25 on its south site boundary. Both of these neighbours have first floor dormers in the front elevation. Westfield Avenue is characterised by single storey dwellings with accommodation in the roof space facilitated by roof extensions.

PLANNING HISTORY

None relevant.

PROPOSED DEVELOPMENT

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The proposal is for the erection of a replacement dwelling following demolition of the existing bungalow.

(Officer's note: The application was amended during the decision process. The first proposed plans included a dwelling that was of two storey height within 1m to each side boundary. The amended plans show the width of the dwelling to be reduced, keeping a 1m gap at ground floor level to the shared site boundary with No.25).

CONSULTATIONS

Contaminated Land Officer- No objections subject to conditions

REPRESENTATIONS

2x representations received regarding the plans as initially submitted raising the following points:

- Concerns that the development may go over the shared boundary with No.25, requesting clarification of if it is proposed to go over the boundary.
(Officer's note: The plans have been amended to move the proposal away from the boundary)
- Out of character due to 2 storey height on both sides, requests that it should be single storey on one side
- Concerns of loss of light to No.25 ground floor windows at front and back
- Overbearing

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
DM-8- Land Contamination and Hazards

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

PLANNING ISSUES

The application site is within the Urban Area where the more efficient use of previously-developed land is acceptable in principle subject to the following detailed considerations:

Impact on Existing Dwelling/Character of Area

1. The proposal is for the erection of a two storey replacement dwelling in place of the existing single storey dwelling. The existing dwelling is considered to hold limited architectural merit and its demolition and replacement can therefore be considered acceptable in principle subject to the scale and design of the replacement dwelling.
2. The proposed dwelling has been designed with hipped roof features to the side roof slopes. The proposed dwelling would built on the same front building line

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as the existing property, it would not be any further forward. The dwelling would be set in from the shared site boundaries by 1m (to the boundary with No.25) and 0.3m to the boundary with No.29. It is noted that both of the neighbouring properties have extended at two storey level within 1m of the boundary on one side of the dwellings. It has become a characteristic of Westfield Avenue to extend close to the site boundary at 2 storey level. It is appreciated in this application that the proposal has been set in by 1m on one side of the dwelling. It is also noted that the neighbour property closest to this boundary (No.25), has already extended at 2 storey level close to this boundary, and is therefore unlikely to extend again.

3. The proposal would have two pitched roof dormer windows in the front elevation. These are considered to appear subordinate to the dwelling and in keeping with the character of Westfield Avenue. There are similar front dormers at adjacent properties No.25 and No.29.
4. The proposed dwelling would have a pitched roof canopy porch and two centrally located front roof lights which are considered a minor scale developments and are in keeping with the surrounding area.
5. The ridge height of the proposed dwelling would be 0.2m lower than the ridge height at No.29. Clay tiles, bricks and white windows are proposed similar to those used in the existing dwelling.
6. Overall the proposed replacement dwelling is considered a visually acceptable form of development which would respect the character and development in the surrounding area. The proposal 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) and *Woking Design SPD* (2015).

Impact on neighbours

7. In regards to neighbour No.29, 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 of No.29. The front elevation of the dwelling would not project past the front elevation of No.29.
8. The proposal would also pass this test from the closest windows on the rear and front elevations of No.25. This neighbour has had permission for an extension which has been partially built. However, when applying the test from the existing and approved plans, the proposal would pass. It is therefore considered that the proposal would have an acceptable impact on the daylight/sunlight levels of neighbours No.29 and No.25.
9. The proposal is not considered to have an adverse overbearing impact to neighbouring properties No.29 and No.25 due to its size, design and positioning.
10. The proposal does not include any side facing windows at first floor level. There would be one door on the side elevation to face No.25, which would be at ground floor level. The proposal is consequently considered to have an acceptable impact on privacy levels.

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11. 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 (2018)*, policy CS21 of the *Woking Core Strategy (2012)*, *Woking Design SPD (2015)*,

Impact on garden amenity space

12. The extended dwelling would have a gross floor area of approximately 245sqm. The area of garden space available would be approximately 291sqm. This would therefore satisfy the guidelines contained in *Outlook, Amenity, Privacy and Daylight (2008)*.

Impact on car parking

13. 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 5 bedrooms should have parking provision for 3 cars.

Local Finance Considerations

14. In line with the Council's Charging Schedule, the proposed development would be CIL liable as it would result in a net additional increase of 126.5m² in internal floor space over the existing dwelling. The CIL charge in this case would therefore equate to £22,994.71.

Impact on Contaminated Land

15. The application site is on land designated as potentially being contaminated. However, the LPA's Contaminated Land Officer has no objections to the proposal subject to three conditions and an informative being added to the permission. These conditions include a pre-commencement condition to supply a scheme detailing appropriate gas mitigation and protection measures. The second condition is a pre-commencement condition securing an Asbestos survey in accordance with HSG264 is submitted. The third condition includes a gas verification report. All three contaminated land conditions will need to be approved in writing by the LPA before work can commence.

CONCLUSION

16. In conclusion, it is considered that the proposal will have an acceptable impact on the character of the area, neighbouring amenities, garden space, car parking and Contaminated Land. 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 (2018)*' and policy DM8 of the DM Policies DPD

BACKGROUND PAPERS

Site visit photographs (12.12.2018)

RECOMMENDATION

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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.PL.03 Revision A (Proposed Street Scene)- Received 28.1.2019
Drawing No.PL.02 Revision A (Proposed elevations)- Received 28.1.2019
Drawing No.B.01 Revision A (Proposed Block plan)- Received 30.1.2019
Drawing No.PL.01 Revision A (Proposed plans)- Received 28.1.2019
Drawing No.L.01 (Location plan)- Received 28.9.2018

Drawing No.EX.01 (Existing plans)- Received 28.9.2018
Drawing No. EX.03 (Existing street scene)- Received 28.9.2018
Drawing No.EX.02 (Existing elevations)- Received 28.9.2018

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. Ground Risk 1
Prior to commencement of the development, a scheme detailing appropriate gas mitigation/protection measures to be incorporated into the development shall be submitted to and approved in writing by the Local Planning Authority. The details to be submitted for approval shall also include details on how the scheme will be tested/verified. Any scheme should have regard to the Building Research Establishment document BR414 Protective Measures for Housing on Gas Contaminated Land, CIRIA Report C735 Good practice on the testing and verification of protection systems for buildings against hazardous ground gases and British Standard BS 8285 Code of practice for the design of protective measures for methane and carbon dioxide ground gases for new buildings. The development shall then be undertaken in accordance with the approved details.

Reason: To ensure that a satisfactory strategy is put in place for addressing contaminated land, making the land suitable for the development hereby approved without resulting in risk to construction workers, future users of the

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land, occupiers of nearby land and the environment. This condition is required to be addressed prior to commencement in order that the ability to discharge its requirement is not prejudiced by the carrying out of building works or other operations on the site.

5. Ground Risk 2

Prior to the first occupation of the development hereby approved, a detailed ground gas verification report shall be submitted to and approved in writing by the Local Planning Authority. The verification report shall include but not be limited to photographic evidence demonstrating the quality of works undertaken and shall be able to demonstrate the gas mitigation/protection measures have been installed and validated by a suitably qualified person(s).

Reason: To ensure that a satisfactory strategy is put in place for addressing contaminated land, making the land suitable for the development hereby approved without resulting in risk to construction workers, future users of the land, occupiers of nearby land and the environment.

6. Asbestos

Prior to the commencement of development evidence that the building was built post 2000 or an intrusive pre-demolition asbestos survey in accordance with HSG264 shall be submitted to and approved in writing by the Local Planning Authority. The survey shall be undertaken and a report produced by a suitably qualified person and shall include any recommendations deemed necessary. The development shall then be undertaken in accordance with the approved details. Upon completion of demolition works, the applicant shall provide in writing to the Local Planning Authority suitably detailed confirmation that demolition works were carried out with regard to the aforementioned pre-demolition asbestos survey and recommendations contained therein.

Reason: To order to safeguard the environment, the surrounding areas and prospective occupiers of the site. This condition is required to be addressed prior to commencement in order that the ability to discharge its requirement is not prejudiced by the carrying out of building works or other operations on the site.

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 planning conditions are being complied with in full. Inspections may be undertaken both during and after construction.
3. The applicant site is situated on or in close proximity to land that could be potentially contaminated by virtue of previous historical uses of the land. As a result there is the potential for a degree of ground contamination to be present beneath part(s) of the site. Groundworkers should be made aware of this so suitable mitigation measures and personal protective equipment measures (if required) are put in place and used. Should significant ground contamination

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be identified the Local Planning Authority should be contacted promptly for further guidance.