

LOCATION: 3 BLACKTHORN DRIVE, LIGHTWATER, GU18 5YW
PROPOSAL: Erection of two storey rear/side extension, first floor rear/side extension above existing garage, single storey front/side extension and part conversion of garage and associated alterations (amendment to 16/0411). (Amended Plan - Rec'd 14/12/2016).
TYPE: Full Planning Application
APPLICANT: Mrs Rantala
OFFICER: Emma Pearman

This application would normally be determined under the Council's Scheme of Delegation, however, it has been reported to the Planning Applications Committee at the request of Cllr Valerie White.

RECOMMENDATION: GRANT subject to conditions

1.0 SUMMARY

- 1.1 The application property is a two-storey detached property with attached garage, on a corner plot, within the settlement area of Lightwater. The proposal is for the erection of a two storey rear/side extension, first floor rear/side extension above existing garage, single storey front/side extension and part conversion of garage to habitable accommodation and associated alterations. A very similar application was granted permission in September this year (16/0411) and could be implemented, and the only change with this application is an addition of 63cm to the depth of the two-storey rear/side extension.
- 1.2 Concern has been raised about 'overdevelopment' by Windlesham Parish Council. Although there are several elements to the proposal, none of these are particularly large additions. This is also not a property that has been extended before, and the proposed extension to the rear that is the subject of the 63cm increase is not considerably larger than what could be achieved with a similar proposal under permitted development, in any case. It was previously considered that the application 16/0411 was acceptable in terms of its impact on character, residential amenity and highways, parking and access, and it is not considered that the addition of 63cm to the rear changes these conclusions. Previous applications for similar development have also been granted at the property that have not been implemented, with the only difference in size being the depth of the extension to the rear was approx. 1.9m less. It is therefore considered that permission should be granted for this application.

2.0 SITE DESCRIPTION

- 2.1 The application property is a two storey, link-detached property located on the eastern side of Blackthorn Drive within the settlement area of Lightwater. The property has an attached garage set back from the main front elevation and a driveway to the front of this, and a small front garden. To the rear of the back garden are a row of large trees which are subject to a group Tree Preservation Order (TPO 12/85). Surrounding properties are similar link-detached properties of very similar architectural styles.

3.0 RELEVANT PLANNING HISTORY

- 3.1 16/0411 – Erection of a two storey rear/side extension, first floor rear/side extension above existing garage, single storey front/side extension and part conversion of garage to habitable accommodation, and associated alterations.

Granted 01/09/2016 [not yet implemented] This application was not called-in and determined under delegated powers.

- 3.2 11/0889 – Application for new planning permission to replace extant planning permission SU08/1033 (for the erection of a first floor and single storey side/rear extension, a two storey rear extension and conversion of garages to habitable accommodation) to extend time period for implementation.

Granted 03/02/2012 [not implemented]

- 3.3 08/1033 – Erection of a first floor and single storey side/rear extension, a two storey rear extension and conversion of garage to habitable accommodation.

Granted 24/12/2008 [not implemented]

- 3.4 05/0562 - Erection of a summerhouse to rear/side.

Granted 24/08/2005

4.0 THE PROPOSAL

- 4.1 The proposal is for the erection of a two storey rear/side extension, first floor rear/side extension above existing garage, single storey front/side extension and part conversion of garage to habitable accommodation, and associated alterations. The following dimensions are proposed:

- The two storey rear extension would be 4.8m in width and 3.93m in depth, with a pitched roof with gabled end of eaves height 5.1m and ridge height 6.7m.
- The rear of the existing garage would be converted to a utility room and WC with a bedroom built above. The bedroom would be 2.9m in width and 5.4m in depth, same as the existing garage, with a roof with a gabled end to match existing with ridge height 7m and eaves height 5m.

- There would be a single storey front extension to the garage of 1.5m depth and 2.7m width, with a mono-pitched roof of eaves height 2.3m and total height 3.5m with garage door to the front.
- There would be the addition of brickwork below the existing bay window to the front for storage.

4.2 The previous application 16/0411 recently granted was almost identical to this application. The only change is the addition of 63cm depth to the two-storey rear extension.

5.0 CONSULTATION RESPONSES

- | | | |
|-----|----------------------------------|------------------------------------------|
| 5.1 | Windlesham Parish Council | Objection – overdevelopment of the site. |
| 5.2 | Council's Arboricultural Officer | No objection subject to condition. |

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 proposed is considered against the policies within the Surrey Heath Core Strategy and Development Management Policies Document 2012, and in this case the relevant policies are Policy DM9 (Design Principles) and Policy DM11 (Traffic Management and Highway Safety). It will also be considered against Policy B3 of the Lightwater Village Design Statement 2007 and the National Planning Policy Framework (NPPF).

7.2 The main issues to be considered are:

- Character and trees;
- Residential amenity; and
- Highways, parking and access.

7.3 Character and trees

7.3.1 Paragraph 56 of the NPPF states that the Government attaches great importance to the design of the built environment. Paragraph 58 goes on to say that planning decisions should aim to ensure that developments respond to local character and history, reflect the identity of local surroundings and materials, and are visually attractive as a result of good architecture.

7.3.2 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, and states that development will be acceptable where it protects trees and other vegetation worthy of retention. Policy B3 states that extensions should maintain the style, balance and character of the existing building, and be sympathetic to the scale and character of adjoining properties and the street scene.

- 7.3.3 The single storey front extension and the first floor side/rear extension above the garage would be visible in the street scene from the front of the property. The single storey front extension is very limited in size being 1.5m in depth and the first floor extension would be the same width as the existing garage with a lower ridge height. It was previously considered at the time of the previous application 16/0411 that the size of the extensions would appear subservient to the existing property due to the lower ridge height and limited width of the extensions; that the design of the roof form would be in keeping with that of the existing building; and, that the single storey front extension with mono-pitched roof or small addition of brickwork below the bay window would not be harmful to the appearance of the building or the streetscene. It should also be noted that this property is on a corner and as such has more space on this side than those surrounding, with the front elevation of number 4 approx 11.5m away so the proposal would not give rise to a cramped appearance. This application is identical to the previous one in this regard, and the previous application could in any case be implemented. As such officer conclusions are the same.
- 7.3.4 The two storey rear/side extension would be visible in the streetscene to a limited degree from the rear of the property, however this would be obscured by the wall and large trees behind the garden. In any case, it is not considered that it would be harmful to the appearance of the building, and the additional 63cm to the rear does not materially change the appearance in this regard. While concern has been raised by the parish council only about overdevelopment of the plot, it is not considered that the size of the extensions as a whole are significantly large in comparison to the size of the property, which has not been previously extended, and it is noted that permission has already been granted twice in 2011 and 2008 for similar development (but not implemented). It is also noted that as a detached property that has had no previous rear extensions, the applicant would be allowed to extend to the rear up to 4m in any case for a single storey extension, up to 8m with prior approval, or up to 3m for a two-storey rear extension and as such the size of the extension at 3.93m for two-storey is not considerably larger than these limits.
- 7.3.5 A Tree Report has been provided by the applicant which has been reviewed by the Council's Arboricultural Officer. It states that the proposal will intrude minimally into the Root Protection Area of trees to the rear but this is within acceptable limits and tree and ground protection will be used. The addition of 63cm to the rear is not considered to change these conclusions given the distance from these trees. The Council's Arboricultural Officer has not objected, subject to a condition to ensure tree and ground protection measures as detailed in the report.
- 7.3.6 The proposal is therefore considered to be acceptable in character terms and in line with Policy DM9 and the NPPF in this regard.

7.4 Impact on residential amenity

- 7.4.1 Paragraph 17 of the NPPF states that planning decisions should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings. 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.
- 7.4.2 The property is link-detached (attached by the garage) to 2 Blackthorn Drive to the north. The rear elevation of number 2 is currently further to the rear of that of the application property as a two-storey rear extension was granted on this neighbouring property in 2007. The addition of 63cm to the rear would result in the application property extending 40cm beyond the rear elevation of this neighbour, and given this limited distance is not considered to cause any significant overbearing or overshadowing impacts. While the extension would be in front of an obscure glazed window on the ground floor side elevation of this property (as was the previous one granted under 16/0411), this appears to serve a utility room and not main living accommodation and as such it is not considered that it would be significantly harmful to amenity. While there would be new upper floor windows to the rear (the same as under 16/0411 though moved 63cm further to the rear), this would not change the pattern of overlooking from existing. The first floor extension above the garage is almost 5m from the boundary with number 2 and as such is not considered to be harmful to amenity.
- 7.4.3 No other properties are considered to be close enough to be affected by the proposal. The proposal is therefore considered to be acceptable in terms of its impact on residential amenity and in line with Policy DM9 and the NPPF in this regard.

7.5 Highways, parking and access

- 7.5.1 Paragraph 32 of the NPPF states that planning decisions should take account of whether safe and suitable access to the site can be achieved for all people. Policy DM11 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.
- 7.5.2 There is currently a driveway and garage serving the property. The single storey front extension to the garage will reduce the driveway space by 1.5m, however, there will still be two parking spaces including the garage for this property which is sufficient for property of this size. The County Highway Authority did not object to the previous application and this application is no different in this regard. The proposal is considered therefore to be in line with Policy DM11 and the NPPF in this regard.

7.6 Other matters

- 7.6.1 The proposed increase in floorspace is less than 100m² and as such the proposal is not CIL liable.

8.0 CONCLUSION

- 8.1 The proposal is identical to that previously granted under 16/0411 which could still be implemented. The addition of 63cm to the two storey rear/side extension is still considered to result in a development that is acceptable in terms of its impact on character, trees, residential amenity and highways, parking and access and in line with the relevant policies. It is therefore considered that permission can be granted.

9.0 ARTICLE 2(3) DEVELOPMENT MANAGEMENT PROCEDURE (AMENDMENT) ORDER 2012 WORKING IN A POSITIVE/PROACTIVE MANNER

In assessing this application, officers have worked with the applicant in a positive and proactive manner consistent with the requirements of paragraphs 186-187 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.

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: Proposed Scheme 04-02 Rev D, 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; brick, tile, bonding and pointing, 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. The development hereby permitted shall be carried out wholly in accordance with the submitted Arboricultural Report prepared by Tamla Trees [Keiron Hart] and dated August 2016. No development shall commence until photographs have been provided by the retained Consultant and forwarded to and approved by the Council's Arboricultural Officer. This should record all aspects of tree and ground protection measures having been implemented in accordance with the Arboricultural Report. The tree protection measures shall be retained until completion of all works hereby permitted.

Reason: To preserve and enhance the visual amenities of the locality in accordance with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012.

Informative(s)

1. Party Walls (etc) Act 1996 DE3
2. Advice regarding encroachment DE1
3. Building Regs consent req'd DF5
4. Decision Notice to be kept DS1