

2015/0419

Reg Date 12/05/2015

Bagshot

LOCATION: 18 ELIZABETH AVENUE, BAGSHOT, GU19 5NX
PROPOSAL: Erection of a first floor side extension.
TYPE: Full Planning Application
APPLICANT: Mr Paul Hutchinson
OFFICER: Ross Cahalane

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

RECOMMENDATION: GRANT subject to conditions

1.0 SUMMARY

- 1.1 This application seeks planning permission for the erection of a first floor side extension. 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 comprises a two storey detached property located on the western side of the Elizabeth Avenue cul-de-sac.
- 2.2 The surrounding area is residential in character, comprising of two storey detached properties with common post-war architecture on varying-sized plots.

3.0 RELEVANT PLANNING HISTORY

- 3.1 None.

4.0 THE PROPOSAL

- 4.1 Planning permission is sought for the erection of a first floor side extension.
- 4.2 The proposed first floor side extension would consist of a pitched roof with a gable flank end, and would have a length of 6.84m, width of 2.43m, eaves height of approx. 5.1m and maximum height of approx. 6.7m. The proposal would be set in from the host dwelling first floor front elevation line by 0.6m.

5.0 CONSULTATION RESPONSES

5.1 Windlesham Parish Council: No response received at time of preparation of report.

5.2 Surrey County Highway Authority: No comments.

6.0 REPRESENTATION

6.1 At the time of preparation of this report one objection has been received, raising the following issues:

- Loss of light/sunlight/overshadowing in back garden, side entrance and main bedroom.
- Overlooking, loss of privacy and visually overbearing impact.
- Tree adjacent to proposal not mentioned on application form.
- *(Officer comment: Refer to Paras 7.4.2 – 7.4.3.)*

7.0 PLANNING CONSIDERATION

7.1 The application site falls within the settlement area of Bagshot as outlined in the Surrey Heath Core Strategy & Development Management Policies 2012 (CSDMP). Policy DM9 of the CSDMP and the relevant guidance of the National Planning Policy Framework (NPPF) are material considerations in the determination of this application.

7.2 It is considered that the main planning issues to be addressed are:

- The impact of the proposal on the character and the appearance of the area, and;
- The impact of the proposal on residential amenities, and;
- The impact of the proposal on highway safety.

7.3 The impact of the proposal on the character and the appearance of the area

7.3.1 The National Planning Policy Framework seeks a presumption in favour of sustainable development and to secure high quality design, as well as taking account of the character of different areas. Policy DM9 (Design Principles) of the CSDMP continues to promote high quality design that respects and enhances the local environment, paying particular regard to scale, materials, massing, bulk and density.

7.3.2 The proposed first floor side extension would be visible within the street scene. However, the proposed additional bulk, width and roof form is considered to be subservient in appearance to the host dwelling, and would respect the design of the original dwelling. Additionally, the proposed external brick and tile materials would match those of the original dwelling, and the proposed set-back from the adjoining front elevation would reduce its prominence within the streetscene.

- 7.3.3 The proposal would be sited approx. 1.6m from the side elevation of the detached property No. 16 Elizabeth Avenue. The application site forms a row of three detached properties of the same design (No. 14, 16 and 18), and it is accepted that the proposal would enclose a visual gap at first floor level between the properties which has not been replicated at the above neighbour sites. However, the proposed front elevation would be set back from the front elevation line of No. 16 by approx. 2.1m, which is considered sufficient to avoid the creation of a terracing effect upon No. 16.
- 7.3.4 It is noted that concern has been raised in respect of a tree adjacent to the proposal. The application site falls within an area Tree Preservation Order (Ref: TPO 2/76) which was issued in 1976, and benefits from dense natural screening. Whilst some removal of this shrubbery adjacent to the proposal may be necessary, due to its age and size it is not statutorily protected under the above Order and is not considered to be of sufficient public amenity value to warrant statutory protection.
- 7.3.5 It is therefore considered that the proposal would have no adverse impact on the character of the site and surrounding area, in compliance with the design requirements of Policy DM9 of the CSDMP and the NPPF.

7.4 The impact of the proposal on residential amenities

- 7.4.1 The National Planning Policy Framework seeks a good standard of amenity for all existing and future occupants of land and buildings. Policy DM9 (Design Principles) states that the amenities of the occupiers of the neighbouring properties should be respected by proposed development.
- 7.4.2 The proposed first floor side extension would abut the side boundary with No. 16 Elizabeth Avenue to the northeast. Concern has been raised by the neighbour in respect of the impact upon the back garden, side entrance and main bedroom of No. 16 in terms of loss of light/overshadowing and overbearing impact. However, no flank elevation windows exist at No. 16 facing the proposal. The proposal would project approx. 1.4m beyond the first floor rear elevation line of No. 16. However, given the separation distance to the nearest ground and first floor rear windows of No. 16 and the depth and width of the rear garden of No. 16 compared to the proposed projecting first floor element, it is considered that the proposal would not give rise to adverse harm the amenities of this neighbouring property in respect of overshadowing, loss of outlook or overbearing impact.
- 7.4.3 Concern has also been raised in respect of impact upon No. 16 in terms of overlooking and loss of privacy. As the proposal appears to include ensuite facilities at the rear, in order to protect the amenity of No. 16 it is considered necessary to impose a planning condition requiring the proposed first floor rear elevation window to be obscure-glazed and fixed shut below 1.7m from internal floor level.
- 7.4.4 The proposal would be sited at sufficient distance from other neighbouring boundaries and habitable windows to avoid any material harm in terms of loss of light, outlook, privacy or overbearing impact.
- 7.4.5 It is therefore considered that the proposed development would sufficiently respect the amenities of occupants of neighbouring properties, in accordance with Policy DM9 (Design Principles) of the CSDMP and the NPPF.

7.5 Impact on highway safety

- 7.5.1 Policy DM11 (Traffic Management and Highway Safety) states that development which would adversely impact the safe and efficient flow of traffic movement on the highway network will not be permitted unless it can be demonstrated that measures to reduce and mitigate such impacts to acceptable levels can be implemented.
- 7.5.2 The County Highway Authority (CHA) has been consulted and has no comments to make on safety, policy or capacity grounds. The LPA is therefore satisfied that the proposal would not have a detrimental impact on the safety and operation of the public highway. As such, the proposal would not conflict with the aims of Policy DM11.

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

- 8.1 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:
- 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 of progress, timescale or recommendation.

9.0 CONCLUSION

- 9.1 It is considered that the proposed development would not result in adverse impact to the character of the area and would not cause adverse harm to the amenities of occupants of neighbouring properties. Therefore the proposal is considered to be in accordance with Policy DM9 (Design Principles) of the Surrey Heath Core Strategy & Development Management Policies 2012 and the National Planning Policy Framework. As the size of the extension is less than 100 sq. m in Gross Internal Area, it is not CIL (Community Infrastructure Levy) liable.
- 9.2 The application is therefore recommended for approval.

10.0 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: P-1, P-3 and P-4 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.

3. 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.

4. Before first occupation of the development hereby approved the first floor window in the rear elevation shall be completed in obscure glazing and any opening shall be at high level only (greater than 1.7m above finished floor level) and retained as such at all times. No additional openings shall be created in this elevation without the prior approval in writing of the Local Planning Authority.

Reason: In the interests of the amenities enjoyed by No. 16 Elizabeth Avenue 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. Building Regs consent req'd DF5
3. Party Walls (etc.) Act 1996 DE3
4. Advice regarding encroachment DE1