

19th MARCH 2019 PLANNING COMMITTEE

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LOCATION: 111 Maybury Road, Woking, Surrey, GU21 5JL

PROPOSAL: Proposed loft conversion with 2No velux windows to front elevation and single storey side and rear extension.

TYPE: HOUSEHOLDER

APPLICANT: Mrs Maniza Hussain **OFFICER:** Barry Curran

REASON FOR REFERRAL TO COMMITTEE

The applicant is related to an elected member of the Council.

SUMMARY OF PROPOSED DEVELOPMENT

The application seeks permission to erect a single storey side and rear addition, single storey rear extension and a rear dormer with 2no velux windows on the front roof slope.

PLANNING STATUS

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

RECOMMENDATION

GRANT planning permission subject to conditions and a Section 106 Legal Agreement.

SITE DESCRIPTION

The application site is located on the north-western side of Maybury Road and consists of a two storey mid-terrace dwelling set on a rectangular plot. At the rear, 2 metre high timber board fencing which merges with 1 metre high dilapidated fencing separates the property to the south-west with similar 2 metre high fencing separating the neighbouring to the north-east.

PLANNING HISTORY

No.112 Maybury Road

PLAN/2018/1144 - Proposed single storey side and rear extension, single storey rear extension and rear dormer to existing roofspace with 2No velux windows to front elevation (Retrospective) – Under Consideration

PROPOSED DEVELOPMENT

The development proposes to erect a single storey side and rear extension off the predominant two storey rear elevation measuring 2.5 metres in depth, a single storey rear extension measuring 4.8 metres in depth with a rear roof dormer and 2no velux windows on the front roof slope.

CONSULTATIONS

None

REPRESENTATIONS

None Received

RELEVANT PLANNING POLICIES

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

Woking Core Strategy 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' 2018

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 proposed extensions will be of detriment to the character of the host dwelling or character of the surrounding area, whether the proposals 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 Section 12 with emphasis being placed on planning positively for the achievement of high quality and inclusive design for all development. Policy CS21 of the Woking Core Strategy 2012 is generally consistent with this in so far as it is expected that development proposals will have regard to the general character and quality of the surrounding area.
3. It is proposed to erect a single storey side and rear extension off the predominant two storey rear elevation of the application dwelling. The extension would measure 6.5 metres in depth and 1.5 metres in width standing at 2.8 metres in height set along the shared north-eastern boundary. With the extension projecting back along the shared boundary, this will increase the bulk and mass on this side elevation. The extension adopts a relatively inconspicuous form with regards to the host building and would, as such, form

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a sympathetic element with a mono-slope roof so as to minimise its dominance along the boundary. As part of this application and the application on the adjoining No.112 (PLAN/2018/1144), the single storey addition will stem back in line with an identical single storey addition. Construction of these additions concurrently is deemed necessary in terms of impact on neighbour amenities and this can be secured to be carried out together by way of Section 106 legal agreement.

4. A single storey rear extension off the existing rear addition is proposed, with a total projection of 7.4 metres at single storey level. The extension would project off the two storey gable and along the south-western shared boundary utilising a flat roof with a maximum height measuring approximately 3 metres with a central roof lantern. Taking into account the examples of flat roofed rear additions throughout Maybury Road, the relatively modest 3 metre 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 properties, the flat roofed form of the addition is considered to be acceptable. External materials are proposed to match existing and this can be secured via recommended Condition 2.
5. It is proposed to convert the loft space of the dwelling into habitable accommodation to facilitate two additional bedrooms. As part of this conversion a box dormer is proposed to be installed on the rear roof slope measuring 4.9 metres in width, 2.5 metres in height, 0.3 metres up from the eaves and 0.2 metres down from the ridge occupying the majority of the rear roof-slope. While occupying the majority of the rear roof slope, it has to be borne in mind what could be carried out under Permitted Development and a dormer of a similar scale could be installed under Class B of the Part 2 Schedule 3 of the GPDO 2015 (as amended). Materials proposed for the dormer include materials to match those of the existing roof, which is of a clay roof tile. Adoption of this material will minimise the visual impact of the dormer allowing it to blend in with the roofscape and appear as a suitably subservient addition.
6. The loft conversion is also proposed to be served by 2no front roof lights. A number of dwellings throughout Maybury Road include front roof lights. The proposed 2no front roof lights would not protrude an excessive amount and as such will not appear as a prominent form of development to the dwelling and are considered to be in keeping with its appearance and the visual amenities of the area.
7. The Council's Supplementary Planning Document 'Outlook, Amenity, Privacy and Daylight' 2008 states that the private amenity space "*should always be as large as the building footprint of the dwelling house*". Taking this into account, along with the subservient design and subordinate scale, the rear addition relates adequately to the host dwelling retaining an appropriate amount of amenity space which spans for a depth in excess of 48 metres. Further to this, considering the relationship between the application property and the other neighbouring dwellings, views of the rear addition are primarily obscured from the public domain and therefore would have little impact on the wider street-scene. Given the range of single storey and two storey rear additions evident throughout Maybury Road, it is not considered that the proposal will materially harm the established character of the area.
8. From the points set out above, the proposed additions are considered to form typical residential additions which are proportionate to the host dwelling and do

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not form a dominant features within the street-scene. Considering this, the proposed development is seen to be in accordance with Section 7 of the National Planning Policy Framework, Policy CS21 of the Woking Core Strategy 2012 and Supplementary Planning Document 'Design' 2015.

Impact on Neighbouring Amenity

9. The application dwelling is bound to the north-east and south-west by the adjoining terraced dwellings.
10. To the north-east, No.112 includes a similar layout to the application property and is separated by 2 metre high close timber board fencing along the shared boundary. The single storey side and rear extension will be set along this shared boundary and would project for a depth of 6.5 metres at 2.8 metres in height adopting a flat roof. Patio doors, serving a living room in No.112, are located on the predominant rear elevation of this neighbouring property. The side and rear addition will stem back along the boundary creating additional bulk and mass outside these patio doors. The 45° test as per the Council's Supplementary Planning Document 'Outlook, Amenity, privacy and Daylight' 2008 has been applied and fails in plan form. While this fail indicates an unacceptable impact on the light penetration to this window, it has to be borne in mind that the door fails as existing considering its position amid 2no two storey gables. While this development has come forward as a separate application to the adjoining No.112 Maybury Road, the proposal cannot be carried out without having a detrimental impact on No.112. Considering the ties between the additions proposed, it is deemed necessary to secure a section 106 legal agreement to ensure the proposed development on the application site in line with the proposed development on No.112 (PLAN/2018/1144) ensuring they are carried out together and simultaneously. As such, securing the simultaneously construction of the extensions on both properties means there would be no detrimental impact to either property given the proposed matching rear building lines and positioning of the additions.
11. The single storey rear extension would project a depth of 7.4 metres beyond the two storey rear gable matching the depth of the existing single storey kitchen extension and adjoining outbuilding. Set off the north-east boundary by approximately 1.6 metres, the addition maintains the building lines formed by the two storey projecting element and would project back in line with the proposed addition on No.112. Considering the separation distance coupled with the addition's single storey nature, the amenities of No.112 are not deemed to be harmed, in terms of loss of light or overbearing impact with views of the rear amenity space protected by the existing boundary treatments.
12. No.110 is the adjoining dwelling to the south-west and includes a single storey addition off the two storey gabled element measuring a depth of approximately 2 metres. The proposed rear extension will replace the existing additions along this shared boundary with a similar depth along this shared boundary currently formed of 2 metre high close timber board fencing. The addition has been assessed against the 45° test with the window nearest the application site is understood to serve a bathroom window which would not be afforded the level of light of another habitable room. The 45° test has been applied to the larger window on this rear elevation which passes in elevation form indicating that no significant loss of light would occur to this room as a result of the proposal. Furthermore, the proposed rear extension would be single storey in height and

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therefore views into the rear amenity spaces can be precluded by existing/proposed boundary treatments considering its single storey height.

13. While the structure would increase the bulk and mass along the boundary, it is noted that the addition would not significantly reduce the light to the rear elevation windows. Further to this, it has to be borne in mind what could be carried out under Permitted Development (4 metre deep single storey addition or a 6 metre deep addition under Prior Approval) where it is not considered that this rear addition would carry a level of detrimental weight over and above what could be done under PD by which a recommendation for refusal could be substantiated.
14. The proposed rear box dormer would serve a bedroom with a window in the rear elevation. Views from the proposed dormer would be similar to views offered from the first floor rear elevation window which also serves a bedroom. Although positioned in a higher location, the views would be largely similar. While it is acknowledged that the perception of overlooking would be more apparent, it should be noted that the dormer would not introduce additional views of the rear amenity space of either property.
15. Considering the above, the proposed development is considered to adhere to guidance outlined in the National Planning Policy Framework, Policy CS21 of the Woking Core Strategy 2012 and Supplementary Planning Document 'Outlook, Amenity, Privacy and Daylight' 2008.

Impact on Parking

16. The host property, 111 Maybury Road, will accommodate 5 bedrooms as a result of the development adding 2 bedrooms in the loft. The 'Parking Standards' Supplementary Planning Document 2018 identifies off-street parking for dwellinghouses with '5+ bedrooms' as 3 car parking spaces. The car parking provision for the existing 3 bedroom dwelling is 2 spaces whereas the provision for a 5 bedroom dwelling is 3 spaces, an increase of 1. Maybury Road is a CPZ (Controlled Parking Zone) where on-street parking is restricted. As such, the increased number of bedrooms in combination with the on-street parking restrictions is not considered to give rise to highway safety issues for 1 additional car.

Local Finance Consideration

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

Conclusion

18. Considering the points discussed above, the proposed extensions are considered acceptable with regards to their impact on the character of the dwelling and character of the surrounding area. The impact of the development on the amenities enjoyed by surrounding neighbours has been assessed and found to result in an acceptable impact given the existing relationships between surrounding properties. The impact on parking was also found to be acceptable. Overall, the development is considered to accord with provisions outlined in the National Planning Policy Framework, Policy CS21 of the Woking

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Core Strategy 2012, and Supplementary Planning Document 'Outlook, Amenity Privacy and Daylight' 2008 and 'Design' 2015 and is accordingly recommended for approval subject to the applicant entering into a Legal Agreement and subject to the attached conditions.

BACKGROUND PAPERS

- Site visit photographs

RECOMMENDATION

Permit subject to s106 Legal Agreement and subject to the following condition(s):

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 materials to be used in the construction of the external surfaces of the development hereby approved shall match those used in the existing building.

Reason:

To ensure that the development protects the visual amenities of the area.

3. The development hereby permitted shall be carried out in accordance with approved plan;

- Drawing No. 112/1/Prop 3/wok (Amended Plan)(Received 11.02.19)
- Drawing No. 111/3/Prop 3/wok (Amended Plan)(Received 11.02.19)
- Drawing No. 111/2/Prop 2/wok (Amended Plan)(Received 11.02.19)

Reason:

For the avoidance of doubt and in the interests of proper planning.

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.