

**LOCATION:** 9 GARRICK WAY, FRIMLEY GREEN, CAMBERLEY, GU16  
6LY  
**PROPOSAL:** Erection of single storey rear extension and conversion of  
detached garage into domestic store.  
**TYPE:** Full Planning Application  
**APPLICANT:** Mr A Whittart  
**OFFICER:** Duncan Carty

**This application has been reported to the Planning Applications Committee because the applicant is a Ward Councillor.**

**RECOMMENDATION: GRANT subject to conditions**

**1.0 SUMMARY**

- 1.1 The application proposal is to erect a single storey rear extension. The submitted drawings include proposed alterations to an existing garage to provide a domestic store, works which are permitted development. The proposal is considered to be acceptable in terms of its impact on residential amenity, local character and highway safety. The application proposal is therefore recommended for approval.

**2.0 SITE DESCRIPTION**

- 2.1 The application property is a semi-detached house in the settlement of Frimley Green. The site falls within a residential area, having a "Post War Open Estate" character as defined in the Western Urban Area Character SPD 2012. Nos. 7 and 11 Garrick Way lie to either flank with 21 Hadleigh Gardens to the rear.

**3.0 RELEVANT HISTORY**

- 3.1 There is no relevant history to this site.

**4.0 THE PROPOSAL**

- 4.1 The current proposal is to erect a single storey rear extension. The proposed extension would measure 3.6 metres in depth, 5.8 metres in width with a monopitch roof over to a maximum height of 3.5 metres, reducing to 2.4 metres at the rear, and would provide a kitchen/dining room extension. Two rooflights would be inserted in the rear roofslope. The proposed extension would replace an existing conservatory positioned in a similar footprint to the proposed extension.

- 4.2 The proposed drawings indicate alterations to the garage, a detached building located close to but behind the host dwelling. Alterations include the replacement of the garage door with a door/window and a new door in the flank wall facing into the garden, works which are permitted development.

## **5.0 CONSULTATION RESPONSES**

- 5.1 County Highway Authority No objections.

## **6.0 REPRESENTATION**

At the time of preparation of this report no representations have been received.

## **7.0 PLANNING CONSIDERATIONS**

- 7.1 The application property is located in the settlement of Frimley Green. The proposal is not CIL liable. The current proposal is to be assessed against Policies CP11, DM9 and DM11 of the Surrey Heath Core Strategy and Development Management Policies 2012, the Western Urban Area Character SPD 2012 and the National Planning Policy Framework (NPPF).
- 7.2 The issues in the consideration of this application are:
- Impact on local character;
  - Impact on residential amenity; and
  - Impact on parking and highway safety.

### **7.3 Impact on local character**

- 7.3.1 The proposed extension would be located to the rear of the application property. There would be extremely limited views of the proposal for the public domain. The design of the proposal would be compatible with the appearance of the host dwelling. Noting its limited scale, design and siting, the proposal would have a very limited impact on local character. The current proposal is considered to be acceptable, complying in this respect with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012, the Western Urban Area Character SPD 2012 and the NPPF.

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

- 7.4.1 The proposed extension would be built along side a similar extension built onto the rear of the adjoining semi-detached dwelling, 11 Garrick Close. No adverse impact is envisaged to this property. The proposal would be set-in about 3 metres from the flank boundary with 7 Garrick Close, and would be obscured from this property by the presence of the existing garage and the boundary treatment, which includes, in part, a three metre high hedge. The proposed extension would have very little impact on any other nearby or adjoining residential property due to its limited scale, proposed siting and existing built relationships. The current proposal is considered to be acceptable, complying in this respect with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012.

## **7.5 Impact on parking and highway safety**

- 7.5.1 Given that the conversion of the garage is permitted development the Planning Authority has no control over parking provision, in any event. However, for information only, the four parking spaces on the front drive would be retained to serve this property and this level of provision exceeds parking standards. The County Highway Authority raises no objections to the proposal. The proposal would not have an adverse impact on highway safety complying with Policies CP11 and DM11 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the NPPF.

## **10.0 ARTICLE 2(3) DEVELOPMENT MANAGEMENT PROCEDURE (AMENDMENT) ORDER 2012 WORKING IN A POSITIVE/PROACTIVE MANNER**

In assessing this application, officers have worked with the applicant in a positive and proactive manner consistent with the requirements of Paragraphs 186-187 of the NPPF. This included the following:-

- a) Provided or made available pre application advice to seek to resolve problems before the application was submitted and to foster the delivery of sustainable development.
- b) 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.
- c) Have proactively communicated with the applicant through the process to advise progress, timescale or recommendation.

## **11.0 CONCLUSION**

- 11.1 The current proposal is considered to be acceptable in terms of its impact on residential amenity, local character and highway safety. The application is 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 building works, hereby approved, shall be constructed in external fascia materials; brick, tile, bonding and pointing, 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.

3. The proposed development shall be built in accordance with the following approved plans: 2015-Whittart-02 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. Decision Notice to be kept DS1
2. Building Regs consent req'd DF5
3. Party Walls (etc) Act 1996 DE3