

17th October 2017 PLANNING COMMITTEE

5f	17/0857	Reg'd:	11.07.17	Expires:	19.10.17	Ward:	C
Nei. Con. Exp:	17.08.17	BVPI Target	Household	Number of Weeks on Cttee' Day:	19/19	On Target?	Yes
LOCATION:	82 Devonshire Avenue, Sheerwater, Woking, Surrey, GU21 5QB						
PROPOSAL:	Erection of a two storey front extension and front porch extension						
TYPE:	HOUSEHOLD						
APPLICANT:	Mr Sajad Khawaja				OFFICER:	Barry Curran	

REASON FOR REFERAL TO COMMITTEE

The application has been called to the Planning Committee at the request of Councillor Aziz as the application falls to be resolved by the exercise of planning judgement.

SUMMARY OF PROPOSED DEVELOPMENT

The application seeks permission to erect a two storey front extension and a front porch addition.

PLANNING STATUS

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

RECOMMENDATION

That planning permission be REFUSED.

SITE DESCRIPTION

The application site is located on the south-eastern side of Devonshire Avenue and forms a two storey semi-detached property along a row of 6no similar dwellings with a two storey terraced row located further to the north-east. The row of 6no semi-detached properties include deep frontages of soft landscaping with driveways to accommodate 2 parked cars.

PLANNING HISTORY

No recent relevant planning history for application dwelling but a number of relevant histories on neighbouring properties including;

No.76

PLAN/1988/0222 - Two storey addition to front of property – Permitted 30.04.1988;

No.78

PLAN/2010/0128 - Erection of a single storey side extension and the erection of a two storey front extension – Permitted 07.04.2010

PROPOSED DEVELOPMENT

Planning consent is sought for the erection of a two storey front extension to project 3.4 metres forward with a width of 4.3 metres adjoined by a single storey porch addition projecting 1.5 metres with an overhanging canopy projecting a further 0.6 metres and measuring 3.2 metres in width covering the entirety of the front elevation.

CONSULTATIONS

None

REPRESENTATIONS

There has been 1no third party letter of objection received in relation to the proposed development. The issues raised in this letter draw concern over;

- Development out of character with the dwelling
- Loss of light

There has also been 1no third party letter of support received in relation to the proposed development.

RELEVANT PLANNING POLICIES

National Planning Policy Framework 2012
Section 7 - Requiring good design

Core Strategy Publication Document 2012
CS21 – Design

Supplementary Planning Guidance
Supplementary Planning Document 'Outlook, Amenity, Privacy and Daylight' 2008
Supplementary Planning Document 'Design' 2015
Supplementary Planning Document 'Parking Standards' 2006

Woking Borough Council - Community Infrastructure Levy Charging Schedule

PLANNING ISSUES

1. The main planning issues that need to be addressed in the determination of this application are; whether the proposal will be of detriment to the character of the host dwelling or character of the surrounding area, whether the proposed front additions will cause material harm to the amenities enjoyed by surrounding neighbours and impact on parking.

Impact on Existing Dwelling/Character of Area

2. The National Planning Policy Framework attaches great importance to the design of the built environment throughout Paragraphs 56 and 57 with emphasis being placed on planning positively for the achievement of high

17th October 2017 PLANNING COMMITTEE

quality and inclusive design for all development. Policy CS21 of the Woking Core Strategy 2012 is consistent with this in so far as it expects development proposals to have regard to the general character and quality of the surrounding area.

3. Devonshire Avenue is a residential area primarily comprising of two storey semi-detached and terraced dwellings orientated to address the highway in typical fashion. Numerous dwellings throughout the area include modest front additions of single storey extensions and porches. There are, however, two anomalies in the street-scene on Nos. 76 and 78 which conclude the linear row of properties along this grain which is terminated by way of the bend in the highway. The dwelling at No.76 includes a two storey front extension which was assessed and permitted in 1988 and a similar two storey front addition mirrors this on the adjoining No.78 which was permitted in 2010.
4. It is now proposed to erect a two storey front extension with single storey adjoining porch on the application property No.82. It should be noted that this development is similar to those permitted in 1988 and 2010. While these permissions are a material consideration to be taken into account as part of this application, it is important to note that the initial consent on No.76 was granted 29 years ago. In 2010 permission was granted for a similar two storey front addition on the adjoining property which projected an emulating 3.4 metres forward of the front building line where the Planning Officer at the time found that *“considering the adjoining neighbouring dwelling was granted planning permission for a two storey front extension of similar size and proportion. The proposal would therefore balance the appearance of the adjoined pair of semi-detached properties.”* Further to this, the Planning Officer explicitly states in the delegated report that while there was a precedent set in 1988 along with the set-back position of the dwelling in relation to the road *“...it does not however set a precedent for further two storey front extensions within the wider local area.”*
5. It is, therefore, clear that the rationale behind allowing the addition on No.78 was to balance the pair of dwellings and given its positioning at the end of the road, and its set back nature, was not considered as prominent in the street scene as other properties in the area. While there are examples of such additions, it is apparent that these do not form a characteristic of the area and appear alien in their context and serve as examples of additions which detract from both the character of the dwelling and indeed street-scene. Furthermore, in the interim period a number of policies have been superseded and new policies and guidance with regards to design and appearance of extensions, in particular front additions, are now in place.
6. Section 7 of National Planning Policy Framework requires proposals to *‘respond to local character and history, and reflect the identity of local surroundings and materials...’* and states that *‘Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions’*. The proposed two storey front extension will project 3.4 metres forward of the predominant front elevation and span a width of 4.3 metres creating a two storey hipped gable element with single storey porch addition projecting 1.5 metres forward with an overhanging canopy projecting a further 0.6 metres and measuring 3.2 metres in width with both features together effectively spanning the width of the dwelling.

7. Supplementary Planning Document on 'Design' 2015 notes that *'the front elevation of a dwelling is of primary importance to the character and appearance of the street scene'* and *'significant extensions will usually be resisted where there is a well established building line'*. While there are examples of two storey front additions evident along Devonshire Avenue, these were carried out in 1988 and 2010 respectively where rational was given behind their consent in paragraphs 4 and 5 of the report. Furthermore, up-to-date policies and design guidance have been adopted in the interim period which this application is subject to that clearly resists the erection of significant front additions where there is a clear building line demonstrated. Policy CS21 of the Woking Core Strategy 2012 states that developments *'should 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'*. The two storey front extension would project beyond the predominant front building line and would form a substantial two storey front addition on a dwelling which holds a prominent position within the street-scene and set along a linear grain of development comprising of 4no semi- detached properties with a terraced row positioned along a similar linear form. The development pays no regard to the building lines or existing character of the area and would fail to meet the criteria set out in the Core Strategy. Its introduction would alter the appearance of the semi-detached dwelling, and would therefore, in turn, be detrimental to the balanced appearance within the street scene.
8. Moreover, as previously noted there are similar styled properties along linear grains of development in the vicinity. Allowing the erection of a significant two storey front extension, would be clearly contrary to Policy CS21 and guidance outlined in the Council's SPD 'Design' 2015. In the event that this application were to be approved, it would allow all the properties to apply for similar proposals which would be difficult to equitably resist and would have an unacceptable impact on the open character of the area and street scene undermining the adopted policies and guidance on design.
9. While there are examples of two storey front extensions along Devonshire Avenue, these serve as examples which detract from both the character of the dwellings and street-scene. Considering the proposed scale, form, design and positioning of the two storey front extension and in turn the single storey porch addition, the development would result in an incongruous and bulky feature on the principal elevation of a dwelling in a prominent location in the street-scene. Erection of the front extension does not respect or make a positive contribution to the established character of the area, street-scene or indeed dwelling. On this basis, it is evident that the proposed development is contrary to provisions outlined in the National Planning Policy Framework, Policy CS21 of the Woking Core Strategy 2012 and Supplementary Planning Document 'Design' 2015.

Impact on Neighbouring Amenity

10. The application property is a semi-detached dwelling adjoined on its south-western side and bound to the north-east by a similar two storey semi-detached dwelling along a similar front building line. The two storey element will project 3.4 metres forward along the side building line at a height of 6.3 metres. The 45° test as per the Council's Supplementary Planning Document 'Outlook, Amenity, Privacy and Daylight' 2008 has been applied to both the

17th October 2017 PLANNING COMMITTEE

ground floor and first floor windows at No.84 Devonshire Avenue nearest the application site with both passing in plan form indicating an acceptable level of light achievable to these rooms. This coupled with the separation distance of approximately 4 metres to No.84 Devonshire Avenue points towards an acceptable proposed relationship between both dwellings.

11. To the south-west, the application dwelling is adjoined by No.80. The single storey element of the front addition will be set along the shared boundary with this property projecting 1.5 metres with an overhanging canopy projecting a further 0.6 metres. While the addition would project a total of 2.1 metres forward of the front building line, it would be located next to the entrance point of No.80 which is thought to lead into a hallway which would not be considered a habitable room. As such, while it is acknowledged that the single storey addition would result in additional bulk and mass along the shared boundary, it would not carry a level of detrimental weight, in terms of overbearing impact, by which a recommendation for refusal could be substantiated.
12. The proposed front additions are not deemed to result in a level of detrimental harm considering the relationships between neighbouring properties and the modest projection of the single storey addition. Nevertheless, while the development may be acceptable, in terms of its impact on neighbour amenities, this does not outweigh the detrimental harm the development would cause to the character of the dwelling and street-scene.

Impact on Highway Safety

13. The 'Parking Standards' SPD 2006 identifies that the parking standard for dwelling houses with '3 or more bedrooms' is 2 car parking spaces. Towards the front of the dwelling is an area of hardstanding with adequate space to accommodate 2 parked cars. The proposed front extension will project 3.4 metres forward therefore reducing the on-site provision to just 1 parked car. While this fails to meet the recommended standards outlined in the Council's SPD, it should be noted that these are maximum standards. Further to this, Devonshire Avenue does not contain restrictions to on-street parking where overspill from the application site can park vehicles. As such, while not strictly in accordance with the 'Parking Standards' SPD 2006, the proposed parking provisions are considered acceptable. Although the development may be acceptable, in terms of parking and highway safety, this does not outweigh the detrimental harm the development would cause to the character of the dwelling and street-scene.

Local Finance Considerations

14. 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

15. Considering the points discussed above, the development is considered an unduly prominent addition to the host dwelling which fails to integrate satisfactorily into the street-scene. The proposed scale, form, design and

positioning of the two storey front extension and in turn the single storey porch addition would result in an incongruous and bulky feature on the principal elevation of a dwelling in a prominent location in the street-scene. It is, therefore, found that erection of the front extension does not respect or make a positive contribution to the established character of the area, street-scene or indeed dwelling. Furthermore, in the event that this application were to be approved, it would allow similar properties along linear grains of development to apply for similar proposals which would be difficult to equitably resist and would have an unacceptable impact on the open character of areas and street scenes undermining the adopted policies and guidance on design.

16. The development is therefore contrary to provisions set out in Section 7 of the National Planning Policy Framework, Policy CS21 of the Woking Core Strategy 2012, Supplementary Planning Documents 'Outlook, Amenity, Privacy and Daylight' 2008 and 'Design' 2015 and is accordingly recommended for refusal.

BACKGROUND PAPERS

1. Site visit photographs.
2. 2no third party letters of representation

RECOMMENDATION

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

1. The proposed extension, by reason of its forward projection, form, design and massing, would result in a contrived feature which would be at odds with the street-scene of Devonshire Avenue and would fail to relate well to the existing property. The proposal would adversely affect the character of the street-scene by introducing a substantial front addition to a dwelling in a prominent location. The development is, therefore, contrary to provisions outlined in the National Planning Policy Framework, Policy CS21 of the Woking Core Strategy 2012 and guidance outlined in the Council's Supplementary Planning Document 'Design' 2015.

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 paragraph 186-187 of the National Planning Policy Framework 2012.
2. The plan(s) relating to the development hereby refused are numbered / titled:

Drawing No. 2017/SAJ/06 Rev C (Amended Plan)(Received 25.09.17)
Drawing No. 2017/SAJ/05 Rev A (Amended Plan)(Received 11.08.17)
Drawing No. 2017/SAJ/03 Rev B (Amended Plan)(Received 11.08.17)
Drawing No. 2017/SAJ/04 Rev B (Amended Plan)(Received 11.08.17)