

LOCATION:	26 Haining Gardens, Mytchett, Camberley, Surrey, GU16 6BJ,
PROPOSAL:	Erection of a first floor side extension, conversion of garage to habitable accommodation and erection of a single storey rear extension
TYPE:	Full Planning Application
APPLICANT:	Mr & Mrs Reeves
OFFICER:	Shannon Kimber

An application of this type would usually be determined under the Council's Scheme of Delegation. However, this application has been reported to the Planning Applications Committee at the request of Councillor Paul Deach on the basis of residential amenity impact.

RECOMMENDATION: GRANT, subject to conditions

1.0 SUMMARY

- 1.1 The application is for extensions to an existing residential dwelling. It is considered that the proposal is acceptable in principle. It would result in no adverse impacts on the character of the surrounding area or the host dwelling; the residential amenities of the occupiers of the neighbouring dwellings; or, on the highway. The application is therefore recommended for approval.

2.0 SITE DESCRIPTION

- 2.1 The application site is a two storey, end of terrace dwelling (linked detached row). It is located to the east of the highway, at the end of a cul-de-sac. It is located within the Post War Open Estate Character Area. The surrounding area to the west is predominantly residential, the land beyond the rear boundary is countryside beyond the Green Belt.

3.0 RELEVANT HISTORY

- 3.1 91/0682 Erection of 57 dwellinghouses with associated roads, garaging, car parking and landscaping.
Approved 13.02.1992
- 3.2 92/0770 Details pursuant to outline planning consent SU/91/682 dated 13.2.92 in respect of the erection of 53 residential units with associated works.
Approved 11.12.1992

4.0 THE PROPOSAL

- 4.1 Full planning permission is sought for the erection of a first floor side extension. This will provide a bedroom. The existing third bedroom will become an en-suite. Further development includes the erection of a single storey rear extension to provide an enlarged kitchen/dining room. It is also proposed to convert the rear half of the attached garage to provide a utility room and W.C. The front section of the garage will be retained for bicycle storage.

4.2 The proposed first floor extension will have a maximum width of 2.9 metres, a depth of 6.1 metres, and a maximum height of 7.3 metres, with an eaves height of 5.2 metres. This proposed extension will be sited 5 metres from the southern side boundary, 6.9 metres from the rear boundary, 10.3 metres from the northern side boundary and 4.9 metres from the front boundary.

4.3 The proposed single storey rear extension will have a width of 4.7 metres, a depth of 1.6 metres, and a maximum height of 3.5 metres, with an eaves height of 2.6 metres. This proposed extension will be sited 0.3 metres from the southern side boundary and 7.9 metres from the rear boundary.

5.0 CONSULTATION RESPONSES

5.1 County Highways Authority No comments received.

6.0 REPRESENTATION

6.1 A total of 3 individual letters of notification were sent out on the 3rd December 2021 to properties in Haining Gardens and Loman Road. At the time of preparation of this report two representations of objections have been received, from one address. No letters of support have been received. The letters of objection raise the following concerns:

- Loss of light/sunlight
[Officer comment: See section 7.4 below]
- Scale and dominance, resulting in overbearing impact (both extensions on their own and in combination with the existing outbuilding)
[Officer comment: See section 7.4 below]
- Erection of an outbuilding without planning permission
[Officer comment: The existing outbuilding is not the subject of this planning application. Details have been passed to corporate enforcement]
- The conservatory to the rear of the neighbouring property is inaccurate on the submitted floor plans
[Officer comment: The rear elevation of the conservatory has been noted during the site visit and the impact assessed accordingly. The plans decided by this application will not affect the buildings in adjacent plots].

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 policies 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 Supplementary Planning Document 2012 (WUAC) also offer relevant advice.

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

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

Other considerations include:

- Transport and highways considerations; and,
- Community Infrastructure Levy

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

- 7.3.1 Para 130 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 focus on extensions to the side and rear of dwellinghouses, and as such, are relevant.
- 7.3.3 The WUAC sets out the importance of achieving a good design which builds on the existing character of an area. The application site is located within the Post War Open Estate Character Area. Estates of houses with a common age and architectural styling, no enclosure of front gardens by fences or walls, and long winding avenues with numerous cul-de-sacs are the hallmarks of this character area.
- 7.3.4 One of the guiding principles of the WUAC (PO1a) states the importance of maintaining space between and around buildings. This is reiterated by guiding principle PO2 which states that development which results in the loss of gaps between buildings and the creation of a terracing effect will be strongly resisted. Guiding principle PO3 states that development which erodes the integrity of the post war architectural design will not be acceptable.
- 7.3.5 It is acknowledged that the proposed first floor extension will result in additional built form to the side of the host dwelling. However, due to the location of the application site at the end of a cul-de-sac, it has an irregular shaped plot, with a large side garden. There will be a minimum distance of 10.3 metres between the side elevation of the application site and the northern side boundary of the site. As such, it is not considered that the proposal will result in the adverse loss of spaciousness surrounding the dwelling. It is also noted that the proposed development at first floor level will be set 5.1 metres behind the principal/front elevation, thereby reducing the impact of the bulk of the development on the street scene. The proposed single storey rear extension will not be visible from the public realm. Therefore, it is not considered that either proposed extension will result in a detrimental impact on the street scene or the character of the surrounding area.
- 7.3.6 The proposed first floor side extension will not alter the footprint of the host dwelling because it will extend over the existing garage. Whilst it is noted that it will increase the bulk of the dwelling, it will be set behind the principal elevation by 5.1 metres and will be set 0.7 metres lower than the ridgeline over the host dwelling. As such, it is not considered that this element of the proposal will result in an adverse impact on the host dwelling. The proposed rear extension, as a single storey/front structure, is not considered to result in an overly dominant impact on the host dwelling.
- 7.3.7 The proposed materials will also match the existing dwelling. In design and character terms, the proposal would therefore comply with the NPPF, Policy DM9 of the CSDMP, the RDG and the WUAC.

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 130(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 application site is attached to 27 Haining Gardens to the south. The proposed single

storey rear extension will have a depth of approximately 1.6 metres. The proposed structure will not project beyond the rear elevation of the existing conservatory to the rear of number 27. Due to the modest depth of this element of the proposed development and the existing structure to the rear of the neighbouring property, it is not considered that the single storey rear extension will have an adverse impact on the residential amenities of the occupiers of this neighbouring property.

- 7.4.3 It is noted that there is an existing outbuilding in the rear garden of the application site, adjacent to the boundary shared with number 27. As the application site is due north of this neighbouring property, the development will not result in an adverse loss of light impact on this neighbouring dwelling. Both the existing outbuilding and the proposed rear extension are/will be single storey structures, as such, they are not considered to have an unduly dominant impact on 27 Haining Gardens.
- 7.4.4 The proposed first floor extension will be sited 5 metres from the side boundary shared with 27 Haining Gardens. Due to this separation distance, it is not considered that the proposed first floor development will have an adverse overbearing impact on the residential amenities of number 27. A loss of light assessment has been conducted, in accordance with figure 8.7 of the RGD. This concluded that the proposed development will not result in a significant overshadowing impact on the occupiers of this neighbouring property. There are no windows proposed to the south side elevation of this development. Due to potential overlooking impacts, it is recommended that a condition be added, in the event that this application is recommended for approval, prohibiting the installation of any new windows/openings to the southern side elevation of the proposed first floor level development.
- 7.4.5 There will be an additional window to the front elevation at first floor level as a result of the proposed development. This will be sited 16.8 metres from the side elevation of 25 Haining Gardens, the neighbouring property to the west of the application. For a front to side relationship, this separation distance is considered acceptable in terms of avoiding an adverse overlooking impact. This distance between built forms will also mitigate any adverse overbearing or overshadowing impacts on the occupiers of number 25.
- 7.4.6 The northern boundary of the application site is shared with 21 Loman Road. There will be a separation distance of 36.2 metres between the built forms of these two dwellings. This is considered sufficient to overcome any adverse impact on the residential amenities of the occupiers of this neighbouring property.
- 7.4.7 There is no residential dwelling directly to the rear (east) of the application site. As such, there will be no significant impact in this direction.
- 7.4.8 Subject to the proposed conditions, the proposal will comply with the NPPF, Policy DM9 of the CSDMP, and the RDG.

7.5 Other matters

Highways considerations

- 7.5.1 The number of bedrooms at the property will not be changing as a result of the proposed development. The existing garage will be converted. However, it is noted that with an access width of 2.1 metres and an internal depth of 5.4 metres, the usability of this existing garage for the parking of a modern motor vehicle is limited in any event. As the front section of the garage will be retained as a store, secure cycle space is accommodated on site. There is a space to the front of the garage which will be retained for parking. As there is sufficient on-street parking available to accommodate a vehicle, it is not considered that the proposed development will result in any adverse highway impact and complies with CSDMP Policy DM11. County also had no requirements or comments to make.

Community Infrastructure Levy

7.5.2 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 AND PUBLIC SECTOR EQUALITIES 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 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 It is considered that the proposal is acceptable in principle. It would not result in an adverse impact on the character of the surrounding area and the host dwelling; the residential amenities of the occupiers of the neighbouring dwellings; or, the highway. 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: SH-26HG-TP001, Received 22.11.2021

Proposed Block Plan, Drawing reference: SH-26HG-TP005, Received 22.11.2021

Proposed Floor Plans, Drawing reference: SH-26HG-TP006, Received 22.11.2021

Proposed Elevations, Drawing reference: SH-26HG-TP007 REV B, Received 28.01.2022

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. No additional windows shall be created in the southern side elevation of the development hereby permitted 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 applicant's attention is drawn to the Party Walls (etc) Act 1996.
4. 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.