

10 DECEMBER 2019 PLANNING COMMITTEE

6f PLAN/2019/0961

WARD: Canalside

LOCATION: 8 Oaks Road, Woking, Surrey, GU21 6DU

PROPOSAL: Demolition of existing single storey lean-to and erection of first floor rear extension and pitched roof to existing single storey element.

APPLICANT: Mrs M Offreda

OFFICER: James Kidger

REASON FOR REFERRAL TO COMMITTEE

The applicant is related to a member of the Council's staff.

PROPOSED DEVELOPMENT

Planning permission is sought to demolish the existing lean-to at the rear, to erect a first floor extension to the outrigger, and to erect a pitched roof to the existing single storey rear element.

PLANNING STATUS

- Surface Water Flooding

RECOMMENDATION

GRANT planning permission subject to conditions.

SITE DESCRIPTION

The property is a two storey semi-detached dwelling on the west side of Oaks Road.

PLANNING HISTORY

None relevant.

CONSULTATIONS

None.

REPRESENTATIONS

None received.

RELEVANT PLANNING POLICY

National Planning Policy Framework (NPPF) (2019):

Section 2 – Achieving sustainable development

Section 12 – Achieving well-designed places

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Woking Core Strategy (2012):

CS21 – Design

CS24 – Woking's landscape and townscape

CS25 – Presumption in favour of sustainable development

Supplementary Planning Documents (SPDs):

Parking Standards (2018)

Woking Design (2015)

Outlook, Amenity, Privacy and Daylight (2008)

PLANNING ISSUES

1. The main planning considerations material to this application are the design and appearance of the proposed development and its impact on neighbouring amenity.

Design and appearance

2. The proposed first floor extension would closely match the aesthetic of the adjoining extension to the neighbouring outrigger and would not exceed its depth, whilst the proposed pitched roof would be in keeping with the remainder of the property. Taken as a whole the proposed development would add balance to the rear elevation and enhance its appearance.

Neighbouring amenity

3. The proposed first floor extension would not exceed the depth of the adjoining outrigger and would be set back 3m from the north boundary. There would be no significant overbearing impact to neighbouring properties.
4. An additional first floor side window would be formed toward the rear of the outrigger, which would facilitate a greater angle of view of the neighbouring gardens to the north than the existing windows. However, this would be no more than that possible from a conventional first floor rear window, and it is further noted that the proposed window would be the only source of light and outlook for the bedroom it would serve.
5. To condition the window with obscure glazing in these circumstances would be more detrimental to the amenity of future occupiers than an unobscured window would be to the amenity of neighbours, and as such no condition will be applied.

Other matters

6. The property is located within an area at medium (1 in 1000 year) risk of surface water flooding and near to an area at very high (1 in 30 year) risk. The proposed development would not increase the footprint of the building – indeed, the removal of the lean-to may result in a reduction – and thus would not increase the risk of flooding.

Local Finance Considerations

7. The proposed new build residential floor space would not exceed 100 square metres and thus would not be liable for a financial contribution under the Community Infrastructure Levy (CIL).

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CONCLUSION

The proposed development would not be harmful to the appearance of the property and surrounding area and the small increase in overlooking does not warrant refusal. The application is therefore recommended for approval.

BACKGROUND PAPERS

Site Photographs dated 13th November 2019.

RECOMMENDATION

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

1. The development for which permission is hereby granted shall 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 development hereby permitted shall be carried out in accordance with the approved plans listed below:

1653/SH/1 – Proposed Plans and Elevations – received 3rd October 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 unless otherwise indicated on the approved plans.

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

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 2019.
2. The applicant is 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.
3. 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.