

<b>LOCATION:</b>	28 Hillsborough Park, Camberley, Surrey, GU15 1HG,
<b>PROPOSAL:</b>	Double storey north (rear) extension and part single, part double storey west side extension.
<b>TYPE:</b>	Full Planning Application
<b>APPLICANT:</b>	Mr Sean Jones
<b>OFFICER:</b>	Melissa Turney

**This application would normally be determined under the Council's Scheme of Delegation. However, it has been called-in by Cllr Edward Hawkins due to concerns expressed to him over the proposal's bulk and mass, being out of keeping with the neighbourhood and being overbearing.**

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

### **1.0 SUMMARY**

- 1.1 This application seeks planning permission for double storey north (rear) extension and part single, part double storey west side extension.
- 1.2 For the reasoning explained in this report, the design and scale of the proposal is considered to harmonise satisfactorily with the host dwelling and would not have an adverse impact on the character and appearance of the area, including the Wooded Hills Character Area. The extensions would not be harmful to neighbouring residential amenities. The application is therefore recommend for approval.

### **2.0 SITE DESCRIPTION**

- 2.1 The proposal site consists of a detached two storey dwelling located within the settlement area of Camberley. The application plot itself is larger compared to surrounding plots. The application site is enclosed by neighbouring properties to three of the common boundaries. The dwellinghouse is significantly set back from the highway and does not follow the uniform building line. Due to the set back and high vegetation to the front boundary the dwelling is not overly visible from the street scene. The dwelling has a large front garden area and a narrow access track driveway leading up to the off-street parking area to the northeast of the site. Hillsborough Park lies within the Wooded Hills Character Area.

### **3.0 RELEVANT HISTORY**

- 3.1 No relevant planning history

### **4.0 THE PROPOSAL**

- 4.1 Full planning permission is sought for double storey north (rear) extension and part single, part double storey west side extension.

- 4.2 The proposed extensions would result in the northern elevation having a width of approximately 16m including the single storey element; the eastern elevation having a two-storey depth of approximately 14.3m; the southern elevation having a width of approximately 16.5m; and, western elevation having a depth of 13m including the single storey element.
- 4.3 The proposed two storey western side extension would have a depth of approx. 7.3m including the bay window, and a width of approx. 4.5m. It's height to the eaves and ridge would be the same as the existing dwelling and it would have a gable on the southern roadside elevation. This would mimic the existing gable and bay window design on this southern elevation. Between these gables a new glazed canopy is proposed. On the western flank elevation folding sliding doors are proposed to serve the open plan kitchen/dining room.
- 4.4 The single storey western side extension, which would form part of the kitchen/dining room, would have a depth of approx.6.2m, a width of approx.3.4m and have a flat roof with maximum height of approx. 3.3m.
- 4.5 The proposed two storey north side extension would have a depth of approx. 4.6m, a width of approx. 4.5m and extend out from the existing ridge height mimicking the existing gables. The central gable would have grey curtain walling. The flank eastern elevation would have windows but the northern elevation would not have windows.
- 4.6 At first floor the side extension would provide an enlarged master bedroom suite and the northern extension would provide an additional bedroom with en-suite.

## 5.0 CONSULTATION RESPONSES

- 5.1 County Highways Authority No comments or requirements to make.
- 5.2 Tree Officer No objection raised.

## 6.0 REPRESENTATION

- 6.1 At the time of preparation of this report 6 letters of representation have been received including 5 letters of objection, summarised below:
- The proposal would make the dwelling considerably bigger than neighbours, given the height, and risks dwarfing those around it [*Officer comment: Please refer to paragraph 7.2.6*]
  - First floor window within the southern elevation would look directly into neighbouring property [*Please refer to 7.3.5*]
  - Two storey side extension to the western elevation would extend closer to neighbour concerns dominating effect over the house and garden [*Please refer to 7.3.3*]
  - Loss of sunlight due to the height of the building [*Please refer to section 7.3*]
  - Out of context within surrounding area [*Please refer to section 7.2*]

- Proximity of the proposed extension of the north elevation and south west to neighbouring property *[Please refer to section 7.3]*
- Reduce privacy – overlooking *[Please refer to section 7.3]*
- Overbearing *[Please refer to section 7.3]*
- Loss of light *[Please refer to section 7.3]*
- Dwarf the existing housing completely out of context *[Please refer to section 7.2]*
- Delivery vehicles cause damage to the roads. *[Please refer to section 7.4]*
- Conifers trees along the front of the property adjacent to the road remain to maintain privacy *[Please refer to 7.4]*

## **7.0 PLANNING CONSIDERATION**

7.1 The application site is located within the defined settlement boundary, as set out in the Proposals Map included in the Core Strategy and Development Management Policies Document 2012 (CSDMP). For this proposed development, consideration is given to Policy DM9 and DM11 of the CSDMP and the National Planning Policy Framework (NPPF). The Residential Design Guide (RDG) Supplementary Planning Document 2017 as well as the Western Urban Area Character (WUAC) Supplementary Planning Document 2012 are also relevant.

7.1.1 The main issues to be considered within this application are:

- Impact on character and appearance of the surrounding area and host dwelling; and,
- Impact on residential amenity of neighbouring properties.

Other matters include highway considerations.

## **7.2 Impact on the character and appearance of the area**

7.2.1 Section 12 of the NPPF 'Achieving well-designed places' sets out guiding principles which includes securing high quality design. Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies Document (CSDMP) 2012 is reflective of the NPPF, promoting high quality design. Development should respect and enhance the character of the local environment and be appropriate in scale, materials, massing, bulk and density.

7.2.2 The RDG provides further guidance on extensions and alterations to a dwellinghouse. Of relevance to this submission principle 10.1 recommends that extensions remain subordinate and consistent with the form, scale, architectural style and materials of the original building. Principle 10.3 goes on to say that side extensions should remain sympathetic and subservient to the main building, not project beyond the building line on the street and that important gaps between buildings should be maintained. Principle 10.4 states that rear extensions should be sympathetic and subservient to the design of the main building.

7.2.3 The site lies within the Wooded Hills Character Area as defined by the WUAC SPD. The Wooded Hills is characterised by hilly areas, large irregular plots, winding roads/lanes, heavy vegetation, and a scattering of Victorian/Edwardian buildings. Guiding principles WH1, WH2 and WH6 are most relevant. WH1 states that new development should pay regard to:

a) buildings to be set in spacious, irregularly shaped plots which provide for extensive space between, and around buildings and which allows for the maintenance/ development of a verdant character;

(b) consist principally of 2-storey detached buildings set in individual plots enclosed by verdant vegetation; and,

(e) Provision of high-quality designed buildings and surrounding spaces

WH2 resists development forms contrary to the prevailing development form of detached houses set in generous individual enclosed plots and WH6 requires high quality design that reflects the character of the area in terms of materials and building form.

7.2.4 The Wooded Hills has several pockets of mid to late 20<sup>th</sup> century subdivision housing estates, of a completely different nature to the woody low-density area surrounding. This application site sits within one of these pockets. As a result, the neighbouring dwellings to the north on Hillsborough Park are modern and have a more uniform plot size and pattern. By contrast, the host dwelling was constructed mid to late 1930s and reflects mock Tudor style with pale red bricks. The host dwelling is significantly set back from the highway and is not overly visible from the street scene.

7.2.5 The proposed two storey side extension's south elevation faces towards the highway. The proposal would extend from the ridge and have a matching two storey front gable which would mirror the existing dwelling's south elevation and is considered to integrate satisfactorily, having a consistent architectural style with this elevation. To the rear of this element there is a single storey flat roof extension with the roof lantern. The north elevation would extend out and have a blank elevation as there are no windows, however, the existing northern elevation has limited number of windows as such it is not considered to result in significant harm to the host dwelling. The proposed materials would be to match the existing dwelling and the grey curtain walling and the glazing would add design interest. As such the overall design is considered to reflect the architectural detailing and would not be contrary to guiding principle WH6 of the WUAC, or the RDG.

7.2.6 Concerns have been raised in relation to the height of the extensions and that the proposal would dwarf neighbouring dwellings. As previously mentioned, the host dwelling is of a different style and design compared to the neighbouring properties. As a result, the dwelling already has a higher ridge height than neighbours which adjoin the boundary. The proposed extensions would increase the overall size of the dwelling, however as outlined above the extensions have been designed with a consistent form, scale and architectural style with matching materials as not to result in the proposal dominating the existing dwelling. Due to the set back from the highway and the spaciousness of the plot it is not considered that the dwelling would dwarf the neighbouring dwellings that would result in the dwelling appearing prominent within the street scene. Overall, the proposed appearance of the dwelling would retain a pitched roof and would retain extensive space around the building and the level of spaciousness within the plot would be retained, in compliance with WH1 and WH2.

7.2.7 In character terms, for the reasoning above, the proposal would be in accordance with Policy DM9 of the CSDMP, the RDG and the WUACSPD.

### **7.3 Impact on residential amenity**

- 7.3.1 Policy DM9 of the CSDMP 2012 states that development should respect the amenities of the adjoining properties and uses. Principle 10.1 of the RDG indicates that extensions should not result in a material loss of amenity to neighbouring properties.
- 7.3.2 Due to the location of the site the neighbours to the north, east and west rear gardens are adjacent to the common boundary. The neighbours to the west, no. 30, 32 and 34 Hillsborough Park have rear gardens of approximately 16m-20m deep. The proposed part single storey/two storey side extensions are set off the common boundaries with these neighbours, which would increase the separation distance. Concerns have been raised that the extensions would appear dominating. The separation distance would be in excess of 15m, the element closest to the neighbour at no. 32 Hillsborough Park would be single storey in height and the two-storey element would be set off the common boundary approximately 6m with the neighbour at no.30 Hillsborough Park. Therefore, due to the design and separation distances the resulting development would not have adverse impact on the amount of sunlight or daylight these neighbouring properties would receive, and nor would the proposal appear overbearing.
- 7.3.3 The neighbour at no. 26 Hillsborough Park is located to the south east of the application site. This neighbour has a rear garden of approximately 15m in depth. This neighbour's rear elevation is directed towards the application site, however, looks towards the front garden area. As a result, due to the angle, orientation, and separation distance it is not considered that the proposed extensions would appear overbearing or impact the amount of sunlight or daylight that this neighbour would receive.
- 7.3.4 The neighbour to the south east no. 26 Hillsborough Park has raised concerns in relation to loss of privacy/overlooking. The proposed two storey side extension would result in additional glazing but considering this glazing's position, distance, and juxtaposition with the neighbouring amenity space, it would not result in detrimental overlooking to the neighbouring property to warrant a refusal.
- 7.3.5 The two storey north elevation would extend closer to neighbours, however, again given the separation distances there would be no adverse impact. Whilst there would be additional glazing within the ground floor elevation there is an existing boundary fence and it is considered there is sufficient distance to prevent unacceptable overlooking to neighbouring properties. There is additional glazing within the eastern elevation, however, it is considered there is sufficient distance to prevent unacceptable levels of overlooking to neighbouring properties.
- 7.3.6 It is therefore considered that the proposal will not adversely affect the residential amenities of adjacent properties in terms of overdominance, obtrusiveness, loss of light or overlooking. As such, the proposal would be in accordance with Policy DM9 of the CSDMP and the RDG.

### **7.4 Other matters**

- 7.4.1 The dwelling would be a five-bedroom dwelling, it is considered that the property's driveway is capable to accommodate sufficient parking spaces for this residential dwellinghouse. The proposal is therefore in line with Policy DM11 of the CSDMP.
- 7.4.2 Whilst concerns relating to potential damage to the roads during construction are noted, given that this is a householder development and given the size and nature of the proposal imposing a condition for construction management plan would be unreasonable.
- 7.4.3 The proposal is not CIL liable.

- 7.4.4 A neighbour raised that the tree to the front elevation should not be removed. The applicant has stated that no trees or hedges will be affected by the proposal. Further, the Council's Tree Officer reviewed the application and raised no objections.

## **8.0 POSITIVE/PROACTIVE WORKING**

- 8.1 In assessing this application, officers have worked with the applicant in a positive, creative and proactive manner consistent with the requirements of paragraphs 38-41 of the NPPF. This included 1 or more of the following:

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

## **9.0 CONCLUSION**

- 9.1 It is not considered that the proposed development would result in an adverse impact on the character and appearance of the host dwelling or local area, on the amenities of the adjoining residents, or on highway safety, subject to the recommended conditions. Therefore, the proposal complies with Policies DM9 and DM11 of the CSDMP, the RDG and the WUAC SPD.

## **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:

EX-S1-00 Received: 02.03.2021

PL-GA-00 Received: 02.03.2021

PL-GA-01 Received: 02.03.2021

PL-GA-02 Received: 02.03.2021

PL-GA-03 Received: 02.03.2021

PL-GA-04 Received: 02.03.2021

PL-SI-00 Received: 02.03.2021

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 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.

## **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. This Decision Notice is a legal document and therefore should be kept in a safe place as it may be required if or when selling your home. A replacement copy can be obtained, however, there is a charge for this service.
3. The decision has been taken in compliance with the paragraphs 38-41 of the NPPF to work with the applicant in a positive and proactive manner. Please see Officer's report for further details.