

25 June 2019 PLANNING COMMITTEE

6g 18/0751 Reg'd: 07.08.18 Expires: 31.10.18 Ward: HV
Nei. 29.08.18 BVPI 21 Number 46 On Target? No
Con. Target Householder of Weeks
Exp: on Cttee'
Day:

LOCATION: 48 Rydens Way, Old Woking, Woking GU22 9DN

PROPOSAL: Proposed first floor side extension.

TYPE: Householder Application

APPLICANT: Mr Nick Murza

OFFICER: Ece Tetik

REASON FOR REFERRAL TO COMMITTEE

The application has been referred to Planning Committee by Councillor Morales for further discussion on the character and design of the proposal within the context of Rydens Way.

SUMMARY OF PROPOSED DEVELOPMENT

This is a householder planning application which seeks planning permission for the erection of a first floor side extension.

PLANNING STATUS

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

RECOMMENDATION

Refuse planning permission.

SITE DESCRIPTION

No.48 Rydens Way is a semi-detached two storey dwellinghouse situated within the Old Woking area of the Borough. This area is characterised by semi-detached properties with similar boundary distances. The host dwelling has two outbuildings in the rear garden.

RELEVANT PLANNING HISTORY (APPLICATION SITE)

PLAN/2002/0419 - Retrospective application for the erection of a conservatory to the rear. Permitted subject to conditions (25.06.2002)

PLAN/1997/0013 - Demolish existing garage and replace with single storey extension to form family room and utility room. Permitted subject to conditions (27.02.1997)

RELEVANT PLANNING HISTORY (ADJACENT NO.46 RYDENS WAY)

None

RELEVANT PLANNING HISTORY (ADJACENT NO. 50 RYDENS WAY)

None

CONSULTATIONS

None undertaken

REPRESENTATIONS

None received

RELEVANT PLANNING POLICIES

National Planning Policy Framework (NPPF) (2019)

Core planning principles

Section 12 – Achieving Well-designed Places

Woking Core Strategy (2012)

CS21 - Design

Development Management Policies Development Plan Document (DMP DPD) (2016)

DM13 - Buildings Within and Adjoining the Green Belt

Supplementary Planning Documents (SPD's)

Outlook, Amenity, Privacy and Daylight (2008)

Design (2015)

Parking Standards (2018)

Other Material Considerations

Planning Practice Guidance (PPG)

PLANNING ISSUES

01. The main planning considerations in the determination of this application are:

- Design and impact upon the character of the area
- Impact on Green Belt
- Impact upon neighbouring amenity
- Impact upon car parking provision
- Impact upon amenity space provision

Design and impact upon the character of the area

02. One of the core principles of planning as identified in the National Planning Policy Framework (NPPF) (2018) is securing high quality design. Paragraph 124 of the NPPF (2018) refers to the need to plan positively for the achievement of high quality and inclusive design for all development. Policy CS21 (Design) 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*”. Woking Design SPD (2015) adds that in order to prevent an unacceptable ‘terracing’ effect a two-storey element should maintain a minimum 1.0m separation distance to a side boundary.

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03. Woking Design SPD 2015 also states that *“the architectural form of the extension is of particular importance if visible from the street...side extensions are often the most convenient extensions but can have significant impact on the character of streets. Proposals must maintain rhythm and visual separation... extensions should not result in unbalanced or disproportionate frontages”*. Extensions should be subsidiary elements (as opposed to competing with the bulk and scale of the original houses).
04. The host dwelling is located within the Old Woking area of the Borough. The majority of the houses are semi-detached or terraced properties and two storeys. The host dwelling is two storey in scale and semi-detached.
05. The proposed first floor side extension would have a width of about 2.480m and a depth of 7.630m. It would have an eaves height of about 5.1m and a maximum height of about 6.6m. The proposal would be located about 200mm from the boundary, therefore would not comply with the minimum 1.0m separation distance stated in the Woking Design SPD 2015.
06. It should be noted that the street scene is uniform and there are no side extensions at first floor level without a minimum 1.0m boundary distance apart from No.64 Rydens Way (PLAN/2000/0702). This extension was granted prior to Woking Design SPD (2015) and Woking Core Strategy (2012).
07. It is considered that the proposed first floor side extension would create an unacceptable terracing effect and harm the character of the area. Approval would also make it difficult to resist similar proposals to the detriment of the character of the area.
08. Overall, for the reasons discussed above, the proposed extension is considered to result in an unacceptable terracing effect and it is considered to be detrimental to the character of the area. The proposal is therefore contrary to the objectives of Policy CS21 of the Woking Core Strategy (2012), SPD Design (2015) and the National Planning Policy Framework (NPPF) (2018).

Adjacent to Green Belt

09. The application site is located adjacent to the Green Belt and the proposed development will be assessed with regard to Green Belt policies. Policy CS6 of the Woking Core Strategy (2012) states that “extensions or alterations to buildings that would not result in disproportionate additions to the original building” do not constitute inappropriate development. This reflects policy DM13 of the Development Management Policies Development Plan Document and paragraph 145 of the National Planning Policy Framework (2019).
10. It is considered that the proposed extension would not be visually intrusive to the adjacent Green Belt. It is therefore considered that it would have an acceptable impact on the Green Belt.

Impact upon neighbouring amenity

11. 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, loss of daylight or sunlight, or an overbearing effect due to bulk, proximity or loss of outlook. Further guidance on assessing neighbouring amenity impacts is provided within SPD 'Outlook, Amenity, Privacy and Daylight (2008)'. The key neighbouring amenity considerations

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in this instance are those of adjacent No.46 Rydens Way and No.50 Rydens Way. Having regard to the scale, form and relationship of the side extension to properties other than No.46 and No.50 it is not considered that material neighbouring amenity impacts occur to properties other than No.46 and No.50.

No.50 Rydens Way

12. No.50 Rydens Way is situated to the east of the host dwelling. According to the submitted information, the proposed extension would set in about 200mm from the boundary and it would be located about 2.0m from the side elevation of No.50 at first floor level. It has been noted that there is a first floor window located in the side elevation of No.50. This window does not serve to a habitable room, therefore no significantly harmful impact, by reason of loss of privacy, loss of daylight or sunlight overbearing effect due to bulk, proximity or loss of outlook is considered to occur to No.50 Rydens Way. The impact upon the neighbouring amenity of No.50 Rydens Way is therefore considered to be acceptable.

No.46 Rydens Way

13. No.46 Rydens Way is situated to the west of the host dwelling. The proposed extension would not be visible from No.46 Rydens Way. Due to this factor therefore no significantly harmful impact, by reason of loss of privacy, loss of daylight or sunlight, or an overbearing effect due to bulk, proximity or loss of outlook is considered to occur to No.46 Rydens Way. The impact upon the neighbouring amenity of No.46 Rydens Way is therefore considered to be acceptable.

Impact upon car parking provision

14. SPD 'Parking Standards (2018)' sets out minimum residential parking standards. For 6 bedroom houses, as in this instance, the minimum parking standard is 3 spaces. The host dwelling benefits from an existing frontage laid to hard surfacing for the on-site provision of car parking. This existing area of frontage hard surfacing is capable of accommodating the on-site parking of 2 cars. Although the property would be short of one parking space, the property currently does not comply with SPD Parking Standards (2018) and the proposal would not increase demand for parking. Therefore it is considered that this shortfall would not constitute grounds for refusal. During a site visit it was noted that a caravan is parked to the front of the dwelling. An informative has been added regarding the caravan.

Impact upon amenity space provision

15. SPD 'Outlook, Amenity, Privacy and Daylight (2008)' sets out recommended minimum garden amenity areas, stating that for family dwellings (with two bedrooms or more and between 65 sq.m. and 150 sq.m. gross floorspace), as in this instance, a suitable area of private garden amenity in scale with the building but always greater than the building footprint should be provided.
16. The building footprint of the host dwelling as extended measures approximately 79 sq.m. The proposed development would leave the dwelling with a rear garden measuring approximately 81 sq.m (once the existing outbuildings sited at the rear terminus of the garden is taken into account) and a gross floor area of approximately 113 sq.m. The existing area of private garden exceeds the building footprint. The impact upon amenity space provision is therefore considered to be acceptable.

LOCAL FINANCE CONSIDERATIONS

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17. The extension as built does not exceed 100 sq.m in floorspace and is therefore not Community Infrastructure Levy (CIL) liable.

CONCLUSION

18. Overall, the proposed extension is considered to result in an unacceptable terracing effect and it is considered to be detrimental to the character of the area. The proposal is therefore contrary to the objectives of Policy CS21 of the Woking Core Strategy (2012), Policy DM13 'Buildings Within and Adjoining the Green Belt' Development Management Policies Development Plan Document (DMP DPD) (2016) and SPD Design (2015) and the National Planning Policy Framework (NPPF) (2019). It is considered that the development is contrary to the Development Plan of the Borough and that planning permission should therefore be refused.

BACKGROUND PAPERS

1. Site visit photographs

RECOMMENDATION

Refuse planning permission for the following reason:

01. Overall, the proposed extension is considered to result in an unacceptable terracing effect and it is considered to be detrimental to the character of the area. The proposal is therefore contrary to the objectives of Policy CS21 of the Woking Core Strategy (2012), SPD Design (2015) and the National Planning Policy Framework (NPPF) (2019).

Informatives

01. The plans relating to the retrospective planning application hereby refused are:

Drawing no: HA/1984/1, Revision 1, 'Plans & Elevations Proposed' received by the Local Planning Authority on 16.07.2018.

Drawing no: HA/1984/2, Revision 1, 'Plans & Elevations Existing' received by the Local Planning Authority on 16.07.2018.

Drawing no: HA/1984/3, Revision 1, 'Block and Site Plans Existing and Proposed' received by the Local Planning Authority on 16.07.2018.

02. 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 (NPPF) (2019).

03. The applicant is advised that planning permission may be required for the caravan parked to the front of the dwelling.