

6b PLAN/2022/0620

WARD: MH

LOCATION: 3 Dinsdale Close, Woking, Surrey, GU22 7BU

PROPOSAL: Proposed two storey front extension and single storey rear extension, conversion of existing garage to habitable accommodation and porch canopies to the front and side. Proposed detached garage (amendment to PLAN/2018/0339)

APPLICANT: M + S Cashen

OFFICER: Claire Bater

REASON FOR REFERRAL TO COMMITTEE

The application is brought before the Committee as the applicant is a member of staff.

PROPOSED DEVELOPMENT

The planning application seeks permission for a proposed two storey front extension and single storey rear extension. It is also proposed to convert the existing garage to habitable accommodation and add porch canopies to the front and side doors. A detached garage is also proposed to the front of the property.

PLANNING STATUS

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

RECOMMENDATION

REFUSE planning permission.

SITE DESCRIPTION

The application site is a two-storey detached house located on the south side of Dinsdale Close within the urban area.

PLANNING HISTORY

PLAN/2018/0339 - Proposed two storey front extension and single storey rear extension, conversion of existing garage to habitable accommodation and porch canopies to the front and side. - permitted 20.07.2018

0030329 - Erection 5 houses and 5 double garages pursuant 0029621 - permitted 17.01.1973

CONSULTATIONS

Arboricultural Officer - *"The arboricultural information provided is considered acceptable and should be complied with in full."*

REPRESENTATIONS

4x letters of objection received, raising the following issues:

6 DECEMBER 2022 PLANNING COMMITTEE

- Garage will be out of character and out of keeping with the rest of the Close
- If approved, hedge should be maintained to its current height in perpetuity
- Garage should be removed to preserve the open plan aspect
- Impact of development on sweet chestnut tree in neighbouring garden
- If approved, will set precedent for further development in front of the building line

RELEVANT PLANNING POLICIES

National Planning Policy Framework (NPPF) (2021)

Section 12 - Achieving well-designed places

Woking Core Strategy (2012)

CS21 - Design

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. Policy CS21 of the *Woking Core Strategy* (2012) states that proposals for new development should *"create buildings and places that are attractive with their own distinct identity; they should 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."*
2. Section 12 of the *National Planning Policy Framework* (2021) requires development 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 to *"maintain a strong sense of place..."*.
3. The SPD *Woking Design* (2015) sets out guidance for domestic extensions and states that *"The additional mass should respect the existing building proportion, symmetry and balance"* and that *"Significant extensions will usually be resisted where there is a well established building line or where works reduce the provision for off street parking"*. It further states that *"garages are usually best set back from the main building frontage."*
4. The existing building is a two-storey detached house constructed of red multi-stock bricks. Red tile hanging is present at first floor level on the front elevation and interlocking concrete roof tiles on the pitched roof.
5. The proposed two storey front extension would extend no further forward than the existing garage projection although the proposed porch canopy would project to the front of this and, with a pitched roof over the existing bay window, would give an element of symmetry to the front elevation. It was noted at the site visit that the existing street scene is fairly uniform in character; although the proposal would introduce an element which is not currently existing within the street scene, it is considered on balance, due to the

positioning of the host dwellinghouse at the end of the cul-de-sac and the minimal forward projection, that the proposed two storey front extension and porch would have an acceptable impact on the character and appearance of the area.

6. The proposed single storey rear extension would have a depth of 4.7m, width of 9.44m and a crown roof incorporating a roof light; being situated to the rear of the property behind 1.8m high gates it is not considered to be visible within the street scene. The proposed side canopy would have an overall height of 3m and extend over both existing side doors. It is considered that it would have an acceptable impact on the character and appearance of the street scene.
7. The proposed detached garage would be located to the front of host dwellinghouse behind the existing leylandii hedge. It would have a depth of 6m, width of 3.75m and a pitched roof with an overall height of 3.3m. The submitted plans show that this height would be above that of the existing boundary hedge. The property is not situated within a Conservation Area and the hedging cannot be relied upon to be retained. It is considered that the size of the proposed garage and its proximity to the front boundary would create a detrimental impact to the street scene.
8. The proposed extensions to the host dwellinghouse are considered to be acceptable, however it is considered that the proposed detached garage would not be in keeping with the character and appearance of the area. The proposal is therefore considered to be contrary to policy CS21 of the *Woking Core Strategy* (2012), *Supplementary Planning Document Woking Design* (2015) and the *National Planning Policy Framework* (2021).

Impact on Neighbouring Amenity:

9. 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.
10. 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 No2 Dinsdale Close and *Woodridings* Heathside Road. 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. The proposed extensions would pass this test too.
11. 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.
12. 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. This is not considered, however, to outweigh the above reason for refusal.

Impact on Private Amenity Space:

13. 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 257.2sqm and a rear garden with an area of approximately 342.3sqm. It is therefore considered that the proposed development would have an acceptable impact on the property's levels of private amenity space. This is not considered, however, to outweigh the above reason for refusal.

Impact on Car Parking Provision & the Highway:

14. 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. Notwithstanding the loss of the integral garage to habitable accommodation (the proposed detached garage would contribute 0.5 space), it is considered that space is available for three cars to park off-road. It is also considered that the proposal would not increase demand for parking provision. For these reasons, it is considered that the proposal would have an acceptable impact on car parking provision and highway safety. This is not considered, however, to outweigh the above reason for refusal.

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, it is considered that the proposed detached garage would have a detrimental impact on the character and appearance of the street scene and area contrary to policy CS21 of the *Woking Core Strategy* (2012), Supplementary Planning Document *Woking Design* (2015), and the *National Planning Policy Framework* (2021) and is recommended for refusal.

BACKGROUND PAPERS

Site visit photographs (dated 27.07.2022)

Arboricultural Report Ref: APA/AP/2018/063 dated 03.05.2018 (received 27.06.2022)

RECOMMENDATION

It is recommended that planning permission be REFUSED for the following reasons:

1. The proposed garage, due to its scale, massing and siting in proximity to the main house and front boundary, is considered to have a detrimental impact on the character of the street scene and surrounding area contrary to policy CS21 of the *Woking Core Strategy* (2012), Supplementary Planning Document *Woking Design* (2015) and the *National Planning Policy Framework* (2021).

Informatives

1. The plans hereby refused are:

Drawing No: HA/1946/1 "Plans & Elevations Proposed" dated 15th June 2022 and received by the LPA on 27.06.2022

Drawing No: HA/1946/2 "Plans & Elevations Existing" dated 15th June 2022 and received by the LPA on 27.06.2022

Drawing No: HA/1946/3 "Block & Site Plans Existing and Proposed" dated 15th June 2022 and received by the LPA on 26.07.2022