

6d PLAN/2023/0599

WARD: BWB

**LOCATION:** 13 Petersham Avenue, Byfleet, West Byfleet, Surrey, KT14 7HU

**PROPOSAL:** Erection of a first floor side extension and single storey rear extension. Conversion of garage into habitable room and insertion of 2No front rooflights.

**APPLICANT:** Mr & Mrs Martin

**OFFICER:** Claire Bater

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### **REASON FOR REFERRAL TO COMMITTEE**

The application is brought before the Committee as the applicant is a Councillor.

### **PROPOSED DEVELOPMENT**

The planning application seeks permission for a proposed first floor side extension and single storey rear extension. It is also proposed to convert the garage to habitable accommodation and insert 2 front rooflights.

### **PLANNING STATUS**

- Urban Area
- Flood Zone 2
- Thames Basin Heaths Special Protection Area (TBH SPA) Zone B (400m-5km)

### **RECOMMENDATION**

**GRANT** planning permission.

### **SITE DESCRIPTION**

The application site is a two-storey semi- house located on the south side of Petersham Avenue, Byfleet within the urban area.

### **PLANNING HISTORY**

PLAN/1988/1337 – Erection of a first floor extension to rear of existing dwelling. – refused 03.02.1989

81/0336 – Construction of a pitched roof over existing flat roof and the erection of a single storey extension – permitted 24.06.1981

79/1078 – Erection of a single storey extension – permitted 25.10.1979

74/0877 – Demolition of the existing garage and the erection of a new garage – permitted.

### **CONSULTATIONS**

Arboricultural Officer - *“There are trees on site to the rear but are far enough away so as not to be considered a constraint, therefore no arboricultural objections are raised.”*

Byfleet, West Byfleet, Pyrford Residents Association – no comments received.

## **REPRESENTATIONS**

None received.

## **RELEVANT PLANNING POLICIES**

### National Planning Policy Framework (NPPF) (2021)

Section 12 - Achieving well-designed places

### Woking Core Strategy (2012)

CS9 – Flooding and water management  
CS21 – Design  
CS24 – Woking's Landscape and Townscape

### Supplementary Planning Documents (SPD's)

Woking Design (2015)  
Outlook, Amenity, Privacy and Daylight (2021)  
Parking Standards (2018)

## **PLANNING ISSUES**

### Impact on Character of the Area

1. Section 12 of the *National Planning Policy Framework (2021)* states that *“The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve”* and that *“Good design is a key aspect of sustainable development...”* and requires proposals to *“add to the overall quality of the area...”*, to be *“visually attractive as a result of good architecture...”* and *“sympathetic to local character and history, including the surrounding built environment and landscape setting...”*.
2. Policy CS21 of the *Woking Core Strategy (2012)* requires development proposals to *“respect and make a positive contribution to the street scene and the character of the area in which they are situated, paying due regard to the scale, height, proportions, building lines, layout, materials and other characteristics of adjoining buildings and land”* whilst Policy CS24 requires development proposals to provide a 'positive benefit' in terms of townscape character.
3. Supplementary Planning Document *Woking Design (2015)* sets out guidance for domestic extensions and states that *“significant extensions to the street façade will usually be resisted where there is a well established building line”* and *“extensions should not result in unbalanced or disproportionate frontages...The additional mass should respect the existing building proportion, symmetry and balance”*.
4. The existing building is a two-storey end-of-terrace house constructed with pebble-dash render to all elevations; this is in contrast to the smooth white render used on the other houses in the terrace. Clay roof tiles are present on the pitched roof.

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5. The proposed first floor side extension would be over the existing attached garage and would maintain the eaves and ridge height of the host dwellinghouse. A separation distance of 1m would be retained to the side boundary with No.11a Petersham Avenue.
6. The proposed single storey rear extension would have a depth of 2.69m, match the width of the existing single storey rear extension and infill the gap to the existing detached store outbuilding. A flat roof with overall height of 2.67m would cover both the existing and proposed extensions.
7. The extensions would be constructed from materials to match those of the host dwellinghouse and it is considered that the proposed development would have an acceptable impact on the character of the host dwellinghouse and the surrounding area.

### Impact on Neighbouring Amenity:

8. Policy CS21 of the *Woking Core Strategy* (2012) advises that proposals for new development should achieve a satisfactory relationship to adjoining properties avoiding significant harmful impact in terms of loss of privacy, daylight or sunlight, or an overbearing effect due to bulk, proximity or outlook.
9. Woking Council's SPD Outlook, Amenity, Privacy and Daylight (2008) contains a 45° test to determine whether a rear extension would have an acceptable impact on the sunlight/daylight levels received by the rear windows of adjoining and adjacent properties, in this instance Nos.11a and 15 Petersham Avenue. The proposed extensions pass this towards both adjacent properties. The SPD also contains a 25° test to determine whether an extension would have an acceptable impact on the sunlight/daylight levels received by the side windows of adjoining and adjacent properties. No windows are present in the side elevations of these neighbouring properties and accordingly the proposed extensions would pass this test too.
10. It is considered that the proposal would not appear unacceptably overbearing towards neighbouring properties. This is due to the combination of the depth and height of the extensions as well as the location in relation to the main private amenity space of neighbouring properties.
11. It is considered that the proposed siting, scale, massing and design of the proposed extensions would not unacceptably impact sunlight/daylight levels, would not create unacceptable overlooking issues and would not appear unacceptably overbearing towards neighbouring properties.

### Impact on Private Amenity Space:

12. Woking Borough Council's SPD Outlook, Amenity, Privacy and Daylight (2022) recommends that large family dwellings with a gross floor area of more than 150sqm should have private amenity space that is at least equal in area to the gross floor area of the house and also in scale with the house. According to the submitted drawings the proposed development would leave the dwelling with a gross floor area of approximately 167.7sqm and a rear garden with an area of approximately 146sqm. It is therefore considered that the proposed development would have an acceptable impact on the property's levels of private amenity space.

### Impact on Car Parking Provision & the Highway:

13. Woking Borough Council's SPD *Parking Standards* (2018) recommends that dwelling houses with four or more bedrooms should have a minimum of three car parking spaces.

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The proposed development would create an additional bedroom, therefore increasing the demand for parking provision. However, notwithstanding the loss of the existing attached garage to habitable accommodation, it is considered that space is available for three cars to park off-road as required by the SPD *Parking Standards* (2018). For these reasons, it is considered that the proposal would have an acceptable impact on car parking provision and highway safety.

### Impact on Flood Risk:

14. The application site is in Flood Zone 2 (medium risk). The application does not propose floor levels any lower than existing and is considered to be relatively minor in nature. For these reasons it is considered that the proposal would have an acceptable impact on the flood risk of the area.

### Local Finance Considerations:

15. The Council introduced the Community Infrastructure Levy (CIL) on 1 April 2015. As the proposed development would not lead to additional gross floor space of more than 100sqm it is not liable for a financial contribution to CIL.

## **CONCLUSION**

16. Overall, the proposal is considered to have an acceptable impact on the character of the host dwelling and surrounding area and on the amenities of neighbours. The proposal therefore accords with policies CS9 and CS21 of the *Woking Core Strategy* (2012), Supplementary Planning Documents *Outlook, Amenity, Privacy and Daylight* (2022), *Woking Design* (2015) and *Parking Standards* (2018) and the *National Planning Policy Framework* (2021) and is recommended for approval.

## **BACKGROUND PAPERS**

Site visit photographs (dated 20.09.2023)  
Flood Risk Assessment dated 12.07.2023 (received 13.07.2023)  
Flood Risk Questionnaire (received 13.07.2023)  
Design Statement (received 13.07.2023)

## **RECOMMENDATION**

It is recommended that planning permission be GRANTED subject to the following conditions:

1. The development hereby permitted shall be commenced not later than three years from the date of this permission.

Reason: To accord with the provisions of Section 91 (1) of The Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2. The development hereby permitted shall be carried out in accordance with the approved plans listed below:

Drawing No: 23-012/P/001 "Location Plan" received by the LPA on 13.07.2023  
Drawing No: 23-012/P/002 "Block Plan" received by the LPA on 13.07.2023  
Drawing No: 23-012/P/005 "Proposed Plans" received by the LPA on 13.07.2023  
Drawing No: 23-012/P/006 "Proposed Elevations" received by the LPA on 13.07.2023

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Reason: For the avoidance of doubt and to ensure that the development is completed in accordance with the approved plans.

3. The external finishes of the development hereby permitted shall match those used in the existing building in material, colour, style, bonding and texture.

Reason: To protect the character and appearance of the building and the visual amenities of the area.

4. Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), the flat roof area of the extension hereby permitted shall not be used as a balcony, roof terrace, sitting out area or similar amenity area without the grant of further specific planning permission by the Local Planning Authority.

Reason: To safeguard the amenities of the adjoining properties.

### **Informatives**

01. The Council confirms that in assessing this planning application it has worked with the applicant in a positive and proactive way, in line with the requirements of the National Planning Policy Framework (2023).
02. The applicant is advised that under the Control of Pollution Act 1974, construction work which will be audible at the site boundary will be restricted to the following hours:-  
  
8.00 a.m. - 6.00 p.m. Monday to Friday  
8.00 a.m. - 1.00 p.m. Saturday  
and not at all on Sundays and Bank Holidays.
03. The applicant is advised that Council officers may undertake inspections without prior warning to check compliance with approved plans and to establish that all planning conditions are being complied with in full. Inspections may be undertaken both during and after construction.
04. The provisions of the Party Wall etc. Act 1996 may be applicable and relates to work on an existing wall shared with another property; building on the boundary with a neighbouring property; or excavating near a neighbouring building. An explanatory booklet, prepared by the Ministry of Housing, Communities and Local Government, and setting out your obligations, is available at the following address:  
<https://www.gov.uk/guidance/party-wall-etc-act-1996-guidance#explanatory-booklet>
05. The applicant is advised that this planning permission does not convey the right to enter onto or build on land not within their ownership.