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| LOCATION: | 17 Sefton Close, West End, Woking, Surrey, GU24 9HT, |
| PROPOSAL: | Erection of a two storey rear extension and single storey side extension, following demolition of single garage and conservatory. |
| TYPE: | Full Planning Application |
| APPLICANT: | Mr Adrian Page |
| OFFICER: | Thomas Frankland-Wells |

This application has been reported to the Planning Applications Committee because the applicant is a serving Councillor of Surrey Heath Borough Council.

RECOMMENDATION: GRANT subject to conditions

1.0 SUMMARY

- 1.1 The proposal is for the erection of a two-storey rear extension following the demolition of the garage and single storey northeast side extension following the demolition of the conservatory. The principal/front elevation of the dwelling is southeast facing, unlike the adjoining neighbouring dwellings nos. 16 and 18 which have southwest facing front elevations. The proposed development is identical to planning permission 21/0496/FFU approved under delegated powers in June 2021. However, a Revocation Order has been made to revoke this permission, which will take effect on 22 September 2021. The reasoning for this Order is explained in paragraph 3.2 below.
- 1.2 It is considered that the proposal's size, proportions, design style and materials would harmonise satisfactorily with the existing dwelling. In the officer's opinion the extensions would not have an adverse impact on local character, residential amenity or highway safety and is, therefore, recommended for approval.

2.0 SITE DESCRIPTION

- 2.1 The application site falls within the settlement area of West End and comprises a circa. 1950's two-storey, detached dwelling of light red buff brick construction under a plain-tiled, roof. The principal (front) elevation of the dwelling faces south-east and looks out over the turning head in this part of Sefton Close toward the neighbouring semi-circle of dwellings at Nos. 18-22 Sefton close. There is a combined wall and hedge approximately 1.8 metres in height running along the front boundary of the site. The south-west facing plain gable, side elevation of the dwelling faces out onto the main part of Sefton Close, and the driveway serving the dwelling lies on this side of the plot.
- 2.2 The rear elevation of the two-storey element of the dwelling has a ground floor entrance porch under a mono-pitched roof attached to this side of the dwelling which lies between it and the flat-roofed, single garage serving the dwelling. The garage abuts the north-western site boundary with the neighbouring dwelling at No. 16 Sefton Close. This dwelling has a side elevation with first floor windows serving a bathroom and landing, and a ground floor window facing the blank side elevation of the garage and rear aspect of No. 17. The site also

bounds the rear gardens of dwellings to the north-west at Nos. 23 and 25 Jenner Drive. The wall to wall distances between the No. 17 dwelling and the dwellings on these plots is approximately 45.0 metres. The neighbouring dwelling at 18 Sefton Close is a detached, 2-storey, dwelling constructed from similar materials under a hipped/pitched roof sited to the west of No. 17 and set at 90° to it. The boundaries between plots are marked by 1.8 metres high wooden, close-boarded fencing.

3.0 RELEVANT HISTORY

- 3.1 14/0576 Erection of a part two storey front, part two storey rear, part single storey side, part single storey front and side following demolition of existing attached garage, conservatory and single storey rear extension. Approved – 5/8/14.
- 3.2 21/0496/FFU Erection of a two-storey rear extension and single storey side extension, following demolition of single garage and conservatory. Approved – 25/6/21.
- This application form declared that the applicant was not a serving councillor and so the applicant was approved under delegated powers. Subsequently, officers were advised that the applicant was a serving councillor. Under the Council's adopted Scheme of Delegation any planning application by a serving councillor must be reported to Committee. To rectify this a Revocation Order was therefore made under Section 97 of the Town and Country Planning Act 1990 to revoke this permission. This was advertised in the Surrey Advertiser on 6 August 2021. The Order is due to take effect on 22 September 2021.

4.0 THE PROPOSAL

- 4.1 Full planning permission is sought for the erection of a two-storey rear extension and single storey side extension, following demolition of the single garage and conservatory. This proposal is identical to planning application 21/0496.
- 4.2 The two-storey extension would measure approximately 3.8 metres wide x 4.7 metres deep x 4.75 metres to the eaves and 7.4 metres to the ridge of the pitched roof, where it would join the main dwelling's rear elevation. Matching construction materials are proposed to be used. The single storey extension attached in place of the existing conservatory and facing the main garden would measure approximately 10.2 metres wide x 2.6 metres deep, and would have a shallow hipped/pitched roof measuring 2.5 metres high to the eaves and 3.6 metres high to the ridge of the mono-pitched roof.
- 4.3 The proposed use of the two-storey extension is for two new bedrooms and a shower room. The proposed single storey rear extension is for a new family, kitchen and dining room to the ground floor.
- 4.4 The proposals also involve a change from the present tile hanging at first floor elevation level to painted render on all sides of the dwelling. At ground floor level the use of matching bricks is proposed. There is no proposed change to the front building line of the dwelling and its relationship to the highway and street scene.

5.0 CONSULTATION RESPONSES

- 4.1 County Highways Authority No comments or requirements to make
- 4.2 West End Parish Council Raises no objection.

6.0 REPRESENTATION

- 5.1 A total of 6 individual letters of notification were sent out on 23 July 2021 to neighbouring Sefton Close properties. At the time of preparation of this report one letter of representation have been received, summarised below:

- Expresses uncertainty as to whether this application is to replace the 21/0496/FFU given the different application descriptions between the two schemes. Of the two schemes the former appears to have less of an impact on the character and appearance of the surrounding area.

[Officer comment: The schemes are identical. Since receipt of this representation, and to avoid confusion, the application description has been amended to replicate 21/0496. This change of description has been agreed with the applicant]

6.0 PLANNING CONSIDERATION

- 6.1 The site lies in the settlement area for West End where residential extensions, in principle, are acceptable. In considering this proposal regard has been had to the National Planning Policy Framework 2021 (NPPF), the National Design Guide (NDG), Policies DM9 and DM11 of the Surrey Heath Core Strategy and Development Management Policies Document 2012 (CSDMP) and guidance within the Surrey Heath Residential Design Guide SPD 2017 (RDG); and, the West End Village Design Statement 2013 (WEVDS).
- 6.2 The main issues to be addressed are:
- The impact of the development on the character and appearance of the surrounding area;
 - Impact on residential amenities; and,
 - Impact on highway safety

6.3 The impact of the development on the character and appearance of the surrounding area

- 6.3.1 The WEVDS identifies Sefton Close and surrounding roads, as being in Character Area 2 as having a range of properties covering the period from the 1930's to the late 20th Century advising that red brick and tile-hanging are fairly typical features of this semi-rural leafy road. The road features predominantly larger, two-storey, detached houses most of which have been considerably extended. Guideline 2 indicates that any new development should seek to complement existing building lines, whilst Guideline 5 indicates that extensions should be complimentary to the existing building in proportion, style and use of materials. Similarly, the RDG requires extensions to reflect the existing dwelling and principles 10.1 – 10.5 are relevant.

- 6.3.2 Whilst the proposed extensions would add mass and bulk to the existing dwellinghouse the single storey side extension would be largely screened by the front elevation. Additionally, the two-storey extension would be set back from the main side elevation of the house thus significantly lessening the impact on the street scene and the ridge height being lower than the main dwelling's ridge would ensure subservience. The size of this two-storey extension would not appear cramped or incongruous in the street scene. Overall, the design of the extensions would satisfactorily harmonise with the existing dwelling in terms of roof design, proportions and materials.
- 6.3.3 In character and appearance terms, the proposal therefore complies with Policy DM9 of the CSDMP, Principles 7.8, 10.1, 10.2, and 10.4 of the RDG; and, Guidelines 2 and 5 of the WEVDS.

6.4 The impact of the development on residential amenities

- 6.4.1 The single storey side extension would be in close proximity to no. 18 Sefton Close (i.e. the adjoining neighbour to the east) and would have the most impact upon this neighbour. There is minimal boundary screening between the dwellings. However, the proposed side extension would be replacing an existing side conservatory with more glazing, currently sited with a similar proximity to no. 18 as this proposal. Whilst there are bay windows located in the front elevation of no. 18 serving principal living rooms and there are flank windows to this neighbouring dwelling, given the oblique built-form relationships and overall separation distances, it is considered that this single storey proposal would cause no adverse or significant loss of residential amenity to this neighbour in respect of overbearing impacts, loss of light or overlooking.
- 6.4.2 The two-storey rear extension would have the most impact upon no. 16 Sefton Close (i.e. the adjoining neighbour to the west). Given the width of the proposed extension, the impact of it would be confined to the side elevation of no. 16. Of the 3 windows in the side elevation of no. 16 facing the proposed extension, 2 are bathroom windows and obscure glazed and 1 is a large landing window. However, there would be no proposed rear elevation facing windows within the extension, which would be an improvement on the existing number of windows facing this neighbour. For this reasoning it is considered that there would be no adverse loss of privacy. It is recommended that a condition be added to control the insertion of future windows.
- 6.4.3 Whilst this extension would be 1 metre away from no. 16's shared boundary this would be moved further away than the existing garage to be replaced. The width of the extension and the overall size of the extension, together with the aforementioned built form and fenestration relationships would ensure that the extension would not result in significant overbearing impacts or a loss of light.
- 6.4.4 It is considered that the proposed extensions, are significantly separated from other neighbouring properties and as such there would be no adverse loss of residential amenity. It should also be noted that the two-storey extension is in the same location and is of similar dimensions to that previously approved by application 14/0576. Whilst this permission is no longer extant it was subject to the same CSDMP policies. The main difference is that the previously approved extension proposed a hip to the roof of the extension, whereas that now proposed is for an extension with a plain gable. The overall quantum of development proposed by this submission is less than that approved under 14/0576 as there is no garage, 2-storey side extension, or 2-storey front extension and front porch forming any part of the current proposals.
- 6.4.5 In accordance with Policy DM9 of the CSDMP and the RDG the proposed development would satisfactorily respect the amenities enjoyed by occupants of adjoining and nearby neighbouring properties.

6.5 Impact on highway safety

- 6.5.1 Whilst the development would result in the loss of the existing garage serving the dwelling, it is noted that the driveway is sufficiently long enough to accommodate several vehicles. It is considered that the proposed development would not result in an adverse impact on parking or access to or within the site. The County Highways Authority have no comments to make. The proposal would therefore accord with Policy DM11 of the CSDMP.

6.6 Other matters

- 6.6.1 Surrey Heath's Community Infrastructure Levy (CIL) Charging Schedule was adopted on 16 July 2014 and the CIL Charging Schedule came into effect on 1 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.

8.0 POSITIVE/PROACTIVE WORKING AND PUBLIC SECTOR EQUALITY DUTY

- 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) 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.
 - c) Have suggested/accepted/negotiated amendments to the scheme to resolve identified problems with the proposal and to seek to foster sustainable development.
 - d) Have proactively communicated with the applicant through the process to advise progress, timescale or recommendation.
- 8.2 Under the Equalities Act 2010, the Council must have due regard to the need to eliminate discrimination, harassment or victimisation of persons by reason of age, disability, pregnancy, race, religion, sex and sexual orientation. This planning application has been processed and assessed with due regard to the Public Sector Equality Duty. The proposal is not considered to conflict with this Duty.

9.0 CONCLUSION

- 9.1 In the officer's opinion the proposal would result in an acceptable form of development that would be in keeping with the character and appearance of the host dwelling and local area. It would not give rise to any unacceptably adverse impacts on the amenities currently enjoyed by occupants of neighbouring residences, particularly those at nos. 16 and 18 Sefton Close. As such, the proposal would accord with Policy DM9 of the CSDMP, the advice in the RDG and the WEVDS; and, the NPPF.

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:

Location Plan (Drawing No. 17SF/LP/01);
Proposed Block Plan (Drawing No. 17SF/PBP/01);
Proposed Ground Floor Plan (Drawing No. 17SF/PGF/01);
Proposed First Floor Plan (Drawing No. 17SF/PFF/01);
Proposed Roof Plan (Drawing No. 17SF/PRP/01);
Proposed Elevations (Drawing No. 17SF/PEL/01);

All received and validated on 16 July, 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. 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 applicant's attention is drawn to the Party Walls (etc) Act 1996.