

LOCATION:	11 Blackdown Road, Deepcut, Camberley, Surrey, GU16 6SH,
PROPOSAL:	Erection of a part single storey and two storey rear/side extension with the installation of a side window at first floor level to the existing dwelling.
TYPE:	Full Planning Application
APPLICANT:	Mr Lee Cable
OFFICER:	Miss Shannon Kimber

This application would normally be determined under the Council's Scheme of Delegation. However, it is being reported to the Planning Applications Committee at the request of Cllr Helen Whitcroft, due to concerns that the proposal would be overdevelopment and out of character with the existing street scene.

RECOMMENDATION: GRANT, subject to conditions

1.0 SUMMARY

- 1.1 The application is for a part single storey and a part two rear and side extension. It is considered that the proposal would result in no adverse impact on the character of the surrounding area, the host dwelling or the residential amenities of the occupiers of the neighbouring dwellings.

2.0 SITE DESCRIPTION

- 2.1 The application site is a two storey, detached dwelling. It is located to the south-east of the highway. The surrounding area to the south is predominantly residential. The land opposite, on the northern side of Blackdown Road, is Countryside beyond the Green Belt.

3.0 RELEVANT HISTORY

- 3.1 There is no relevant planning history.

4.0 THE PROPOSAL

- 4.1 Full planning permission is sought for the erection of a part single storey and part two storey rear and side extension. This will provide an extended kitchen and family room at ground floor level with a bedroom over. The proposed extension will have a pitched roof over the two storey element, with a gable end to the rear, and a mono-pitched roof to the single storey element. The proposed development also includes the installation of a side window at first floor level to the existing dwelling. This will serve a bedroom.
- 4.2 The proposed two storey extension will have a maximum width of 4 metres (projecting 1.3 metres from the side elevation of the existing rear projection), a maximum depth of 4.2 metres (projecting 3 metres from the rear most elevation), a maximum height of 6.3 metres, with an eaves height of 5 metres to the south-west elevation and a height of 4.3 to the north-east elevation.

- 4.3 The proposed single storey extension will have a width of 4 metres, and will project 1.9 metres beyond the rear elevation of the two storey element. It will have a maximum height of 3.5 metres, with an eaves height of 2.4 metres.

5.0 CONSULTATION RESPONSES

- 5.1 No consultation was required.

6.0 REPRESENTATION

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

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 of the CSDMP and the National Planning Policy Framework (NPPF). The Residential Design Guide (RDG) Supplementary Planning Document 2017 also offers relevant advice.

- 7.2 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 considerations include Community Infrastructure Levy.

7.3 Impact on character and appearance of the surrounding area and host dwelling

- 7.3.1 Para 127 of the National Planning Policy Framework (NPPF) requires good design principles; subparagraphs b and c clarify that a visually attractive extension which is sympathetic to local character should be acceptable. Policy DM9 of the CSDMP states that development will be acceptable where it achieves a high-quality design which respects and enhances the local character in its urban setting, paying particular regard to scale, materials, massing and bulk.

- 7.3.2 Principle 7.8 of the RDG sets out guidelines for designers detailing that design which positively contributes to the character and quality of the area will be supported. Principle 7.9 focuses on window design and principles 10.1, 10.3 and 10.4 relate to extensions to the side and rear of dwellings.

- 7.3.3 The proposed development will be screened to the front by the existing dwelling. As such, the proposal will not have an impact on the street scene of Blackdown Road. There is a single carriageway, restricted local access road running behind the rear boundary of the application site. There will be a minimum distance of 24.7 metres between the rear elevation of the proposed extension and the rear boundary of the site. Whilst the development will be visible from the public realm, due to the separation distance it is not considered to have an overly dominant impact. As such, the development will not have a significant impact on the character of the surrounding area.

- 7.3.4 There is an existing outbuilding to the rear of The Nook which will be demolished to make way for the proposed development. The proposed extension will project 1 metre less to the south-east than the existing outbuilding. The proposed extension will not project beyond either of the existing side-most elevations. The proposed development is therefore considered to centralise development on the site. The proposed two storey element will be set 0.5 metres lower than the ridgeline over the host dwelling. The pitch of the roof, roof form

and the external materials will match those of the host dwelling. As such, it is not considered that the proposed development will result in an overly dominating impact on the host dwelling.

- 7.3.5 In character terms the proposal is considered to comply with Policy DM9 of the CSDMP and the RDG.

7.4 Impact on residential amenity of neighbouring properties

- 7.4.1 Policy DM9 of the CSDMP states that development will be acceptable where the proposal respects the amenities of the occupiers of neighbouring properties and uses. This is supported by para 127(f) of the NPPF, which seeks to create a high standard of amenity for existing and future users. The importance of appropriate design for extensions, so as not to result in a material loss of amenity for the occupiers of neighbouring properties, is set out in principles 8.1 and 10.1 of the RDG.

- 7.4.2 The neighbouring property to the north-eastern side of the application site is 9 Blackdown Road. This dwelling is will be most impacted by the proposal. The application dwelling is sited to the south-west of this neighbouring property. Therefore, any overshadowing impacts to number 9 will only be from the afternoon to evening. There is a side door and a window serving a W.C. at ground floor level and a window serving the landing at first floor level in the south-western side elevation of number 9. As these are not habitable spaces, it is not considered that the proposed development will result in an adverse overshadowing impact on these side facing openings of number 9. A loss of light assessment has been conducted for the rear elevation of number 9 in accordance with figure 8.7 of the RDG. The 60 degree line drawn from the rear facing kitchen window does not intersect the proposed development. The 45 degree line drawn from the closest first floor level window does intersect the proposed extension, when measured on the horizontal plane. However, due to the modest eaves height of 4.3 metres, then measured on the vertical plane, it is not considered that the proposal would result in a loss of light so adverse as to warrant a refusal.

- 7.4.3 The proposed extension will project 6.5 metres beyond the rear elevation of number 9 (when measured from first floor level to first floor level on the rear elevations) and 5 metres at ground floor level. To this side, the eaves will have a height of 4.3 metres. The proposed extension will be sited 1.5 metres from the shared boundary and there will be a separation distance of 2 metres between built forms. Due to the separation distance, the modest eaves height and the existing built form to the rear of number 11, it is not considered that the proposed development will have an adverse overbearing impact on the occupiers of this neighbouring property.

- 7.4.4 The window to the side elevation at first floor level has already been inserted. It is acknowledged that there are possible oblique views from this window towards the first floor level windows on the rear elevation of number 9. However, it is also noted that this new window is inserted into the existing side elevation of the application site. If this window were to be obscure glazed and fixed shut, below 1.7 metres when measured internally from the floor level of the room in serves, then it would comply with the permitted development requirements. As such, it is recommended that a condition be added to the decision stating that this side facing window should be obscure glazed to a minimum Pilkington level 3 or equivalent (with the exception of the high level, top-hung window pane which can be clear glazed). The window pane to the left side will be openable, as the obscure gazed pane will screen the rear elevation of number 9 as the window is hung from the left hand side (when looking from the inside). As the top-hung, high level window will be clear glazed, it is considered acceptable for the future occupiers of the site. The obscure glazed, side hung window will provide a means of escape. There is an existing single storey rear extension to number 9. This does not extend the full width of the property. The most private amenity space for this neighbouring dwelling is located to the north and east of this extension. Therefore, this space will be screened by the existing extension from the proposed first floor level window to the side of number 11. As such, it is not considered that the proposal will result in an adverse loss of privacy to the occupiers of this neighbouring dwelling.

- 7.4.5 The neighbouring property to the south-western side, 13 Blackdown Road, has been extended previously. The proposed extension will not project beyond the rear elevation of number 13. Therefore, the proposal will not result in an adverse impact on the private amenity space to the rear of this neighbouring property. There are no windows proposed to the south-western side elevation, as such there will be no significant alteration to the existing pattern of overlooking. There are windows and doors to north-eastern side elevation of number 13, however, the proposal will not be directly in line with this openings and, in any event, they do not serve habitable spaces, instead they serve landing and staircases.
- 7.4.6 There is an un-adopted access track to the rear (south-east) of the application. Beyond this there is a mixture of two storey commercial buildings with some mixed use, including residential. There will be a distance of greater than 30 metres between the proposed extension and 117B Deepcut Bridge Road, the closest residential dwelling in this direction. This distance is considered sufficient to overcome any adverse impacts the development may have on the occupiers of the residential dwelling to the rear.
- 7.4.7 There is no residential dwelling directly to the front (north-west) of the application site. As such, there will be no adverse impact on residential amenities in this direction.
- 7.4.8 Subject to the recommended condition, the proposal will cause no adverse impact upon neighbouring amenities in compliance with Policy DM9 of the CSDMP and the RDG.

7.5 Community Infrastructure Levy

- 7.5.1 The proposed development is not for a net increase in dwellings, nor is it for a residential extension of over 100 square metres, as such the proposal will not be CIL liable.

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 the following:-
- 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 acceptable in principle. It is not considered to result in an adverse impact on the character of the area, host dwelling or residential amenities of the occupiers of the neighbouring dwellings. The proposed development complies with the NPPF, Policy DM9 of the CSDMP and the RDG. 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:
Site Location Plan, Drawing reference: 7/8, Received: 11.02.2021
Block Plan, Drawing reference: 6/8, Received: 11.02.2021
Proposed Ground Floor Plan, Drawing reference: 2/8, Received: 11.02.2021
Proposed First Floor Plan, Drawing reference: 4/8, Received: 11.02.2021
Existing and Proposed Rear and Side Elevations, Drawing reference: 5/8, Received: 11.02.2021
Existing and Proposed South-West Elevations, Drawing reference: 8/8, Received: 11.02.2021
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.

4. Within 1 month of the date of this decision, the first floor level window in the north-eastern side elevation facing 9 Blackdown Road, shall be completed in obscure glazing (minimum Pilkington level 3 or equivalent), with the exception of the high level, top-hung window pane which can be clear glazed. The lower, opening window pane will be obscure glazed and hung from the left hand side (when looking from the inside). Thereafter, the window shall be retained as such at all times.

No additional openings shall be created in this flank elevation without the prior approval in writing of 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.

Informative(s)

1. 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.
2. 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.
3. 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. Further information on how this was done can be obtained from the officer's report.