

6g PLAN/2020/0175

WARD: MH

LOCATION: 119 Oriental Road, Woking, Surrey, GU22 7AS

PROPOSAL: Erection of a single storey side and rear extension and garage conversion.

APPLICANT: Mr Mohammed Ali

OFFICER: Claire Bater

REASON FOR REFERRAL TO COMMITTEE

The applicant is a Councillor. The application cannot therefore be determined under the scheme of delegated powers.

PLANNING STATUS

- Urban Area
- Medium-High Surface Water Flood Risk
- 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 two storey semi-detached house located on the north-western side of Oriental Road within the urban area.

PLANNING HISTORY

87/0088 - Erection of a single storey rear extension to existing dwelling - Permitted 18.06.1987

029936 - Erection of a second floor extension to the existing dwelling - Permitted 23.10.1972

PROPOSED DEVELOPMENT

This is a householder planning application for the erection of a single storey side/rear extension and the conversion of the garage to habitable accommodation.

CONSULTATIONS

None.

REPRESENTATIONS

1x letters of objection was received, raising the following main points:

- Block plan does not show neighbouring extension to which the proposal might join

RELEVANT PLANNING POLICIES

National Planning Policy Framework (NPPF) (2019)

Section 12 - Achieving well-designed places

Woking Core Strategy (2012)

CS9 - Flooding and water management

CS21 - Design

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 proposed single storey rear extension would join to the existing single storey and first floor extensions and would have a depth and width matching that of these extensions to infill the remaining space. The garage doors on the front of the existing first floor side extension would be replaced by a window and the remaining space infilled with brickwork to match the existing materials.
2. 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.

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.117 and 121 Oriental Road. The proposed extension would not project to the rear of either neighbouring property and accordingly passes this towards both adjacent properties.
6. The SPD also contains a 25° test to determine whether an extension would have an acceptable impact on the sunlight/daylight levels received by the side windows of adjoining and adjacent properties. The proposed extension would pass this test too.
7. It is considered that the proposal would not appear unacceptably overbearing or create overlooking issues towards neighbouring properties.

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8. It is considered that the proposed siting, scale, massing and design of 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.

Impact on Private Amenity Space:

9. 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. According to the submitted drawings the proposed development would leave the dwelling with a gross floor area of approximately 151.9sqm and a rear garden with an area of approximately 200.6sqm. It is therefore considered that the proposed development would have an acceptable impact on the property's levels of private amenity space.

Impact on Car Parking Provision & the Highway:

10. Woking Borough Council's SPD *Parking Standards* (2018) recommends that dwelling houses with four bedrooms should have at least three car parking spaces. It was noted at the site visit that the existing garage was not used as a parking space and that there was sufficient space for two vehicles to park off-road. It is considered that the development would not alter this provision and 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:

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

CONCLUSION

12. Overall, it is considered that the proposal would have an acceptable impact on character, neighbouring amenity, private amenity space and car parking provision and highway safety. The proposal therefore accords with policies CS9 and CS21 of the *Woking Core Strategy* (2012), Supplementary Planning Documents *Woking Design* (2015), *Outlook, Amenity, Privacy and Daylight* (2008), *Parking Standards* (2018) and the *National Planning Policy Framework* (2019) and is recommended for approval. In considering this application the Council has given regard to the provisions of the development plan, so far as material to the application and to any other material considerations. In making the recommendation to grant planning permission it is considered that the application is in accordance with the development plan of the area.

BACKGROUND PAPERS

Site visit photographs (dated 13.05.2020)

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:

Drawings titled Proposed Floor Plan and Elevation received 11.02.2020

Location Plan, Block Plan and Drawing Titled Right Side Elevation received 11.03.2020

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.

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. 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.
3. 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 <https://www.gov.uk/guidance/party-wall-etc-act-1996-guidance>