

2015/0504

Reg Date 02/06/2015

Watchetts

**LOCATION:** 87 PARK ROAD, CAMBERLEY, GU15 2SW  
**PROPOSAL:** Erection of a single storey rear extension.  
**TYPE:** Full Planning Application  
**APPLICANT:** Mr & Mrs Sherlow  
**OFFICER:** Noreen Mian

**This application has been reported to the Planning Applications Committee because the applicant is an employee of Surrey Heath Borough Council.**

## **1.0 SUMMARY**

- 1.1 This application seeks planning permission for the erection of a single storey rear 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 is situated in the settlement area of Camberley and within the Historic Route (Subdivisions) character area as defined in the Western Urban Area Character SPD 2012. The application property is a 2 storey detached house with a hip roof, front porch and attached garage on its northern side. Behind the garage is an attached pitched roof store and flat roof porch which protrude beyond the main rear elevation of the dwelling.
- 2.2 The shared boundaries to both neighbours comprises a 1.8 metre fence, this is supplemented along the shared boundary with no.85 by vegetation. The neighbouring adjoining dwelling to the north, no. 89 Park Road, has a rear conservatory.

## **3.0 RELEVANT PLANNING HISTORY**

- 3.1 15/0317: Application for a Certificate of Lawful Proposed Development for a single storey rear extension – Approved

## **4.0 THE PROPOSAL**

- 4.1 The planning application is for the erection of a single storey rear extension. The proposed extension would extend approximately 1.9 metres in depth from the main rear elevation and extend the width of the dwelling. The proposed rear elevation would feature a set of bi-fold doors and a window. The extension's height to the eaves would be 2.3 metres and 3.5 metres to the lean-to ridge. Two roof lights would be installed.

- 4.2 The proposal would also replace the existing porch/store addition at the rear extending beyond this by a further 1.5m depth with 3.3m width to create an L-shaped extension. This element would feature a hipped roof design (mimicking the existing arrangement) with a height of 2.7 metres to the eaves and 4.4 metres to the ridge. The proposal features a ground floor side window on its side elevation to serve a WC. A door would be inserted in the rear elevation of this element.
- 4.3 Application 15/03017 was for a Certificate of Lawful Development. This agreed a very similar scheme to this proposal. The only material difference between this permitted development scheme and this proposal is the height of the extension to the rear WC addition which is now 0.5 metres higher.

## **5.0 CONSULTATION RESPONSES**

- 5.1 Surrey County Council - Highways      No comments received

## **6.0 REPRESENTATION**

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

## **7.0 PLANNING ISSUES**

- 7.1 The proposal is considered against the principles of the National Planning Policy Framework (NPPF); DM9 (Design Principles) and DM11 (Traffic Management and Highway Safety) of the Surrey Heath Core Strategy and Development Management Policies 2012 (CSDMP). The application site is also located within the Historic Route (Subdivisions) character area as defined by the Western Urban Area Character Supplementary Planning Document 2012.
- 7.2 It is considered that the main issues to be addressed in the assessing of this proposal are:
- Impact on the character of the area;
  - Impact on residential amenities; and,
  - Impact on highway safety issues

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

- 7.3.1 The NPPF has a presumption in favour of sustainable development and to ensure high quality design standards. The framework aims to enhance places and improve places with developments that take into account the character of different areas.
- 7.3.2 Policy DM9 (Design Principles) of CSDMP 2012 also promotes high quality design that respects and enhances the local environment, with regard to scale, materials, massing, bulk and density. Policy VS3 of the WUAC SPD recommends that the massing of buildings and roof elevations should avoid large areas of flat roof.

7.3.3 The application site is set in an area of mixed character. The proposed single storey extension would be sited to the rear of the property and would not be visible from public vantage points. In addition it would be of modest proportions, sympathetic roof design and the design response would not appear as incongruous additions to the host property. The proposal would therefore comply with Policy DM9 and the WUAC SPD.

#### **7.4 Impact on residential amenities of neighbouring properties**

7.4.1 The National Planning Policy Framework sets out a good standard of amenity for all existing and future occupants of land and buildings. Policy DM9 (Design Principles) ensures that any new proposals respect the amenities of the occupiers of the neighbouring properties and uses.

7.4.2 The adjoining neighbour at no. 89 Park Road features a single storey conservatory style extension to the rear of the property. The proposed development, closest to this neighbour would only be 1.5 metres deeper than the existing store and while there would be a minor increase in height between the proposed and the existing of 0.5 metres, the separation distance of 2.3 metres and the limited height and depth of the proposal is sufficient to prevent any material harm arising to the amenities the occupiers of that property enjoy. The side elevation of this element of the proposal features a window and given this is to serve a WC, a condition requiring this to be obscure glazed can be imposed.

7.4.3 The side elevation of the adjoining neighbour to the south, no. 85 Park Road features a ground floor window which looks out on the existing boundary fence and vegetation. It is noted that this element of the proposal is no different from that agreed as permitted development under 15/0317 and as such this element of the proposal could be undertaken without further recourse to the Planning Authority. However notwithstanding this observation, views from the neighbour's window are already affected by the existing boundary treatment, moreover the limited scale of the proposal at less than 2 metres deep, and its low eaves height and mono pitch roof form are such that it is not considered that the proposed arrangement would be harmful in any event.

7.4.4 The proposal would also have no adverse impact on any other neighbouring amenities and therefore is considered to comply with Policy DM9.

#### **7.5 Whether the development is acceptable in terms of parking and highway safety**

7.5.1 Policy DM11 (Traffic Management and Highway Safety) seeks that all development ensures no adverse impact on the safe and efficient flow of traffic movement on the highway network results.

7.5.2 The County Highway Authority has undertaken an assessment in terms of the likely net additional traffic generation, access arrangements and parking provision and is satisfied that the application would not have a material impact on the safety and operation of the adjoining public highway. The County Highway Authority has therefore no highway requirements.

#### **7.6 Other matters**

7.6.1 The proposal is not CIL liable, as the proposed development amounts to less than 100 square metres.

## **8.0 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:

- 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.

## **9.0 CONCLUSION**

- 9.1 The proposed development is not likely to negatively impact on the character of the area or the amenity of neighbouring properties and 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 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: 895-P01a, 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.

4. Before first occupation of the development hereby approved the side window featured on the NE elevation shall be completed in obscure glazing.

Reason: In the interests of the amenities enjoyed by the neighbouring residential property no. 89 Park Road and to accord with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012.