

6a PLAN/2021/1044

WARD: Pyrford

LOCATION: 25 Wexfenne Gardens, Pyrford, Woking, Surrey, GU22 8TX

PROPOSAL: Erection of two storey side extension, erection of detached garage to frontage, external alterations and landscaping.

APPLICANT: D. Skennerton

OFFICER: David Raper

REASON FOR REFERRAL TO COMMITTEE:

The application has been referred to Planning Committee by Councillor Dorset.

SUMMARY OF PROPOSED DEVELOPMENT

The proposal is for the erection of a two storey side extension, erection of a detached garage to the frontage of the host dwelling, external alterations and landscaping.

PLANNING STATUS

- Urban Area
- Pyrford Neighbourhood Area
- Thames Basin Heaths SPA Zone B (400m-5km)

RECOMMENDATION

GRANT planning permission subject to conditions.

SITE DESCRIPTION

The proposal relates to a detached two storey dwelling dating from the 1980s finished in a mixture of brickwork and white render with timber detailing. Wexfenne Gardens is a development of detached dwellings of the same age and similar styles, laid out in a typical modern estate layout.

RELEVANT PLANNING HISTORY

- 85/1031 – Erection of 45x detached houses and garages (Outline) – Permitted 18.02.1986
- 86/0423 – Erection of 45x detached houses and garages arising out of 85/1031 – Permitted 22.07.1986

CONSULTATIONS

- **Tree Officer:** No objection.
- **Pyrford Neighbourhood Forum:** No comments received.

REPRESENTATIONS

One objection received raising the following summarised concerns:

- The proposal would result in the loss of a large landscaped area
- The original permission and deeds for properties on Wexfenne Gardens require front gardens to be landscaped
- Permitting the proposal would set a precedent for similar developments
- The proposal would restrict the use of the neighbouring driveway
- There would be no way of hiding parked cars
- The additional accommodation could be achieved in different ways
- Object to the provision of an access door in place of the garage door
- No details have been provided of where the boiler flue would be relocated to (*Officer note: planning permission would not be required for a boiler flue*)
- The deed to the property has clauses which require the garage to only be used for parking and which prevent owners from causing 'annoyance, nuisance, damage or disturbance'
- If approved, the remaining driveway should be required to be smooth tarmac
- If approved, any scaffolding should be required to be enclosed with opaque sheeting
- If approved, all drainage should be provided within the curtilage of No.25 with no disturbance to the driveway or manhole of neighbouring property
- If approved, the ground floor utility and garage glazing should be required to be obscurely glazed.
- If approved, all rainwater should be required to drain within the curtilage of No.25
- If approved, no parking should be allowed on the remaining driveway in front of the front door

Officer note: many of the above comments relate to issues which are not material planning considerations and instead are civil matters between neighbours or are governed by other legislation. The applicant can be reminded of the provisions of The Party Wall Act by way of informative and approval under the Building Regulations will also be required.

In addition to the above, another representation has been received refuting claims made in the above objection.

RELEVANT PLANNING POLICIES

National Planning Policy Framework (NPPF) (2021):

Section 12 – Achieving well-designed places

Woking Development Management Policies DPD (2016):

DM2 – Trees and Landscaping

Woking Borough Core Strategy (2012):

CS21 – Design

CS24 – Woking's Landscape and Townscape

Pyrford Neighbourhood Plan (2017):

BE1 – Maintaining the Character of the Village

BE3 – Spatial Character

OS1 – Community Character

Supplementary Planning Documents:

Design (2015)

Parking Standards (2018)

Outlook, Amenity, Privacy and Daylight (2008)

PLANNING ISSUES

Background:

1. Amended plans were received on 24.12.2021 which identified details of soft landscaping to the frontage. The proposal has been assessed on the basis of these plans.

Impact on Character:

2. The proposal includes the erection of a two storey side extension on the north-west facing flank elevation of the host dwelling. The extension would have a width of 1.7m and would have a hipped roof. The ridge height of the extension would match that of the host dwelling however the extension would be set-back 3.65m from the front elevation of the host dwelling and is considered to have a subservient appearance to the host dwelling. The extension would be located 1m from the side boundary with No.24 Wexfenne Gardens to the north-west which accords with the guidance in the 'Design' SPD (2015) and is considered to achieve sufficient visual separation between dwelling and is considered to have an acceptable impact on the street scene. External alterations to the existing garage to allow it to be used as a garden room are also proposed however these are considered minor and visually acceptable alterations. The use of matching materials can be secured by condition.
3. The host dwelling is positioned at the end of a cul-de-sac and the land to the frontage of the host dwelling comprises grass; the area to the front of No.26 Wexfenne Gardens opposite the proposal site also features grass along with a section of driveway and the two front gardens are separated by a post and rail fence.
4. The proposal includes the erection of a detached garage in this space along with parking and landscaping. There are examples of detached garages to the front and sides of dwellings around Wexfenne Gardens; the proposed garage is not therefore considered an incongruous feature in the street scene and is not considered to detract from the character of the area. The garage would have a dual-pitched roof and is considered a visually acceptable building; the use of materials which match the main dwelling can be secured by condition.
5. It is acknowledged that the proposal would result in the loss of the existing grassed area to the front of the dwelling however open areas of grass are not considered a strong characteristic of the area. During the course of the application, amended plans were received which detail the provision of soft landscaping to the frontage, including a laurel hedge along the front boundary, an area of grass, shrubs and low hedge to the front of the dwelling and the planting of a 1.5m high clear-stem tree at the western apex of the site frontage. The use of limestone chippings as a surfacing material is also identified. The proposed landscaping is considered to soften the appearance of the parking area and garage to the frontage and is considered to result in an acceptable balance of hard and soft landscaping which is consistent with surrounding properties. The proposal is considered to have an acceptable impact on the character of the street scene.
6. Overall the proposed development is considered to have an acceptable impact on the character and appearance of the host dwelling and the surrounding area.

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Impact on Neighbours:

7. The nearest neighbours to the proposal site are neighbours at No.24 Wexfenne Gardens to the north-west and No.26 Wexfenne Gardens to the south-west.

No.24 Wexfenne Gardens:

8. The proposed two storey side extension would be positioned 1m from the boundary with the neighbour at No.24 Wexfenne Gardens to the north-west and 3.65m from this neighbour's flank elevation. This neighbour features side-facing windows facing the proposed extension; the first floor side-facing window is understood to serve a bathroom and is not therefore a habitable room. One of the ground floor side-facing windows also serves a non-habitable room whilst the second window is understood to serve as a secondary window to a kitchen/diner. The extension would extend marginally beyond this neighbour's front elevation would not unduly impact on this neighbour's front and rear-facing windows. The proposal is not therefore considered to result in a significantly harmful loss of light or overbearing impact on this neighbour. The proposed garage would be a sufficient distance from this neighbour in order to not unduly impact on this neighbour's amenity.
9. Two first floor side-facing windows are proposed however as these would serve a bathroom, and as a secondary window to a bedroom; these can therefore be required to be obscurely glazed with restricted opening by condition. The extension also features two ground floor side-facing windows serving a WC and utility room. As these windows would serve non-habitable rooms and would face towards the kitchen window of No.24, it is considered appropriate to require these windows to be obscurely glazed as well. Subject to this condition, the proposal is not considered to result in an undue overlooking or loss of privacy impact on this neighbour. The replacement of the garage door with a window and door is not considered to unduly impact on this neighbour as they would not face this neighbour.

No.26 Wexfenne Gardens:

10. No.26 Wexfenne Gardens to the south-west has a front-to-front relationship with the proposal site. The proposed garage would be positioned approximately 9.6m from this neighbour's front elevation and would have a maximum height of 4.5m, with a pitched roof sloping away from this neighbour. The separation distance means that the garage would pass the '25° test' with this neighbour as set out in the Council's 'Outlook, Amenity, Privacy and Daylight' SPD (2008) and is not considered to result in an undue overbearing or loss of light impact on this neighbour.
11. The proposed first floor front-facing window in the proposed extension would be in excess of 20m from the front elevation of No.26 and is not therefore considered to result in undue overlooking or loss of privacy.
12. Other neighbours in the area are considered a sufficient distance from the proposed development in order to not be unduly affected. Overall, the proposed development is therefore considered to have an acceptable impact on the amenities of neighbours in term of loss of light, overbearing and overlooking impacts.

Impact on Parking:

13. The proposal would result in the loss of the use of the existing garage and the space to the side of the host dwelling. However, the proposal would create a parking area to the front of the host dwelling sufficient in size to accommodate at least three vehicles

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in accordance with the Council's Parking Standards SPD (2018). The proposed side extension would occupy the host dwelling's existing driveway however this would not interfere with the neighbour's ability to access their garage or driveway. A 1m gap would remain to the boundary with the neighbour at No.24 and the effect of the proposal would be no different to cars being parked on the host dwelling's driveway. The proposal is therefore considered acceptable in terms of parking.

Community Infrastructure Levy (CIL):

14. The proposal does not involve an increase in residential floor area over 100m² and so is not CIL liable.

CONCLUSION

15. Overall, the proposal is considered to have an acceptable impact on the character of the host dwelling and surrounding area, on the amenities of neighbours and on parking provision. The proposal therefore accords with the Woking Core Strategy (2012), the Woking Development Management Policies DPD (2016), Supplementary Planning Documents 'Outlook, Amenity, Privacy and Daylight' (2008), 'Design' (2015) and 'Parking Standards' (2018) and the National Planning Policy Framework (2021) and is recommended for approval.

BACKGROUND PAPERS

1. Site visit photographs

RECOMMENDATION

PERMIT subject to the following conditions:

01. The development for which permission is hereby granted must be commenced not later than the expiration of three years beginning with 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).

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

Reason: In the interests of the character and appearance of the building and the visual amenities of the area.

03. The windows in the north-west facing flank elevation of the extension hereby permitted shall be glazed entirely with obscure glass and non-opening unless the parts of the windows which can be opened are more than 1.7 metres above the floor levels of the rooms in which the windows are installed. Once installed the windows shall be permanently retained in that condition unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect the amenity and privacy of the occupiers of adjoining properties.

04. The landscaping scheme identified on drawing numbered 0265/PL/10L (Proposed Ground Floor Plan) and received by the LPA on 24.12.2021, shall be carried out in accordance with the approved scheme in the first planting season (November-March)

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following the first occupation of the development hereby permitted. The development shall be carried out and thereafter retained in accordance with the approved details unless otherwise first agreed in writing by the Local Planning Authority. Any retained or newly planted trees, shrubs or hedges which die, become seriously damaged or diseased or are removed or destroyed within a period of 5 years from the date of planting shall be replaced during the next planting season with specimens of the same size and species unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of the visual amenities of the area.

05. Notwithstanding any indication otherwise given by this permission the driveway and areas of hardstanding hereby permitted shall be constructed using permeable or porous materials, or provision shall be made to direct run-off water from the driveway and areas of hardstanding to a permeable or porous area or surface within the curtilage of the dwellinghouse.

Reason: To ensure adequate provision for surface water run-off on the site.

06. Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) the detached garage hereby permitted shall be used only for purposes ancillary and incidental to the use of the main dwelling known as 'No.25 Wexfenne Gardens' as a single dwellinghouse and no external alterations shall be carried out to the garage, nor any windows, doors or other additional openings, other than those expressly authorised by this permission, shall be formed in any elevation or roof slope of the garage hereby permitted, without planning permission being first obtained from the Local Planning Authority.

Reason: In the interests of the character and appearance of the building and the area, to protect the amenity and privacy of the occupiers of adjoining properties and to ensure the use of the building is compatible with the surrounding area.

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

0265/PL/00A (Proposed Block Plan) received by the LPA on 30.09.2021
0265/PL/01 (Location Plan) received by the LPA on 22.09.2021
0265/PL/02B (Existing Ground Floor Plan) received by the LPA on 05.10.2021
0265/PL/03B (Existing Ground Floor Plan) received by the LPA on 05.10.2021
0265/PL/03 (Existing Front Elevation) received by the LPA on 22.09.2021
0265/PL/04 (Existing Rear Elevation) received by the LPA on 22.09.2021
0265/PL/05 (Existing West Elevation) received by the LPA on 22.09.2021
0265/PL/06 (Existing East Elevation) received by the LPA on 22.09.2021
0265/PL/07B (Existing First Floor Plan) received by the LPA on 02.12.2021

0265/PL/10L (Proposed Ground Floor Plan) received by the LPA on 24.12.2021
0265/PL/11J (Proposed First Floor Plan) received by the LPA on 02.12.2021
0265/PL/20 (Proposed Front Elevation) received by the LPA on 22.09.2021
0265/PL/21 (Proposed Rear Elevation) received by the LPA on 22.09.2021
0265/PL/22 (Proposed West Elevation) received by the LPA on 22.09.2021
0265/PL/23 (Proposed Garage Elevations) received by the LPA on 22.09.2021
0265/PL/24 (Proposed East Elevation) received by the LPA on 06.10.2021

Reason: For the avoidance of doubt and in the interests of proper planning.

Informatives

1. 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 (2021).
2. The applicant is reminded that the planning permission hereby granted is granted solely on the basis of the amended plans submitted during the course of the application, as listed within Condition 07 of this notice.
3. 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.
4. 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>
5. The applicant is advised that this planning permission does not convey the right to enter onto or build on land not within their ownership.
6. The applicant is advised that under the Control of Pollution Act 1974, works 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.