

## 14 NOVEMBER 2017 PLANNING COMMITTEE

5d 17/0969 Reg'd: 24.08.17 Expires: 19.10.17 Ward: C  
Nei. 25.10.17 BVPI Minor Number 12/8 On No  
Con. Target dwellings -13 of Weeks Target? No  
Exp: on Cttee'  
Day:

**LOCATION:** 37 St Michaels Road, Sheerwater, Woking, GU21 5PZ

**PROPOSAL:** Erection of a two storey replacement dwelling (2x bed) following demolition of existing single storey end-of-terrace one bedroom dwelling (Amended Plans and Description)

**TYPE:** Full Planning Application

**APPLICANT:** Mr Andrew Jackson

**OFFICER:** David Raper

---

### **REASON FOR REFERRAL TO COMMITTEE:**

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

### **PLANNING STATUS**

- Urban Area
- Priority Place
- Thames Basin Heaths SPA ZoneB (400m-5km)

### **RECOMMENDATION**

GRANT planning permission subject to conditions.

### **SITE DESCRIPTION**

The proposal relates to a modest single storey one bedroom property which forms part of a terrace of three dwellings orientated towards an area of grassed amenity land. On the opposite side of the amenity land is a similar terrace of three dwellings. The proposal site does not benefit from vehicular access and fronts onto a footpath. The other two dwellings in the terrace are two storeys in height and the surrounding area is characterised by two storey terraced properties dating from the 1950s of similar styles. The proposal site is within the designated urban area and falls outside the boundary of the Sheerwater Regeneration Area.

### **PLANNING HISTORY**

None.

### **PROPOSED DEVELOPMENT**

The proposal is for the erection of a two storey replacement dwelling (2x bed) following demolition of existing single storey end-of-terrace one bedroom dwelling.

**CONSULTATIONS**

County Highway Authority: No objection.

**REPRESENTATIONS**

None received.

**RELEVANT PLANNING POLICIES**

National Planning Policy Framework (NPPF) (2012):  
Section 7 - Requiring good design

Development Management Policies DPD (2016):  
DM2 - Trees and Landscaping

Woking Core Strategy (2012):  
CS1 - A Spatial strategy for Woking Borough  
CS18 - Transport and accessibility  
CS21 - Design  
CS24 - Woking's landscape and townscape  
CS25 - Presumption in favour of sustainable development

Supplementary Planning Documents (SPDs):  
Woking Design (2015)  
Outlook, Amenity, Privacy and Daylight (2008)  
Parking Standards (2006)

**BACKGROUND**

The application has been submitted on behalf on New Vision Homes and is intended as a wheelchair accessible dwelling for a prospective tenant with additional accommodation for a live-in carer at first floor level.

Amended plans were received on 10/10/2017 which altered the height, form and design of the proposed replacement dwelling following concerns raised by Officers. Neighbours were re-consulted on the amended plans and the proposal has been assessed based on these plans.

**PLANNING ISSUES**

Impact on Character:

1. The existing dwelling forms a modest small single storey one bedroom dwelling attached to a terrace of two other dwellings which are both two storeys. The proposal site fronts an area of grassed amenity land and opposite the proposal site is a similar terrace of three with a small single storey dwelling on the end. The surrounding area is predominately characterised by two storey terraced dwellings which are of similar ages and styles and form the Sheerwater Estate. The proposal is to demolish the existing dwelling and erect a two storey replacement dwelling with a single storey element to the side; the proposed dwelling would match the ridge height and building line of the adjacent dwelling and would effectively be a continuation of the terrace. The dwelling would adopt a simple traditional style reflective of the adjacent dwellings and others in the area. The size, proportions and position of first floor window openings have been designed to reflect those of the other dwellings on the terrace and the

## 14 NOVEMBER 2017 PLANNING COMMITTEE

proposal is therefore considered to adequately reflect the character of dwellings in the immediate area. The single storey side element of the dwelling would extend 4.3m from the principal side elevation and 0.5m forward of the principal elevation but is considered a visually acceptable and proportionate feature. Single storey front and side extensions are relatively common features in the area and overall the proposal is considered to appear as a two storey dwelling with a single storey side extension which reflects the character of the area.

2. The two storey element of the replacement dwelling would be positioned 3.8m from the side boundary and the neighbour at No.39 St Michaels Road to the east is positioned 1m from the boundary; this is considered to result in acceptable visual separation between dwellings at first floor level. The proposal would retain open landscaped areas to the front and side which is considered to respect the verdant character of the estate.
3. Overall the proposed replacement dwelling is considered a logical continuation of the terrace which would reflect the character and pattern of development in the surrounding area. The proposal is therefore considered an acceptable form of development which would respect the character of the surrounding area in accordance with Core Strategy (2012) policy CS21, the Woking Design SPD (2015) and the NPPF (2012).

### Impact on Neighbours:

4. No.39 St Michaels Road is located to the east of the proposal site and the two dwellings are orientated at roughly a 90° angle to each other with the rear elevation of the existing dwelling and the adjoining terrace facing the side boundary and rear garden of this neighbour. This neighbour is positioned on ground roughly 0.5m higher than that of the proposal site and has achieved a two storey side extension within 1m of the side boundary with the proposal site. The two storey element of the proposed dwelling would be positioned 3.8m from the side boundary and 4.8m from the dwelling itself. The two storey side extension of this neighbour which is nearest the proposal site features a garage at ground floor level and non-habitable room windows at first floor level. This neighbour features a conservatory to the rear and the two storey element of the proposed dwelling would be 7m from the conservatory. The proposed replacement dwelling would inevitably be visible from this neighbour and its rear garden however only at an oblique angle due to the orientation of the dwellings and the main garden area of this neighbour is orientated to the north-west. The single storey element to the side and rear would have a maximum height of 3.6m and would be positioned 1.8m from the side boundary; when considering the relationship described above this is considered acceptable in terms of neighbour amenity impacts. Overall the proposed replacement dwelling is considered to form an acceptable relationship with this neighbour in terms of loss of light and overbearing impacts.
5. The two storey element of the replacement dwelling would not project beyond the front or rear elevation of the attached neighbour at No.35 and the single storey element would be positioned a minimum of 3.8m from the boundary with this neighbour. The proposal is therefore considered to form an acceptable relationship with this neighbour.
6. The two storey rear elevation of the proposed dwelling would be positioned 8m from the rear boundary at its nearest point with No.39 meaning there is potential for undue overlooking from first floor windows. The proposed dwelling has however been designed with habitable room windows positioned on the front elevation and only a bathroom window on the rear elevation which can be required to be obscurely glazed

## 14 NOVEMBER 2017 PLANNING COMMITTEE

with restricted opening by condition (Condition 3). Front-facing first floor windows would be positioned at least 21m from the front elevations of neighbours opposite which is considered an acceptable 'front-to-front' relationship. The proposal is therefore considered to have an acceptable overlooking impact on neighbours.

7. Overall the proposal is therefore considered to have an acceptable impact on the amenities of neighbours in terms of loss of light, overlooking and overbearing impacts.

### Standard of Accommodation:

8. The proposed dwelling is designed as a wheelchair accessible on the ground floor with a bedroom, kitchen, living area and wet room. At first floor level is a carer's bedroom, bathroom and storage areas. The property would have an overall floor area of 121m<sup>2</sup> and habitable rooms would have good quality outlooks to the front and rear.
9. In terms of amenity space, the existing rear garden area is relatively limited in comparison to neighbouring plots. The existing rear amenity space is approximately 65m<sup>2</sup> in area and the proposal would reduce this slightly to around 62m<sup>2</sup>. It is acknowledged that this falls short of the footprint of the proposed dwelling (74m<sup>2</sup>) and the guidance within the Council's 'Outlook, Amenity, Privacy and Daylight' SPD (2008) however when taking account of the existing situation and the specific design of the property to accommodate an individual and a carer, the proposal is considered to achieve an acceptable size and quality of amenity space.
10. Overall the proposal is considered to achieve an acceptable standard of accommodation for future residents.

### Transportation Impact:

11. The proposal would result in an uplift of one bedroom on the site which would increase the maximum parking standard of the site from 1x space to 1.5x spaces. The proposal site does not benefit from off-street parking however on-street parking is available on St Michaels Road. The County Highway Authority has reviewed the proposal and raises no objection. Overall the proposal is considered to have an acceptable transportation impact.

### Community Infrastructure Levy (CIL):

12. The proposal would result in a net increase in floor area of 87.5m<sup>2</sup> and would be CIL liable as a replacement dwelling. This would equate to a CIL charge of £7,269.23.

## **CONCLUSION**

13. Considering the points discussed above, the proposal is considered an acceptable form of development which would have an acceptable impact on the amenities of neighbours, on the character of the area and in transportation terms. The proposal therefore accords with Core Strategy (2012) policies CS21, CS24 and CS25, Supplementary Planning Documents 'Outlook, Amenity, Privacy and Daylight' (2008) and 'Woking Design' (2015) and the NPPF (2012) and is recommended for approval subject to conditions.

## **BACKGROUND PAPERS**

1. Site visit photographs
2. Consultation responses

**RECOMMENDATION**

PERMIT 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 external finishes of the development hereby permitted shall match those used in the existing dwelling in material, colour, style, bonding and texture unless otherwise agreed in writing by the Local Planning Authority.

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.

3. The window in the first floor north-east facing rear elevation of the dwelling hereby permitted shall be glazed entirely with obscure glass and non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor level 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 in accordance with Policy CS21 of the Woking Core Strategy 2012.

4. Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no window, dormer window, rooflight or other additional openings, other than those expressly authorised by this permission, shall be formed in the north-east facing rear elevation or roof slope of the dwelling hereby approved without planning permission being first obtained from the Local Planning Authority.

Reason: To protect the amenity and privacy of the occupiers of adjoining properties in accordance with Policy CS21 of the Woking Core Strategy 2012.

5. Notwithstanding the provisions of Article 3 and Schedule 2, Part 1, Classes A and B of The Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification), no enlargement, structure or extension shall be erected in the curtilage of the dwelling hereby approved without planning permission being first obtained from the Local Planning Authority.

Reason: The local planning authority considers that further development could cause detriment to the amenities of nearby properties and the character of the area and for this reason would wish to control any future development in accordance with Policy CS21 of the Woking Core Strategy 2012.

## 14 NOVEMBER 2017 PLANNING COMMITTEE

6. The development hereby permitted shall be carried out in accordance with the approved plans listed below:

Revised drawing numbered 5143-002 Rev.A (Block Plans as Existing and Proposed) received by the LPA on 06/10/2017

Revised drawing numbered 5143-004 Rev.C (Floor Plans as Proposed) received by the LPA on 10/10/2017

Revised drawing numbered 5143-006 Rev.C (Elevations as Proposed) received by the LPA on 10/10/2017

Drawing numbered 5143-001 (Site Location Plan) received by the LPA on 18/08/2017

Drawing numbered 5143-003 (Ground Floor Plan as Existing) received by the LPA on 18/08/2017

Drawing numbered 5143-005 (Elevations as Existing) received by the LPA on 18/08/2017

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 paragraph 186-187 of the National Planning Policy Framework 2012.
2. The permission hereby granted shall not be construed as authority to carry out works on the highway. The applicant is advised that a licence must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway.
3. The developer is reminded that it is an offence to allow materials to be carried from the site and deposited on or damage the highway from uncleaned wheels or badly loaded vehicles. The Highway Authority will seek, wherever possible, to recover any expenses incurred in clearing, cleaning or repairing highway surfaces and prosecutes persistent offenders. (Highways Act 1980 Sections 131, 148, 149).
4. The applicant is advised that this application is liable to make a CIL contribution of £7,269.23. The applicant must complete and submit a Commencement (of development) Notice to the Local Planning Authority, which the Local Planning Authority must receive prior to commencement of the development.
5. The provisions of The Party Wall Act 1996 may be applicable and relates to work on an existing wall shared with another property; building on the boundary with a neighbouring property; or excavating near a neighbouring building. An explanatory booklet setting out your obligations can be obtained from the Communities and Local Government website [www.communities.gov.uk](http://www.communities.gov.uk)
6. The applicant is advised that under the Control of Pollution Act 1974, works which will be audible at the site boundary will be restricted to the following hours:-

8.00 a.m. - 6.00 p.m. Monday to Friday

8.00 a.m. - 1.00 p.m. Saturday

and not at all on Sundays and Bank Holidays.