

LOCATION: 22 LONGMEADOW, FRIMLEY, CAMBERLEY, GU16 8RR
PROPOSAL: Erection of a single storey rear extension with associated alterations to fenestration, following demolition of existing extension. (Amended plan rec'd 23/07/2018.)
TYPE: Full Planning Application
APPLICANT: Ms S McCubbin
OFFICER: Patricia Terceiro

This application would normally be determined under the Council's Scheme of Delegation. However, it is being reported to the Planning Applications Committee as the applicant is currently employed by the Council.

RECOMMENDATION: GRANT subject to conditions

1.0 SUMMARY

- 1.1 Full planning permission is sought for the erection of a single storey rear extension with associated alterations to fenestration, following the demolition of the existing extension.
- 1.2 It is considered that the current proposal would not have an adverse impact on local character, residential amenity and highway safety and is therefore recommended for approval.

2.0 SITE DESCRIPTION

- 2.1 22 Longmeadow is a detached bungalow located in a residential area. The property benefits from a long enclosed garden to the rear. Parking is provided by a detached garage placed towards the rear of the bungalow and block paved driveway. The property's frontage contains elements of soft-landing. There are level changes on site, with the bungalow being sited at a higher level than the highway.
- 2.2 The application site lies within the Post War Council Estate Housing Character Area.

3.0 RELEVANT PLANNING HISTORY

- 3.1 There is no planning history relevant to the proposed development.

4.0 THE PROPOSAL

- 4.1 Full planning permission is sought for the erection of a single storey rear extension with associated alterations to fenestration, following the demolition of the existing extension.

- 4.2 The proposed development would have pitched roof with 6 no. rooflights and a log burner. It would measure 9.1m in width, 5.3m in depth, 3.1m in height to the eaves and 5.3m in maximum height. It would accommodate a kitchen and living space.
- 4.3 The proposal would also comprise the installation of a rooflight on the existing flat roof, replacing an existing widow by a set of French doors with access steps and enlarging an existing side facing window. All these alterations would serve a bedroom.
- 4.4 The proposed materials would be plain concrete tiles to the roof, facing bricks to the walls and white UPVC to the windows and doors, which would match the existing materials on the host dwelling.

5.0 CONSULTATION RESPONSES

- 5.1 At the time of preparation of this report no consultation responses have been received.

6.0 REPRESENTATION

- 6.1 At the time of preparation of this report no letters of representation have been received.

7.0 PLANNING CONSIDERATIONS

- 7.1 The application site is located in a residential area within a defined settlement, as set out in the Proposals Map of the Surrey Heath Core Strategy and Development Management Policies 2012 (CSDMP). In this case, consideration is given to Policies DM9 and DM11 of the CSDMP. The Residential Design Guide (RDG) SPD 2017 as well as the Western Urban Area Character (WUAC) SPD 2012 also constitute material planning considerations.
- 7.2 The main issues to be considered within this application are:
- Impact on character and appearance of the surrounding area
 - Residential amenity
 - Parking and access.

7.3 Impact on character of area

- 7.3.1 Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies Document (CSDMP) 2012 promotes high quality design. Development should respect and enhance the character of the local environment and be appropriate in scale, materials, massing, bulk and density. The RDG provides further guidance on extensions and alterations to a dwellinghouse. In particular, Principle 10.4 states that rear extensions should be sympathetic and subservient to the design of the main building.
- 7.3.2 The application site lies within the Post War Council Estate Housing Character Area, as defined within the WUAC SPD. Guiding Principle PC1 recommends that new development within this area is designed to reflect the simple post war architecture.
- 7.3.3 The proposed development would be to the rear of the existing bungalow and therefore, would not be readily visible from the highway. Due to its siting and modest size, it is not considered that the proposal would have any adverse impacts on the character of the area.

- 7.3.4 The proposal would be constructed in materials to match those on the host dwelling and its architectural design would not be considered out of keeping with the host building.
- 7.3.5 As such, the proposal would not adversely affect the character and appearance of the surrounding area and would be in accordance with Policy DM9 of the CSDMP, the RDG and the WUACSPD.

7.4 Impact on residential amenity

- 7.4.1 Policy DM9 CSDMP 2012 states that development should respect the amenities of the adjoining properties and uses. Principle 10.4 of the RDG indicates that rear extensions should not materially erode neighbour amenities.
- 7.4.2 The proposed extension would be placed at a minimum distance of 1.8m from the common boundary with no. 20 to the east. This property is located at a higher level than the application site and, additionally, the proposal would face no. 20's garage, which forms the common boundary between both properties in this area. As such, it is not considered that the proposed development would detrimentally impact on the residential amenities of this neighbour.
- 7.4.3 The distance between the proposed extension and the common boundary with no. 24 would be of approximately 1.9m at its closest point. The land slopes down towards no. 24, however, the application bungalow angles away from that at no. 24. It is not considered that the proposal would be unduly overbearing or detrimentally overshadow this neighbour. The proposed extension would not contain any openings facing towards this property and so would not materially change the current levels of overlooking on site. There is also a 1.8m high close boarded fence along the common side boundary.
- 7.4.4 The proposed rooflight would be placed at a high level and its sole purpose is to let natural light into the room. The enlarged window and French doors would be inserted on an elevation that already contains fenestration serving a habitable room. It is not considered that these changes would detrimentally affect the current levels of overlooking on site.
- 7.4.5 For the reasoning above the proposal would not adversely affect the residential amenities of the neighbouring properties and would be in accordance with Policy DM9 of the CSDMP and the RDG.

7.5 Parking and access

- 7.5.1 Policy DM11 states that development which would adversely impact the safe and efficient flow of traffic movement on the highway network will not be supported by the Council, unless it can be demonstrated that measures to reduce such impacts to acceptable levels can be implemented.
- 7.5.2 While the proposed development would block the access to the garage located on the property's rear garden, it is considered that sufficient driveway space would remain available to account for the parking needs of this single family residential dwelling.
- 7.5.3 The proposal is therefore in line with Policy DM11 of the CSDMP.

7.6 Other matters

- 7.6.1 The development is not CIL liable as the proposal relates to a net increase in residential floor area less than 100 square metres.

8.0 CONCLUSION

- 8.1 It is considered that the proposed development would not result in an adverse impact on the character and appearance of the host dwelling or surrounding area, nor on the residential amenities of the adjoining neighbours or highways. The proposal complies with Policies DM9 and DM11 of the CSDMP, the RDG and the WUACSPD and the application is therefore recommended for approval.

9.0 RECOMMENDATION

GRANT subject to the following conditions:-

1. The development hereby permitted shall be begun within three years of the date of this permission.

Reason: To prevent an accumulation of unimplemented planning permissions and in accordance with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51(1) of the Planning and Compulsory Purchase Act 2004.

2. The proposed development shall be built in accordance with the following approved plans, unless the prior written approval has been obtained from the Local Planning Authority.

- Drawing no. J1550-02 rev B – proposed plans, received 23 July 2018
- Drawing no. J15530-03 rev A – existing and proposed elevations, received 4 June 2018
- Drawing no. J1550-04 rev A – location and block plan, received 12 June 2018

Reason: For the avoidance of doubt and in the interest of proper planning and as advised in ID.17a of the Planning Practice Guidance.

3. The building works, hereby approved, shall be constructed in external fascia materials to match those of the existing building.

Reason: In the interests of the visual amenities of the area and to accord with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012.

Informative(s)

1. Decision Notice to be kept DS1
2. Advice regarding encroachment DE1
3. Party Walls (etc) Act 1996 DE3
4. Building Regs consent req'd DF5