

LOCATION:	39 Commonfields, West End, Woking, Surrey, GU24 9JA,
PROPOSAL:	Erection of a single storey side extension following the demolition of the garage.
TYPE:	Full Planning Application
APPLICANT:	Graham Alleway
OFFICER:	Ms Louise Fuller

This application would normally be determined under the Council's Scheme of Delegation. However, it is being reported to the Planning Applications Committee because the applicant is Councillor Mr. G Alleway.

RECOMMENDATION: GRANT, subject to conditions

1.0 SUMMARY

- 1.1 The application seeks permission for erection for a single storey side extension following the demolition of the existing garage and car port.
- 1.2 The extension would be in keeping with the character of the property and is considered subservient in size to the existing dwelling. The proposed works are of an appropriate design and scale and are not considered to be harmful to the appearance of the street scene. The development is not considered to cause any adverse amenity issues for neighbouring dwellings. The proposal involves the demolition of the garage and car port but sufficient space is retained to the front of the dwelling to accommodate sufficient parking. The proposal is therefore considered to be acceptable, subject to conditions.

2.0 SITE DESCRIPTION

- 2.1 The application site contains a two storey, detached dwelling and is located within the settlement area of the West End. The property has a single storey attached garage to the side with an attached carport and a rear garden enclosed by a fence. The property has an open front garden and there is also hardstanding for parking.

3.0 RELEVANT PLANNING HISTORY

- 3.1 91/0974 – Erection of a single storey rear extension (conservatory).
Decision-Granted and Implemented

4.0 THE PROPOSAL

- 4.1 The development proposed is a single storey side extension following the demolition of the garage and carport. The extension has a width of approximately 3.7m and 4.3m when viewed from the rear and front rear elevations respectively, depth of 19.6m and an overall flat roofed height of 2.9m (3.2m to the apex of the roof lanterns). There would also be a

dummy pitched roof on the front elevation. The proposal would be sited 1 metre away from the adjoining neighbour's boundary to the east.

5.0 CONSULTATION RESPONSES

5.1 West End Parish Council No objection

6.0 REPRESENTATION

6.1 Notification letters were sent on the 4 January 2022. At the time of preparation of this report, no letters of representation have been received.

7.0 PLANNING CONSIDERATION

7.1 The application is considered against the relevant policies, which are Policies CP2, DM9, and DM11 of the Surrey Heath Core Strategy and Development Management Policies 2012 (CSDMP), the Surrey Heath Residential Design Guide 2017, the West End Village Design Statement 2007, the National Design Guide, and the National Planning Policy Framework (NPPF). The main issues to be addressed in the consideration of this application are:

- Impact on the character and appearance of the dwelling and the wider area;
- Residential amenity impacts; and,
- Highways and parking;

7.2 Impact on the character and appearance of the dwelling and the wider area

7.2.1 Paragraph 126 of the NPPF states that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Paragraph 130 states that planning decisions should ensure that developments add to the overall quality of the area and are visually attractive as a result of good architecture, layout and appropriate landscaping. They must also be sympathetic to local character and history, including the surrounding built environment and landscape setting, whilst not discouraging appropriate innovation or change.

7.2.2 Policy CP2 of the CSDMP states that the Borough Council will require development to ensure that all land is used efficiently within the context of its surroundings, and respect and enhance the quality of the urban, rural, natural and historic environments. Policy DM9 states that development should respect and enhance the local, natural and historic character of the environment, paying particular regard to scale, materials, massing, bulk and density.

7.2.3 Principle 10.1 of the RDG states that extensions which erode garden spaces and gaps which contribute to visual amenity and character will be resisted, and that extensions will be expected to be subordinate and consistent with the form, scale and architectural style and materials of the original building. Developments that are over-dominant or out of keeping will be resisted. Principle 10.3 states that side extensions should not erode the character of the street scene and local area.

7.2.4 Guideline 3 of the WEVDS states any new development in this area should be complementary to the existing buildings with regard to construction materials. Guideline 5 of the WEVDS states that extensions should be complementary to the existing building in proportion, style and use of materials. Guideline 7 states open space (formal and

informal) trees, shrubs, hedges, grass verges, low wall, ponds, footpaths and pavements should be preserved and maintained to reflect the rural/semi-rural appearance of the Character Area, in line with current boundary treatments.

7.2.5 The proposed extension would be set back by 3.3m from the front elevation of the dwelling, would be single storey in height with a pitched roof and would accommodate the relocated main entrance. It would be constructed in materials to match and would harmonise well with the design form of the existing dwelling. Its width would be less than half that of the existing property and, as such, it is considered would be sufficiently subordinate to the host dwelling. Overall, the extension would be in keeping with the character of the existing property and would not result in an over-dominant or incongruous addition to the street scene.

7.2.6 The proposal is therefore considered to be acceptable in terms of its impact on character of the existing dwelling and the streetscene, and in line with the relevant policies.

7.3 Impact on residential amenity

7.3.1 Paragraph 130 of the NPPF states that planning policies and decisions should create places with a high standard of amenity for existing and future users. Policy DM9 states that development will be acceptable where it respects the amenities of the occupiers of neighbouring properties and uses. It is necessary to take into account matters such as overlooking, overshadowing, loss of light and an overbearing or unneighbourly built form.

7.3.2 Principles 8.1 – 8.3 of the RDG require new development not to affect existing properties in terms of being overbearing, causing overshadowing or affecting privacy.

7.3.3 The application site shares a boundary with 41 Commonfields to the west. The single storey extension would be completely concealed from this property by the built form of the existing dwelling. The single storey side extension would be set 1m away from the shared boundary with No.37 Commonfields to the east. Given its proposed height, together with the separation distance, no overbearing or overshadowing impacts would occur. There are windows proposed in the side elevation facing this neighbour; however taking into consideration the existing situation in terms of windows at ground floor level and the existing close boarded fence, no new patterns of materially harmful overlooking would be introduced.

7.3.4 The proposal is therefore considered acceptable in terms of its impact on residential amenity, and in line with the above policies.

7.4 Impact on highways and parking

7.4.1 Policy CP11 of the CSDMP seeks to direct new development to sustainable locations, and states that development that will generate a high number of trips will be required to demonstrate that it can be made sustainable to promote travel by sustainable modes of transport. Policy DM11 of the CSDMP states that development which would adversely impact the safe and efficient flow of traffic movement on the highway network will not be permitted unless it can be demonstrated that measures to reduce such impacts to acceptable levels can be implemented. Guideline 10 of the WEVDS states any new development in this street/area should take account of the existing guidelines and policies on parking.

7.4.2 The property currently has space for parking to the front/side of the property, off the main road of Commonfields. The garage is being demolished as part of this proposal. However, no new bedrooms are proposed and sufficient parking space is available for a dwelling of this size. As such the proposal will not lead to any different situation in terms of parking than previously.

7.4.3 The proposal is therefore considered acceptable in terms of its impact on highways and parking, and in line with the relevant policies in this regard.

8.0 POSITIVE/PROACTIVE WORKING & 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.
 - 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 The extension would be in keeping with the character of the property and the wider area and is considered to harmonise well with the design form of the existing dwelling. The proposal does not raise any concerns with regard to the amenities of adjoining residential properties or parking. 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:

Drawing Numbers reference; AD4596 SHEET 2 REV B (Plans) received on 1st December 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 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.
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.