

6f PLAN/2021/0313

WARD: SJS

**LOCATION:** 21 Glendale Close, Woking, Surrey, GU21 3HN

**PROPOSAL:** Raising of garden level and erection of retaining walls and fencing (Retrospective).

**APPLICANT:** Mr Venkitachalam Parameswar

**OFFICER:** Claire Bater

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

The application is brought before the Committee as the applicant is related to a member of staff.

### **PROPOSED DEVELOPMENT**

This is a retrospective householder planning application for the raising of the rear garden level and erection of retaining walls and fencing. The application was submitted as the result of an enforcement enquiry.

### **PLANNING STATUS**

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

### **RECOMMENDATION**

**GRANT** planning permission.

### **SITE DESCRIPTION**

The application site is a two storey end-of-terrace house located at the southern end of Glendale Close, a cul-de-sac within the urban area of Goldsworth Park.

### **PLANNING HISTORY**

PLAN/2004/1250 - Erection of a two storey side extension - Permitted 20.12.2004

77/1195 - Provision of roads & development on land at Goldsworth Park (Extension of time condition 9 consent 0028268 from 5-10 years) - Permitted.

0028268 - Comprehensive development; erection of dwellings, schools, shops, warehouses, provision of a lake, recreation spaces & community uses - Permitted 01.03.1973

### **CONSULTATIONS**

None.

## **REPRESENTATIONS**

None received.

## **RELEVANT PLANNING POLICIES**

National Planning Policy Framework (NPPF) (2019)

Section 12 - Achieving well-designed places

Woking Core Strategy (2012)

CS21 - Design

Supplementary Planning Documents (SPD's)

Woking Design (2015)

Outlook, Amenity, Privacy and Daylight (2008)

## **PLANNING ISSUES**

### Impact on Character of the Area

1. Policy CS21 of the *Woking Core Strategy* (2012) states that proposals for new development should *“create buildings and places that are attractive with their own distinct identity; they should respect and make a positive contribution to the street scene and the 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.”*
2. It appears that the land in the rear garden originally sloped upwards away from the house towards the rear property boundary. This has been levelled so that the lawn near the house has been raised by approx. 35cm from the rear decking. New timber fencing of approx. 1.35m has been erected on the side boundary with No.22 Glendale Close and at a height of approx. 1.7m along the rear boundary with No.4 Winnington Way. Express planning consent is required for the fencing as the right to develop under Schedule 2, Part 2, Class A of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) was removed under Condition 25 of 0028268 for the development of Goldsworth Park as a whole.
3. It is considered that the development as constructed is in keeping with 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. It is considered that the development undertaken does not unacceptably impact sunlight/daylight levels, does not create unacceptable overlooking issues and does not appear unacceptably overbearing towards neighbouring properties.

Local Finance Considerations:

6. The Council introduced the Community Infrastructure Levy (CIL) on 1 April 2015. As the proposed development would not lead to additional residential floor space it is not liable for a financial contribution to CIL.

**CONCLUSION**

7. Overall, it is considered that the proposal would have an acceptable impact on the character and appearance of the area. The proposal therefore accords with policy CS21 of the *Woking Core Strategy* (2012), Supplementary Planning Documents *Woking Design* (2015), *Outlook, Amenity, Privacy and Daylight* (2008) 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 16.06.2021)

**RECOMMENDATION**

It is recommended that planning permission be GRANTED.

**Informatives**

1. The plans hereby approved are:

Annotated photo received 21.04.2021

Location Plan and Block Plan received 10.05.2021.