

**LOCATION:** 22 WHARFENDEN WAY, FRIMLEY GREEN, CAMBERLEY, GU16 6PJ  
**PROPOSAL:** The erection of a single storey rear extension with a flat roof canopy and associated alterations, following the demolition of the existing rear conservatory and part of the existing garage. Additional information and amended plan rec'd 20/08/2018.)  
**TYPE:** Full Planning Application  
**APPLICANT:** Mr Harris  
**OFFICER:** Sadaf Malik

This application would normally be determined under the Council's Scheme of Delegation, however, it is being reported to the Planning Applications Committee at the request of Councillor Cllr Max Nelson. This is due to concerns that the proposed development could be inappropriate and over imposing, which could cause issues to the neighbours.

**RECOMMENDATION: GRANT subject to conditions**

### 1.0 SUMMARY

- 1.1 The planning application seeks permission for the erection of a single storey rear extension with a flat roof canopy and associated alterations, following the demolition of the existing rear conservatory and part of the existing garage.
- 1.2 The proposal is considered to be acceptable in terms of its impact on local character and residential amenity. The application is therefore recommended for approval.

### 2.0 SITE DESCRIPTION

- 2.1 The application site falls within the settlement area of Frimley as defined by the inset plan to the Surrey Heath Core Strategy and Development Management Policies 2012 DPD. The application site is located in the character area "Post War Open Estate" as defined by the Western Urban Area Character SPD 2012. The character of the area is residential, with two storey dwelling houses which are set in rectangular shaped plots and vary in size.
- 2.2 The application site is a 1960's two storey dwellinghouse which has a single storey side garage which could accommodate two parking spaces and two parking spaces could be accommodated on the existing drive. The boundary treatments are a wooden fence and a metal side gate.

### 3.0 RELEVANT PLANNING HISTORY

- 3.1 SU/93/0922 - Erection of conservatory to rear.

*Approved in February 1994 and implemented.*

## 4.0 THE PROPOSAL

- 4.1 The planning application seeks permission for the erection of a single storey rear extension with a flat roof canopy and associated alterations, following the demolition of the existing rear conservatory and part of the existing garage.
- 4.2 The proposed single storey rear extension with a flat roof canopy would be mainly flat roofed but be part pitched roofed closest to the adjoining neighbour no. 24. The overall depth would be 3.5m deep and the width would be 10.6m wide. The proposed flat roof part of the rear extension would have a 3.1m maximum height. The proposed pitched roof part of the rear extension would have a 2.2m eaves height and 3.4m ridge height. The proposed flat roof canopy would be 7.9m wide and 0.7m deep and have a 2.9m eaves height. The proposed flat roof would be finished in felt and all other proposed materials would match the existing house.

## 5.0 CONSULTATION RESPONSES

- 5.1 Windlesham Parish Council – No comments received.

## 6.0 REPRESENTATION

- 6.1 At the time of preparing this report two representations has been received which object to the proposal for the following summarised reasons:
- Concern over guttering encroachment *[Officer comment: The applicant has signed ownership certificate A meaning that all of the development would be within their land and this matter has also been clarified with the agent. However, an informative can be added advising that no part of the development should encroach ]*
  - Overbearing form of development due to its 148% increase in footprint, scale, massing and dominating effect *[Officer comment: Please see paragraph 7.4.]*
  - The proposal would result in a loss of sunlight, as the proposed brick wall would reduce direct sunlight entering the property *[Officer comment: Please see paragraph 7.4.]*
  - Inaccuracies/level of detail of submitted plans and the replacement of the first rear window not been mentioned within the description of works *[Officer comment: No changes are proposed to the first floor and this does not form part of the application. The agent has submitted amended site and location plan to correctly show the configuration of the properties within their plots]*

## 7.0 PLANNING CONSIDERATIONS

- 7.1 The National Planning Policy Framework (NPPF), Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012 (CSDMP), Guiding Principle PO1 of the Western Urban Area Character SPD 2012 (WUAC) and Principles 10.1 and 10.4 of the Residential Design Guide SPD 2017 (RDG) are relevant policies which are material considerations in this application.

7.2 It is considered that the main issues to be addressed in the assessment of this proposal are:

- Impact on the character of the area; and,
- Impact on residential amenities.

### **7.3 Impact on the character of the area**

7.3.1 The NPPF promotes high quality design standards with the objective to achieve sustainable development. Policy DM9 of the CSDMP 2012 is reflective of the NPPF and seeks high quality design that respects and enhances the character of the area with consideration of scale, materials, massing, bulk and density.

7.3.2 Guiding Principle PO1 of the WUAC advises that new development should ensure that space is maintained between and around buildings which allows for the maintenance of side gardens and to ensure that the use of design reflects the post war architecture in terms of building proportions, materials, colours, gabling and window design.

7.3.3 Principles 10.1 and 10.4 of the RDG advise that extensions should be subordinate and consistent with the form, scale, architectural style and materials of the original building. Rear extensions should be sympathetic and subservient to the design of the main building. Eaves heights of single storey rear extensions should not exceed 3m within 2m of a side or rear boundary.

7.3.4 The proposed single storey rear extension would not be visible along the street scene due to its location to the rear of the property. The proposal would retain the existing side gaps, therefore the proposal would not result in a loss of space about the property. The proposed scale and design would be sympathetic and subordinate to the host property. As such the proposal would not conflict with Policy DM9 of the CSDMP, Guiding Principle PO1 of the WUAC and Principles 10.1 and 10.4 of the RDG.

### **7.4 Impact on residential amenity**

7.4.1 The NPPF sets out amenity standards for all existing and future occupants of land and buildings. Policy DM9 sets out guidelines for new development proposals in respect to amenities of the occupiers of the neighbouring properties. Principles 10.1 and 10.4 of the RDG SPD 2017 advise that extensions should not result in a material loss of amenity to neighbouring properties as a result of overshadowing, eroding privacy or being overbearing. Rear extensions should not erode neighbouring amenities.

7.4.2 The most impact would be on the adjoining neighbours at nos. 20 (Kiln House) and 24. In respect of the impact upon No. 24 the proposed extension would have a 1.5m side gap to the shared boundary with No.24 and there would be a 2.9m total flank wall separation distance between the proposed flank wall and this neighbour's bay window. The properties rear elevations are southwest facing, a 60 degree line of sight taken from the bay window would not be breached. Furthermore, No.24's bay window which allows light into No.24's is not the only window which allows light into the kitchen and lounge area therefore no loss of light or overshadowing would arise to No.24. The separation distances, the height, the pitched roof form (pulling mass and bulk away) and the intervening boundary fence are considered to be sufficient to prevent any significant overbearing harm to arise to No.24. The proposed rear extensions pitched roof light would only allow light into the room, therefore no overlooking harm would arise.

- 7.4.3 The proposal would retain a 0.2m side gap to the shared boundary with No.20. It is noted that the proposed flank wall would not have any window openings. The proposed extension would project 1.3m beyond No.20's two storey rear extension and would be in line with No.20's rear conservatory. There would be a 5.3m total flank wall separation distance between No.20's rear conservatory flank wall and the proposed flank wall. It is considered that the separation distances, the height and the intervening boundary fence would be sufficient to prevent any significant overlooking or overbearing harm to No.20.
- 7.4.4 In light of the above, the proposal would not cause harm to the amenity of the neighbours and would therefore comply with Policy DM9 (iii) of the CSDMP and Principles 10.1 and 10.4 of the RDG.

## **7.5 Other matters**

- 7.5.1 Surrey Heath charges CIL on residential and retail developments where there is a net increase in floor area of 100 square metres or more. This proposal has a net increase in residential floor area of less than 100 square metres and is not CIL liable.

## **8.0 WORKING IN A POSITIVE/PROACTIVE MANNER**

- 8.1 In assessing this application, officers have worked with the applicant in a positive, creative and proactive manner consistent with the requirements of paragraphs 38 to 41 of the NPPF by provided feedback through the validation process including information on the website, to correct identified problems to ensure that the application was correct and could be registered.

## **9.0 CONCLUSION**

- 9.1. It is concluded that planning permission should be granted, as the proposal would not be harmful to the character of the area or the neighbouring amenities. The application is therefore recommended for approval.

## **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 building works, hereby approved, shall be constructed in external fascia materials; as stated in question 11 of the planning application form dated 27.06.18.  
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.

3. The proposed development shall be built in accordance with the following

approved plans: Amended site and location plan (001 REV A) received 20.08.18, extract of plan received 20.08.18, gutter detail received 20.08.18, proposed elevations (1811-005 REV A) 27.06.16 and proposed floor plans (1811-004 REV A) received 27.06.18, unless the prior written approval has been obtained from the Local Planning Authority.

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

Informative(s)

1. Advice regarding encroachment DE1
2. Party Walls (etc) Act 1996 DE3