

7 SEPTEMBER 2021 PLANNING COMMITTEE

6g PLAN/2021/0695

WARD: Horsell

LOCATION: Four Oaks, Carlton Road, Horsell, Woking, Surrey, GU21 4HE

PROPOSAL: Erection of a single storey rear extension, front porch and first floor side dormer.

APPLICANT: Mr & Mrs Stokes

OFFICER: Emily Fitzpatrick

REASON FOR REFERRAL TO COMMITTEE:

The application has been referred to Planning Committee at the discretion of the Development Manager.

SUMMARY OF PROPOSED DEVELOPMENT

The proposal is for a single storey rear extension, front porch and first floor side dormer.

PLANNING STATUS

- Common Land
- Surface Water Flood Risk (medium)
- Thames Basin Heaths SPA Zone A (within 400m)
- TPO Points
- Urban Areas

RECOMMENDATION

GRANT planning permission subject to conditions.

SITE DESCRIPTION

The application site is a detached two-storey dwelling with an integral garage. The dwelling is designed in brick with a cat-slide roof form to the left-hand side when viewed from the front elevation, the host dwelling serves two hipped end roof forms. The dwelling has a two-storey front gable feature.

RELEVANT PLANNING HISTORY

None

CONSULTATIONS

Arboricultural Officer: No objection

REPRESENTATIONS

One letter of representation has been received in support of the application.

RELEVANT PLANNING POLICIES

National Planning Policy Framework (2021):

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Section 2– Achieving Sustainable Development
Section 4- Decision making
Section 12- Achieving well-designed places
Section 14- Meeting the challenge of climate change, flooding and coastal change

Woking Core Strategy (2012):

CS9- Flooding and water management
CS21- Design
CS25- Presumption in favour of sustainable development

Woking Development Management Policies Development Plan Document (2016):

DM2- Trees and Landscaping

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. The proposed single storey rear extension would be approximately 4m in depth x 11m in width. The proposed height would be approximately 3.3m measured to the roof ridge. The proposal would have a hipped roof with a rooflight. The proposed materials would match the host dwelling. The proposed side dormer would serve the south-east elevation. The dormer would have a hipped roof form with the materials to match the host dwelling. Two rooflights are proposed to serve the side dormer along the front and rear elevation. These would be considered acceptable. The proposal is for an external porch, with a pitched roof supported by two render posts.
2. The proposed rear extension would be sited at the rear and would be obscured from the street scene, the extension would be subordinate to the host dwelling with materials to match and would be considered acceptable in design terms. The proposed dormer would be viewed from the street scene and would alter the character of the dwelling. However the dormer would sit below the host dwelling ridge line and would sit subordinately, furthermore set back from the front elevation. The proposed materials would match the host dwelling and roof form. The proposed rooflights and porch would be considered acceptable. The proposal would be considered acceptable on the character and appearance of the area.

Impact on Residential Amenity

3. The proposed rear extension would be approximately 10m from the northern boundary shared with The Dittons. The distance would be considered acceptable and would cause no adverse impact to residential amenity along this elevation. The proposed dormer would be approximately 3.3m from the shared boundary with The Woodpeckers. A side window serves the first floor flank wall along this elevation. The proposal would accommodate a dressing room and en-suite. A high level window is proposed 1.7m above finished floor level, and an obscurely glazed window to serve the en-suite, with openings 1.7m above finished floor level. The obscurely glazed window would be subject to a condition. The proposal would pass the 25° splayline test with regards to daylight serving this first floor side window. The proposed rear extension would be approximately 2.6m from the shared side boundary. An opening is proposed

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along this elevation however given the existing boundary treatment there would be no adverse impact to residential amenity along this elevation.

4. The rear extension would be approximately 19m from the rear boundary (south west). The distance would be considered acceptable and there would be no adverse impact to residential amenity along this elevation.

Impact on provision of private amenity space

5. The provision of private amenity space would exceed the recommended minimum standards as set out in the Outlook, Amenity, Privacy & Daylight SPD.

Impact on parking provision

6. The proposal would create no demand in the provision of bedrooms and there would be no impact to parking provision.

Impact on trees

7. The application site has a Tree Preservation Order (TPO) in the north west corner. The application site is screened to the rear (west) by tree cover and vegetation. The arboricultural officer has been consulted and comments as follows; there are no arboricultural objections to the proposed. There would be no impact to trees.

Impact to flood risk

8. Parts of the application site are located in a medium surface water flood risk area (1 in 1000). In accordance with Woking's Drainage Team Standing Advice, where the proposed extension/ hardstanding exceeds 30m² a pre-commencement condition would be required. The applicant has agreed to this condition. Subject to this condition the proposed impact to flood risk would be considered acceptable.

Local Finance Considerations

9. 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

10. Overall, it is considered that the proposal would have an acceptable impact on character and the host dwelling, neighbouring amenity, car parking provision, trees and flood risk. The proposal therefore accords with Policies CS9, CS21 and CS25 of the *Woking Core Strategy* (2012), Policy DM2 of the *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* (2021) 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 application is in accordance with the development plan of the area.

BACKGROUND PAPERS

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1. Site visit photographs taken 02.08.2021

RECOMMENDATION

PERMIT subject to the following conditions:

01. The development hereby permitted shall be commenced not later than three years from 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).

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

DWG No: HA/2182/P/1 Proposed Plans & Elevations received 21 June 2021

DWG No: HA/2182/P/2 Existing Plans & Elevations received 21 June 2021

DWG No: HA/2182/P/3 Block & Site Plans Existing and Proposed received 21 June 2021

Reason: For the avoidance of doubt and to ensure that the development is completed in accordance with the approved plans.

03. 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.

04. Notwithstanding the provisions of Article 3 and Schedule 2, Part 1 and Classes A, B and C of The Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any orders amending or re-enacting that Order with or without modification), the flat roof area of the extension hereby approved shall not be used as balcony, roof terrace, sitting out area or similar amenity area nor shall any railings or other means of enclosure be erected on top of or attached to the side of the extension without the grant of further specific planning permission by the Local Planning Authority.

Reason: In order to protect adjoining properties from overlooking and noise.

05. The window in the first floor south east side elevation to accommodate an en-suite 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 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.

06. No development shall commence until a surface water drainage scheme for the site based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development has been submitted to and approved in

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writing by the Local Planning Authority. The drainage scheme should demonstrate the surface water run-off generated up to and including the 1 in 100 plus climate change critical storm will not exceed the run-off from the existing site following the corresponding rainfall event and be as close to greenfield runoff rates as reasonable practicable.

The drainage scheme details to be submitted for approval shall also include:

- I. Calculations demonstrating no increase in surface water runoff rates and volumes discharged from the site compared to the existing scenario up to the 1 in 100 plus climate change storm event and as close to greenfield as reasonably practicable
- II. Calculations demonstrating no on site flooding up to the 1 in 30 storm event and any flooding between the 1 in 100 and 1 in 100 plus climate change storm event will be safely stored on site ensuring no overland flow routes.
- III. Detail drainage plans showing where surface water will be accommodated on site,
- IV. A management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

The surface water drainage scheme shall be implemented in accordance with the approved details prior to the first occupation of the development hereby permitted and thereafter it shall be managed and maintained in accordance with the approved details in perpetuity.

Reason: To prevent the increased risk of flooding, to improve and protect water quality and to ensure the future maintenance of these in accordance with Policies CS9 and CS16 of the Woking Core Strategy 2012 and the policies in the NPPF.

Informatives

01. The Council confirms that in assessing this application it has worked with the applicant in a positive and proactive way, in line with the requirements of the National Planning Policy Framework 2021.
02. 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.
03. 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.