

LOCATION: 11 BRAMCOTE, CAMBERLEY, GU15 1SJ
PROPOSAL: The erection of a single storey front extension, following the demolition of the existing single storey front porch.
(Additional information recv'd 17/10/17)
TYPE: Full Planning Application
APPLICANT: Mr & Mrs Wedlock
OFFICER: Sadaf Malik

This application would normally be determined under the Council's Scheme of Delegation, however, as this proposal is physically linked to the proposal under 17/0763, reported elsewhere on this agenda, it has been reported to the Planning Applications' Committee.

RECOMMENDATION: GRANT subject to conditions

1.0 SUMMARY

- 1.1 The application seeks planning permission for the erection of a single storey front extension, following the demolition of the existing single storey front porch.
- 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 of Camberley as defined by the inset plan to the Surrey Heath Core Strategy and Development Management Policies 2012 DPD. The character of the area is predominantly residential. The houses have front gardens and there is parking available on the road.
- 2.2 The application site is a two storey end terrace 1980's dwelling house. The host property has a front garden and the site boundary treatment is a wooden fence. Parking is provided on the road.

3.0 RELEVANT PLANNING HISTORY

- 3.1 17/0763: 13 Bramcote, Camberley, GU15 1SJ.
Erection of a single storey front extension, following the demolition of the existing single storey front porch.

Decision: Pending

This planning application is listed because this application proposal is physically linked to 17/0763.

- 3.2 13/0465: 11 Bramcote, Camberley, GU15 1SJ.
Application for an existing Certificate of Lawful Development for the installation of a rear dormer and a loft conversion.

Decision: Approved (10/10/13)

- 3.3 11/0743: 11 Bramcote, Camberley, GU15 1SJ.
Erection of a single storey rear extension.

Decision: Approved (08/12/11)

4.0 THE PROPOSAL

- 4.1 Planning permission is sought for the erection of a single storey front extension, following the demolition of the existing single storey front porch.
- 4.2 The proposed dimensions for the single storey front extension would be 3.5m deep, 5.3m wide, with a 2.3m eaves and a 3.5m ridge height.
- 4.3 Planning application 17/0763 is a identical proposal for a single storey front porch at property No.13.

5.0 CONSULTATION RESPONSES

- 5.1 Tree Officer No objection, subject to condition.

6.0 REPRESENTATION

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

7.0 PLANNING CONSIDERATIONS

- 7.1 The National Planning Policy Framework (NPPF), Policies DM9 (Design Principles) of the Surrey Heath Core Strategy and Development Management Policies 2012 (CSDMP), Guiding Principle H1 of the Western Urban Area Character SPD 2012 (WUAC) and Principle 10.1 and 10.2 of the Residential Design Guide 2017 (RDG) are relevant to the consideration of this planning 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 National Planning Policy Framework promotes high quality standards with the objective to achieve sustainable development. Design Principles 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 H1 of the (WUAC SPD 2012) advises that new development should maintain the existing open texture of development and use high quality design that reflects the 1970's Heatherside architectural style. Particular attention should be taken of material types, colours, window designs and building proportions.
- 7.3.3 Principle 10.2 of the RDG advises that front extensions should not protrude too far forward from the main building line, or be too prominent in the street scene.
- 7.3.4 The proposal would be highly visible within the street scene. However the scale, design, mono-pitched roof, materials and proportions of the proposal are considered to be acceptable and would not result in significant harm to the appearance of the host property or the character of the area.
- 7.3.5 In light of the above, the proposal is considered to support the aims and objectives of the NPPF, Policy DM9, Guiding Principle H1 and Principle 10.2 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.
- 7.4.2 Principle 10.1 of the RDG advises that extensions should not result in a material loss of amenity to neighbouring properties as a result of overshadowing, eroding privacy or being overbearing.
- 7.4.3 The proposed extension flank wall would form the shared boundary wall with No.13, which is the paired terrace property. The 3.5m depth of the proposal would breach a 60 degree line sight taken from the mid-point of No.13's front elevation window and this is considered harmful. However an identical planning application for a single storey front extension (17/0763) at No.13 has been submitted. To prevent the harm arising a condition has been suggested to require the two front extensions proposed to be implemented together to prevent any overbearing or overshadowing harm arising. The proposed front elevation windows and door would only create oblique views towards the front garden therefore no significant overlooking would arise.
- 7.4.4 The proposed windowless east elevation flank wall would form the boundary to a passage way. Beyond this there is a 1.8m total separation distance between the proposal and No.9. The two properties are set in line with each other within their plots. It is considered the proposal's 1.4m forward projection within its plot beyond No.9's front elevation porch, the separation distances and the 2.4m eaves would be sufficient to prevent any harm arising.

7.4.5 The distance to any other neighbours is sufficient to prevent any harmful relationships arising.

7.4.6 In light of the above the proposal, would not cause a harmful relationship on the amenity of neighbours and is considered not to offend the aims and objectives of the NPPF, Policy DM9 and Principle 10.1 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 meters and is not CIL liable.

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 by providing feedback through the validation process including information on the website, correcting identified problems and ensuring the application was correct and could be registered.

9.0 CONCLUSION

9.1. The design and massing of the proposal is considered acceptable in character terms. However, due to the impact the proposal could have on No.13, it is considered reasonable to impose a condition to require both proposals be implemented together. Accordingly it is recommended the application be approved.

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: BRAM13-P-002, 005 and 007, 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. The development hereby permitted shall be carried out wholly in accordance with the submitted Arboricultural Report prepared by David Archer Associates [Abi St John] and dated October 2017. No development shall commence until photographs have been provided by the retained Consultant and forwarded to and approved by the Council's Arboricultural Officer. This should record all aspects of tree and ground protection measures having been implemented in accordance with the Arboricultural Report. The tree protection measures shall be retained until completion of all works hereby permitted.

Reason: To preserve and enhance the visual amenities of the locality in accordance with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012.

5. The development hereby approved shall only be implemented, and the works completed, in accordance with the approved plans, and in conjunction with the development approved at No.13 under planning permission 17/0763.

Reason: In the interests of safeguarding residential amenities in accordance with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies Document 2012.