

## 23 FEBRUARY 2021 PLANNING COMMITTEE

**6e PLAN/2020/1095**

**WARD:** Mount Hermon

**LOCATION:** 23 Oriental Close, Woking, Surrey, GU22 7AH

**PROPOSAL:** Erection of a part two storey, part single storey side extension with 2x side rooflights following demolition of detached garage to form an attached annex supplementary to the main dwelling (amended description).

**APPLICANT:** Mrs L Pereira

**OFFICER:** Emily Fitzpatrick

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

The applicant is a member of staff at Woking Borough Council.

### **SUMMARY OF PROPOSED DEVELOPMENT**

The proposal is for a part single-storey, part two-storey side extension following demolition of a detached garage to accommodate an internal annexe.

### **PLANNING STATUS**

- Thames Basin Heaths SPA Zone B (400m-5km)
- Urban Areas
- Woking Town Centre

### **RECOMMENDATION**

**GRANT** planning permission subject to conditions.

### **SITE DESCRIPTION**

The application site comprises one of a uniform pair of semi-detached dwellings along Oriental Road. The dwelling is designed in white render with a modest two-storey gable feature across both dwellings which is subordinate to the overall roof ridge. The dwelling has a hipped roof. A single-storey rear extension serves the rear elevation. The application site has a detached garage to the right-hand side when viewed from the front elevation (subject to the application). Hardstanding is in-situ to the front to accommodate parking provision.

### **RELEVANT PLANNING HISTORY**

- DC 79/1459      Erection single storey extension (permitted)

### **CONSULTATIONS**

None

### **REPRESENTATIONS**

None received.

**RELEVANT PLANNING POLICIES**

National Planning Policy Framework (2019):

Section 2– Achieving Sustainable Development

Section 4- Decision making

Section 12- Achieving well-designed places

Woking Core Strategy (2012):

CS21- Design

CS25- Presumption in favour of sustainable development

Woking Development Management Policies Development Plan Document (2016):

DM9- Flats above shops and ancillary accommodation

Supplementary Planning Documents (SPDs):

Parking Standards SPD (2018)

Woking Design (2015)

Outlook, Amenity, Privacy and Daylight (2008)

**PLANNING ISSUES**

Impact on Character of the Area

1. *Woking's Design SPD says the additional mass should respect the existing building proportions, symmetry and balance. Side extensions are often the most convenient extension 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.*
2. The proposed extensions would replace the existing detached garage. The proposed part single-storey side extension would be at maximum approximately 3.4m in length serving the front elevation and 3m in length serving the rear. The proposed depth would be approximately 11m. The proposed height of the ground floor side extension would be approximately 3.6m measured to the roof ridge. The proposed part two-storey side extension would be at maximum approximately 2.6m in length serving the front elevation and 2.1m serving the rear elevation. The proposed length would be approximately 7.8m. The proposed height would match the overall ridge height of the host dwelling.
3. The proposed roof form would see an extension to the host dwelling. The proposed materials would be render to match the host dwelling. Two roof lights are proposed to the first floor side elevation (east). The proposed part ground floor side extension would have a flat roof when viewed from the rear elevation and a pitched roof serving the front elevation.
4. The proposed two-storey side extension would be set back approximately 0.5m from the gable feature serving the front elevation. The proposed part first floor side extension would be set in from the part ground floor side extension. Whilst the proposal would not be subordinate to the host dwelling by virtue of height, the proposed design would be sympathetic to the host dwelling. The proposed materials would be in keeping with the host and the setting in of the part first floor omits any terracing effect. It is acknowledged that there are various dwelling types and design along Oriental Close. Therefore, the proposal would not harm the character of area or cause adverse impact

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to the street scene. The proposal would be considered acceptable on the character and appearance of the area.

### Annexe Accommodation

5. Policy DM9 says *ancillary residential extensions, including 'granny annexes' and staff accommodation, designed in accordance with Core Strategy policy CS21 and the Council's Design SPD, will be permitted provided they share a common access with the main dwelling and are physically incorporated within it, and are designed in such a way that renders them incapable of being occupied separately from the main dwelling.*
6. The proposal would see the part single-storey, part two-storey side extensions accommodate an annexe following the demolition of garage. The proposal would include a lounge, shower room serving the ground floor, an independent staircase serving the ground and first floor. The proposed first floor would accommodate a dressing room and bedroom. Access into the annexe would be via the host dwelling. The annexe would have internal links with the host dwelling and would rely upon the kitchen serving the host dwelling. The annexe would have access to the shared amenity space from the rear. Vehicular access would be shared with the host dwelling.
7. Furthermore the proposed annexe would not have separate access and would require dependency on the host dwelling. Supporting information has been submitted setting out that the intended occupier would be an elderly relative. The proposed layout would provide them with some independence. At present the intended occupier can use the stairs, however the proposed lounge space given the generous size could accommodate a bed in the future. The proposal would be designed in such a way that would render the annexe incapable of being occupied separately from the main dwelling. A condition would be imposed to ensure the annex cannot be occupied separately. The proposal would be considered acceptable with regards to Policy DM9.

### Impact on Residential Amenity

8. The proposed rear flank wall serving the ground floor side extension would be approximately 9.7m from the rear boundary to the north. The boundary screening comprises of dense vegetation and would be acceptable. The proposed ground floor side extension would be approximately 0.1m from the shared boundary with No.25 (east). No openings are proposed along this elevation. Boundary screening comprises of timber fencing. The proposal would conflict with the recommended minimum separation distance of achieving privacy of 1m. Fortunately a semi-detached garage serves the adjacent side elevation. A ground floor window serves the side elevation of No.25, of what appears to serve a utility room taking a pragmatic approach as an identical dwelling to the application site. The proposed part ground-floor side extension would fail the 25° splayline test on both plan and elevation regarding daylight to this window. However the application site as existing would fail this window which serves a utility and so the proposal would not exacerbate existing levels of daylight. The proposed part first-floor side extension would pass the 25° splayline test on plan and fail on elevation. The proposal would be considered acceptable regarding this window.
9. The proposed flank wall serving the part first floor side extension would be approximately 1m from the shared boundary to the east. No openings are proposed along this elevation. Two windows serve the first floor side elevation to No.25. The proposal would fail the 25° splayline test on plan and elevation form regarding both side windows serving No.25. However, these windows accommodate a bathroom and landing. Officers acknowledge the proposal would cause an impact to daylight serving

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these windows, however given both windows do not accommodate habitable rooms the proposal would not be considered to cause an adverse impact to the detriment of existing or future occupiers regarding daylight or amenity and would be acceptable. The proposal would be approximately 3m from the front elevation (south), given the proposal would not project forwards of the existing elevation the proposal would not exacerbate existing outlook and would be acceptable.

### Impact on Car Parking Provision & the Highway

10. The proposal would see the provision of an additional bedroom, with four in total and the loss of a semi-detached garage. However, in accordance with the *Parking Standards SPD (2018)* the garage as existing would fall short of the recommended minimum standards and would not count towards parking provision. Three parking spaces are required for a 4+ bedroom property. Parking provision as existing comprises of hardstanding for one car and a dropped kerb behind, with space for two subject to alterations. The proposal would fall short of provision for 1x car. However given the application site is approximately 0.6m from Woking Town Centre with alternative modes of transport, the location is sustainable and would not require dependency on full 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 and the host dwelling, it has been demonstrated that the proposed annexe would be designed in such a way that would render it incapable of being occupied separately from the main dwelling. The proposal would have an acceptable impact on neighbouring amenity, car parking provision and highway safety. The proposal therefore accords with Policies CS21 and CS25 of the *Woking Core Strategy (2012)*, Policies DM9 of the *Woking 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)* 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**

1. Site visit photographs taken 27.01.2021

### **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.

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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:

DWG No: 23OR-P.01 Existing Plans & Elevations received 3 December 2020

DWG No: 23OR-P.01 Proposed Plans & Elevations received 3 December 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 unless otherwise indicated on the approved plans.

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

4. The development hereby permitted shall be occupied only as accommodation ancillary and incidental to the residential use of the dwelling currently known as 23 Oriental Road and shall not be used as an independent residential unit(s).

Reason: To ensure the dwelling remains in single family occupation and the use of the premises is compatible with the surrounding area in accordance with Policy CS21 of the Woking Core Strategy (2012), Policy DM9 of the Development Management Policies DPD (2016) and the provisions of the NPPF.

### **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.