

19 MARCH 2019 PLANNING COMMITTEE

6I 18/1217 Reg'd: 23.11.18 Expires: 18.01.19 Ward: C
Nei. 05.02.19 BVPI Householder - Number >8 On No
Con. 05.02.19 Target 21 of Weeks on Cttee' Target?
Exp: Day:

LOCATION: 13 The Riding, Woodham, Woking, Surrey, GU21 5TA

PROPOSAL: Erection of single storey front extension

TYPE: Householder Application

APPLICANT: Mr & Mrs M Van Den Berg

OFFICER: Claire Simpson

REASON FOR REFERRAL TO COMMITTEE

Called in to Committee at the request of Cllr Melanie Whitehand.

PLANNING STATUS

- Urban Area
- Tree Preservation Order
- Medium Surface Water Flood Risk (to rear)
- Thames Basin Heaths Special Protection Area (TBH SPA) Zone B (400m-5km)

RECOMMENDATION

GRANT planning permission subject to conditions.

SITE DESCRIPTION

The application site is a detached two storey house located on the eastern side of The Riding within the urban area. The property is set further back within the site than its neighbouring properties and is screened from the road by large trees on the front boundary. The street scene is characterised by detached houses of differing styles.

PLANNING HISTORY

0030674 – The erection of 3 detached houses and garages – permitted 15.02.1973

PROPOSED DEVELOPMENT

This is a householder planning application for the erection of a single storey front extension to the existing garage and bay window and pitched roof over the whole. The garage extension would have a depth of 2.3m and the bay window would be extended no further than the depth of the existing overhang.

CONSULTATIONS

Arboricultural Officer: No objection

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REPRESENTATIONS

One letter of objection was received raising the following concerns:

- Overbearing
- Out of character
- Loss of parking spaces
- Loss of light
- Overlooking
- Waste drainage & boiler flue (*Officer note: this would be dealt with under Building Regulations*)

A further letter of objection was received from the same neighbour with regards to the amended plans raising the following concerns:

- Loss of light
- Overlooking

RELEVANT PLANNING POLICIES

National Planning Policy Framework (NPPF) (2019)
Section 12 – Achieving well-designed places

Woking Core Strategy (2012)
CS21 – Design

Development Management Policies Development Plan Document (DMP DPD) (2016)
DM2 – Trees and Landscaping

Supplementary Planning Documents (SPD's)
Outlook, Amenity, Privacy and Daylight (2008)
Design (2015)
Parking Standards (2018)

PLANNING ISSUES

Impact on Character of the Area

1. The Woking Design SPD (2015) states that *“the front elevation of a dwelling is of a primary importance to the character and appearance of the street scene ... significant extensions will usually be resisted where there is a well-established building line or where works reduce the provision for off street parking”*.
2. The proposed front extension would extend no further forward than the front elevation of the neighbouring properties and in line with the prevailing building line in the street scene. The proposal has been amended during the course of the application to reduce the height of the proposed pitched roof to be more in keeping with the character of the host dwellinghouse and reduce the impact on the front elevation.
3. It is considered that the proposal would be subservient and in keeping with the character of the host dwelling and the street scene. It is therefore considered that it would have an acceptable impact on the character and appearance of the area.

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Impact on Neighbouring Amenity:

4. Policy CS21 of the *Woking Core Strategy* (2012) advises 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.
5. Woking Council's SPD *Outlook, Amenity, Privacy and Daylight* (2008) contains a 45° test to determine whether a proposal would have an acceptable impact on the sunlight/daylight levels received by the windows of adjoining and adjacent properties, in this instance Nos.11 and 15 The Riding.
6. The proposed extension would not project past the front elevation of the neighbouring properties and accordingly passes this test towards both adjacent properties.
7. The SPD also contains a 25° test to determine whether a proposal would have an acceptable impact on the sunlight/daylight levels received by the side windows of adjoining and adjacent properties. Concern was raised in neighbour representations over a loss of light to the side windows at No.11 The Riding. These windows are secondary windows in the lounge/dining room of this property and the proposed extension would pass this test in respect of these windows and in relation to No.15 The Riding.
8. It is considered that the proposal would not appear unacceptably overbearing towards neighbouring properties. This is due to the combination of the relatively limited depth and height of the extension, at only 0.3m above that of the existing flat roof, as well as its location in relation to the main private amenity space of its neighbouring properties.
9. An additional window is proposed in the side elevation facing No.11 The Riding. This would be high level and is indicated to be obscure glazed. Additionally it is shown to serve a utility room and could therefore be conditioned to remain obscure glazed and non-opening under 1.7m from floor level to prevent overlooking of the neighbouring property.
10. Concern was also raised in neighbour representations over potential overlooking from the proposed roof light. This would be set in the ceiling of the proposed playroom and, although oblique views of the neighbouring first floor window may be possible, the separation distance exceeds the guidelines for maintaining privacy contained in *Outlook, Amenity, Privacy and Daylight* (2008). It is therefore considered that the position of this roof light would not create unacceptable overlooking issues towards the neighbouring property at No.11 The Riding.
11. The separation distance between the proposed extended bay window and the windows of the neighbouring property at No.15 The Riding exceed guidelines for maintaining privacy contained in *Outlook, Amenity, Privacy and Daylight* (2008). For this reason it is considered that the proposal would not create unacceptable overlooking issues towards neighbouring properties.
12. For the reasons set out above, it is considered that the proposed extension would not unacceptably impact sunlight/daylight levels, would not create unacceptable overlooking issues and would not appear unacceptably overbearing towards neighbouring properties.

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Impact on Private Amenity Space:

13. Woking Borough Council's SPD *Outlook, Amenity, Privacy and Daylight* (2008) recommends that family dwellings with two or more bedrooms and a gross floor area of more than 150sqm should have private amenity space that is at least equal in area to the gross floor area of the house and also in scale with the house. The proposed extension would be to the front of the property and accordingly is not considered to impact on the private amenity space.

Impact on Trees:

14. The LPA's Senior Arboricultural Officer has advised there are no arboricultural implications associated with the proposal as the proposed development is a long way from the trees to the front.

Impact on Car Parking Provision & the Highway:

15. Woking Borough Council's SPD *Parking Standards* (2018) recommends that dwelling houses with five bedrooms should have at least three car parking spaces. It was noted at the site visit that the existing garage was not being utilised for parking and that sufficient space was available for three cars to park off road. It is also considered that the proposal would not increase demand for parking provision. For these reasons it is considered that the proposal would have an acceptable impact on car parking provision and highway safety.

Local Finance Considerations:

16. The Council introduced the Community Infrastructure Levy (CIL) on 1 April 2015. As the proposed development would not lead to additional gross floor space of more than 100sqm it is not liable for a financial contribution to CIL.

CONCLUSION

17. For the reasons set out above, it is considered that the proposal would have an acceptable impact on character, trees, neighbouring amenity, private amenity space and car parking provision and highway safety. The proposal therefore accords with policy CS21 of the *Woking Core Strategy* (2012), policy DM2 of the *Development Management Policies Development Plan Document* (2016), Supplementary Planning Documents *Woking Design* (2015), *Outlook, Amenity, Privacy and Daylight* (2008), *Parking Standards* (2018) and the National Planning Policy Framework (2019). The application is therefore recommended for approval.

BACKGROUND PAPERS

Site visit photographs (taken 27.12.2018)
Consultation responses

RECOMMENDATION

It is recommended that planning permission be GRANTED subject to the following conditions:

1. The development hereby permitted shall be commenced not later than three years from the date of this permission.

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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 plans listed below:

Location Plan received 13.11.2018

Drawing Nos: 101, 201 and 202 received 22.11.2018

Drawing No: 301 Rev B received 23.01.2019

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

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: To protect the character and appearance of the building and the visual amenities of the area.

4. The window(s) in the ground floor side (north) elevation hereby permitted shall be glazed entirely with obscure glass and non-opening unless the parts of the window/s which can be opened are more than 1.7 metres above the floor of the room in which the window is installed. Once installed the window shall be permanently retained in that condition unless otherwise agreed in writing by the Local Planning Authority

Reason: To safeguard the amenities of the adjoining properties.

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 38 of the National Planning Policy Framework (2019).
2. Where windows are required to be fitted with obscure glazing the glass should have a sufficient degree of obscuration so that a person looking through the glass cannot clearly see the objects on the other side. 'Patterned' glass or obscured self-adhesive plastic film are not acceptable. If in doubt, further advice should be sought from the Local Planning Authority before work is commenced.
3. 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.