

<b>LOCATION:</b>	21 Rivermead Road, Camberley, Surrey, GU15 2SD,
<b>PROPOSAL:</b>	Erection of a part two storey side / rear extension with a part single storey side extension and the erection of a detached outbuilding to the rear to serve as an annex, all following demolition of existing detached garage.
<b>TYPE:</b>	Full Planning Application
<b>APPLICANT:</b>	Ms Gwendoline Mullins
<b>OFFICER:</b>	Mr Neil Praine

**The application would normally be determined under the Council's Scheme of Delegation, however, the applicant's agent is an employed officer of Surrey Heath Borough Council. As such, at the request of the Executive Head of Regulatory, the application has been referred to the Planning Applications Committee for transparency purposes.**

#### **RECOMMENDATION: GRANT subject to conditions**

#### **1.0 SUMMARY**

- 1.1 This application seeks planning application for the erection of a part two storey side / rear extension with a part single storey side extension. It is also proposed to erect a detached outbuilding to the rear to serve as annexe accommodation following demolition of the existing detached garage. The proposed development is considered to be in keeping with the established character of the area and will not form any over-dominant impacts, loss of privacy or any significant overshadowing of neighbouring properties. The proposal is therefore recommended for approval.

#### **2.0 SITE DESCRIPTION**

- 2.1 The application site falls within the settlement area of Camberley and is identified as a 'Post War Council Estate' within the Western Urban Area Character SPD 2012. The application site comprises a semi-detached two storey style dwelling set back from the highway by approximately 10m. The application site also benefits from a detached rear garage and a rear garden measuring approximately 37m in depth
- 2.2 The street scene is primarily characterised by 2 storey semi-detached dwelling houses of similar age. There is some interest and variation in the characters of these properties, this is either achieved through changes in materials or alterations and extensions to these other neighbouring properties.
- 2.3 The application site also partly falls within the Environment Agency designated Flood Zone two. The applicant has submitted a Flood Risk Assessment and this is considered later within this report at paragraph 7.5.2.

#### **3.0 RELEVANT PLANNING HISTORY**

- 3.1 No relevant or recent planning history.

## **4.0 CONSULTATION RESPONSES**

4.1 County Highway Authority – no requirements or comments to make

## **5.0 THE PROPOSAL**

- 5.1 This application seeks planning permission for the erection of a part two storey side / rear extension with a part single storey side extension. The single storey element starts flush with the front of the porch and runs to the rear wrapping around to meet the existing rear single story rear projection. This element of the proposal would also run no deeper than the existing end wall of the rear projection. In addition this extension would also leave a separation to number 23 Rivermead Road of approximately 2.5m.
- 5.2 The side extensions would have a width of approximately 1.6m, with the single storey side extension running approximately 12.5m in depth with an approximate maximum height of 3.4m. It is also proposed to erect a two storey extension broadly above parts of the single storey extension, this, however, would be set back behind the front wall by approximately 4.4m and would run approximately 7.4m in depth with a maximum approximate height of 6.2m.
- 5.3 It is also proposed to demolish the existing flat roof detached garage, this existing garage measures approximately 3.2m in width, 7.1m in depth and 2.6m in height. In its place, it is proposed to erect a detached single storey outbuilding to the rear to serve as annexe accommodation for a family member (the homeowner's mother). The annex would be sited next to the shared boundary, with number 23 Rivermead Road, and would be separated from the main applicant dwelling by approximately 2.1m. This annexe is proposed to remain ancillary to the main dwelling and would comprise a bedroom, bathroom and a kitchen dining area. This annexe would have a larger footprint than the garage it replaces at approximately 3.9m in width and 10m in depth and it would also be taller at 4.2m in height to the top of the pitched roof.

## **6.0 REPRESENTATION**

- 6.1 At the time of preparation of this report six letters of support and no objections have been received. The letters of support state that:
- There are similarities with this proposal and other extensions within the street,
  - There are no reasons why this proposal would cause neighbouring residents problems,
  - The proposal is no larger than existing already constructed extensions in Rivermead Road,
  - There is no reason to object to or refuse this application,
  - The proposal is almost identical to another application in the street and this existing extension is in no way detrimental to the street scene.

## **7.0 PLANNING CONSIDERATIONS**

- 7.1.1 This application is considered against the principles of Policy DM9 (Design Principles) and Policy DM11 (Traffic Management and Highway Safety) of the Surrey Heath Core Strategy and Development Management Policies (CSDMP) 2012. The Western Urban Area Character (WUAC) SPD 2012, the Residential Design Guide Supplementary Planning Document (RDG) SPD 2017 and National Planning Policy Framework are also material planning considerations.

7.1.2 The main planning issues, therefore, in the determination of this application are:

- The impact on the character of the area;
- The impact residential amenity;
- The impact on highway safety and parking;
- Other matters

## **7.2 The impact on the character of the area**

7.2.1 Policy DM9 (Design Principles) of the CSDMP 2012 also promotes high quality design that respects and enhances the local environment, paying particular regard to scale, massing, bulk and broader appearance. Principle 10.1 of the Residential Design Guide Supplementary Planning Document (RDG) states that extensions which erode gaps which contribute to visual amenity and character will be resisted. Principle 10.1 also advises that extensions will be expected to be subordinate and consistent with the form, scale and architectural style of the host dwelling.

7.2.2 The site is also designated as falling within a 'Post War Council Estate' as set out in the Western Urban Area Character Supplementary Planning Document (WUAC). Similar to the RDG, the main requirements of Guiding Principles PC1 and PC2 of the WUAC seek to maintain spacing and gaps between buildings in accordance with the existing character of the area. This includes any new development also respecting building lines and the two storey open character of the area while utilising matching materials.

7.2.3 The application site comprises a semi-detached two storey style dwelling and the local street scene is primarily characterised by 2 storey semi-detached dwelling houses of similar age. There is, however, some interest and variation in the character of the neighbouring properties and this is either achieved through changes in materials between the dwellings or post construction alterations and extensions to neighbouring properties within the local surrounding streetscape of Rivermead Road.

7.2.4 The proposal is to be constructed in materials to match and the single storey element of the proposal is modest in height and retains separation to the flank boundary for access to the rear while also allowing for spacing around the dwelling. No part of the extension will also breach the established building line.

7.2.5 Turning to the two storey side extension, following concerns about the proposal as originally submitted, the applicant has submitted revised drawings and these have been carefully designed following advice from the case officer to reduce the two storey presence and respond to the existing local architecture. In this case, the two storey elements are now set behind the front wall by approximately 4.4m and this extension also enjoys a subserviently designed roof. This design response reduces the visual impact in respect to the two storey elements of the proposal and also responds to the existing streetscape wherein the officer noted a number of similar two storey extensions to properties within Rivermead Road. Given the two storey elements of the proposal take their design cues from the existing street scene and have been designed to be setback and subservient, the officer is satisfied that such a side extension would integrate within the existing street scene without adverse harm.

7.2.6 The remainder of the proposals are to the rear with limited (if any) visual impact when viewed from public vantage points. The annexe is also proposed for a family member and will remain ancillary to the main applicant dwelling. The applicant has also confirmed in writing that the annexe is solely for her mother to live in and should the time come that she no longer has a use for it, the applicant would retain it purely for family use. That said, if this annexe was severed from 21 Rivermead Road to become a self-contained independent unit of

accommodation, this is considered to be harmful to the character of Rivermead Road and on this basis a condition to ensure the annexe stays ancillary to the 21 Rivermead Road is recommended.

- 7.2.7 Therefore having regard to the existing built form in comparison to the proposed, it is considered that the proposal would respect the character of the area. In conclusion the proposal would not conflict with Guiding Principles PC1 and PC2 of the WUAC, Principle 10.1 of the RDG, Policy DM9 of Core Strategy and Development Management Policies or the NPPF in this regard.

### **7.3 The impact on residential amenity**

- 7.3.1 Paragraph 127 of the NPPF states that planning decisions should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings. Policy DM9 states that development will be acceptable where it respects the amenities of the occupiers of neighbouring properties and uses. The Residential Design Guide (RDG) Supplementary Planning Document 2017 sets out at paragraphs 8.1 and 8.2 that residential amenity, in the form of light, privacy, outlook is an important design matter that has a very strong influence on the quality of resident's living environment.
- 7.3.2 Number 23 Rivermead Road is sited to the south west of the application site. The proposed first floor side window serves an en-suite and subject to conditions to control glazing and openings no objections are raised in respect to any loss of privacy. The proposal would extend beyond the front wall of number 23 Rivermead Road by approximately 2m, however, this element of the proposal is single storey and separated from 23 Rivermead Road by approximately 2.5m. It is also noted that number 23 Rivermead Road's access driveway, to their rear garage, separates the two properties and there are also no primary facing windows at number 23 Rivermead Road facing onto the proposal. The two storey element of the proposal extends beyond the rear wall of number 23 Rivermead Road (by approximately 3.5m) and is also separated by the access drive and a detached garage with a separation of approximately 5m from the nearest ground floor primary windows and external amenity areas.
- 7.3.3 The annexe outbuilding is single storey and replaces an existing garage (albeit approximately 3m deeper and 1.25m taller). While some limited views of the annexe may be possible from number 23 Rivermead Road, the officer notes the annexe replaces an existing garage structure and also a number of outbuildings which include an existing garage, 4 sheds and a greenhouse sited on land at number 23 Rivermead Road's side of the boundary these outbuildings will also considerably screen the annexe, when viewed from this neighbour.
- 7.3.4 The extension to the applicant dwelling house is separated by approximately 3.75m from number 19 Rivermead Road at its closest points and would extend approximately 1.5m beyond the rear wall of this neighbour. The officer also notes that no part of the house extension will cross a 45 degree line of sight taken from the midpoint of any rear facing window at number 19 Rivermead Road. For these reasons, the extensions to the dwelling house are not considered to result in any undue or adverse loss of residential amenity as enjoyed at number 19 Rivermead Road. The annexe outbuilding is single storey and replaces an existing garage, this is also sited approximately 4.5m from the shared boundary with number 19 Rivermead Road and this is considered to be a reasonable separation distance in this instance.
- 7.3.5 Given the annexe will be occupied by a family member with a degree of dependence with the main dwelling, the use of the annexe is not considered to engender any adverse impacts upon the residential already enjoyed at neighbouring properties. Any severance of this accommodation to form a self-contained independent dwelling could, however, give rise to levels of activity, noise and disturbance which could be considered harmful to the residential amenity enjoyed at surrounding properties. Therefore, if minded to approve officers can impose a planning condition to ensure the development as proposed remains ancillary to the main dwelling unless otherwise agreed with the Local Planning Authority.

7.3.6 Having regard to the retained separation distances and / or screening to all other adjoining or nearby neighbours in Rivermead Road and Bain Avenue to the rear, no undue loss of residential amenity is considered to result from this proposed development to the occupiers of these or any other adjoining or nearby residential properties. Therefore and in conclusion the proposal is considered to comply with Policy DM9 (Design Principles) of the Surrey Heath Core Strategy and Development Management Policies 2012, the RDG and the NPPF.

#### **7.4 The impact on highway safety and parking**

7.4.1 There are no proposed changes to vehicular / pedestrian access. Off street parking in line with parking guidance is to be retained. On this basis it is considered that the proposal would not conflict with Policy DM11 (Traffic Management and Highway Safety) of the Surrey Heath Core Strategy and Development Management Policies 2012 and the proposal is acceptable on these grounds.

#### **7.5 Other matters**

7.5.1 Surrey Heath's Community Infrastructure Levy (CIL) Charging Schedule was adopted by Full Council on the 16th July 2014 and the CIL Charging Schedule came into effect on the 1st December 2014. Surrey Heath charges CIL on residential and retail developments where there is a net increase in floor area, however, as the proposal relates to a net increase in residential floor area less than 100 square metres the development is not CIL liable.

7.5.2 The far south eastern section of the garden falls partly within Flood Zone 2 and a small section of the annexe is caught within this Flood Zone. The applicant has submitted a FRA and in accordance with Environment Agency (EA) standing advice, this confirms that floor levels will be set no lower than existing and surface water will be managed in accordance with the requirements of the EA's advice. Given the limited amount of development incursion into the Flood Zone and the applicant's commitment to comply with the EA published advice no objections are raised on these grounds.

7.5.3 New residential development that is between 400 metres and five kilometres of the Special Protection Area (SPA) can result in adverse effects on the SPA. In this case and, given annexe accommodation for a family member is proposed and this family member will have a degree of dependence on the main dwelling, it is considered that the annexe accommodation will remain ancillary to the main dwelling. That said, any severance of this accommodation to form a fully self-contained independent dwelling is considered to be new residential development which is harmful to the SPA. Therefore if minded to approve officers can impose a planning condition to ensure the development as proposed remains ancillary to the main dwelling.

### **8.0 CONCLUSION**

8.1 The proposed development is considered to be in keeping with the established character of the area and will not form any over-dominant impacts, loss of privacy or any significant overshadowing of neighbouring properties. The proposal is therefore recommended for approval

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

9.1 In assessing this application, officers have worked with the applicant in a positive and proactive manner consistent with the requirements of paragraphs 38-41 of the NPPF. This included:

- 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;
- 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.

- Have proactively communicated with the applicant through the process to advise progress, timescale or recommendation.

#### 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 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: 96/03 Rev A, 96/04 Rev A, 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 south west first floor en-suite window in the elevation facing 23 Rivermead Road 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, unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interests of the amenities enjoyed by neighbouring residents and to accord with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012.

5. The existing dwelling and the annexe hereby approved shall at all times be occupied as a single and integral dwelling unit within the existing curtilage. The annex hereby approved shall not be sublet, sold or otherwise occupied / used other than as ancillary accommodation to the existing dwelling.

Reason: To maintain planning control of this property and to ensure that the additional accommodation is not in any way severed from the main dwelling to provide a self-contained dwelling unit to the detriment of the character of the area, residential amenities or to the integrity of the Thames Basin Heath SPA in accordance with Policies DM9 and CP14 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework.

6. The development hereby approved shall be undertaken in accordance with the submitted Flood Risk Assessment received 2nd June 2020 unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure flood protection of the development in accordance with the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework.

## Informative(s)

1. The applicant is advised that this permission is only pursuant to the Town and Country Planning Act 1990 and is advised to contact Building Control with regard to the necessary consents applicable under the Building Regulations and the effects of legislation under the Building Act 1984.
2. Whilst it would appear from the application that the proposed development is to be entirely within the curtilage of the application site, care should be taken upon commencement and during the course of building operations to ensure that no part of the development, including the foundations, eaves and roof overhang will encroach on, under or over adjoining land.
3. The applicant's attention is drawn to the Party Walls (etc) Act 1996.
4. The applicant is reminded of the Government's standing advice for minor extensions in flood zones 2 or 3. This includes making sure the floor levels are no lower than existing floor levels as you have shown in your flood risk assessment and ensuring the development has taken protective measures to ensure it is not flooded by surface water. More information is available at:  
  
<https://www.gov.uk/guidance/flood-risk-assessment-standingadvice#advice-for-minor-extensions>
5. The decision has been taken in compliance with paragraphs 38-41 of the NPPF to work with the applicant in a positive and proactive manner. Please see the Officer's Report for further details.