

6C PLAN/2022/0820

WARD: Knaphill

LOCATION: Bonafide and West End Place, Englefield Road, Knaphill, GU21 2EB

PROPOSAL: Erection of single storey rear extension and front porch to West End Place following demolition of existing conservatories, erection of roof extension to Bonafide and installation of external insulation and brick cladding, replacement roof, solar panels and external alterations to both dwellings and erection of 1.8m high fence and landscaping.

APPLICANT: Thamesway Developments Limited

OFFICER: David Raper

REASON FOR REFERRAL TO COMMITTEE:

The applicant is Thamesway Developments Limited

SUMMARY OF PROPOSED DEVELOPMENT

The proposal is a Householder planning application relating to a semi-detached pair of bungalows (Bonafide and West End Place) on Englefield Road in Knaphill.

The proposal is for extensions and alterations to both properties including the erection of a single storey rear extension and front porch to West End Place following demolition of existing conservatories, the erection of a roof extension to Bonafide and the installation of external insulation and brick cladding, replacement roof, solar panels and external alterations to both dwellings and erection of 1.8m high fencing and landscaping.

PLANNING STATUS

- Urban Area
- Knaphill Local Centre
- Thames Basin Heaths SPA ZoneB (400m-5km)

RECOMMENDATION

GRANT planning permission subject to conditions.

SITE DESCRIPTION

The proposal relates to a semi-detached pair of bungalows (Bonafide and West End Place) on Englefield Road in Knaphill. The bungalows are modestly proportioned and are built in a simple traditional style. West End Place features a front conservatory structure and is accessed via Englefield Road to the west. Bonafide is accessed via a separate section of Englefield Road to the east. To the west of the site is the recently completed development of four terraced dwellings at Binkot. The proposal site is within the Knaphill Local Centre and the surrounding area is mixed in character.

RELEVANT PLANNING HISTORY

West End Place:

- PLAN/2017/0216 - Erection of single storey front and rear extensions following demolition of existing front conservatory and rear projection (amended plans) – Permitted 03.05.2017 (not implemented)

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- PLAN/2000/1270 - Erection of a front conservatory – Permitted 11.01.2001

Bonafide:

- PLAN/2004/1098 - Proposed single storey side extension with pitched roof and a detached garage – Permitted 22.10.2004

CONSULTATIONS

None.

REPRESENTATIONS

None received.

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 Core Strategy (2012):

CS4 – Local and Neighbourhood Centres and Shopping Parades

CS21 – Design

CS24 – Woking's Landscape and Townscape

Supplementary Planning Documents:

Design (2015)

Parking Standards (2018)

Outlook, Amenity, Privacy and Daylight (2022)

PLANNING ISSUES

Impact on Character:

1. The proposal includes the removal of an existing front conservatory at West End Place and replacement with a front porch which is considered to improve the appearance of the property. A single storey rear extension to West End Place and a rear roof extension to Bonafide are proposed which would both have gable roofs. These are considered proportionate and visually acceptable additions to both dwellings.
2. The existing semi-detached pair of bungalows are finished in render with concrete roof tiles. The proposal is to re-clad both dwellings with external insulation and a new external brick finish. A replacement roof is proposed which is identified as a dark grey clay tile. Front solar panels are also proposed. The proposal would improve the thermal efficiency of the dwellings and the external alterations are considered to improve the overall appearance of the dwellings and would give a more unified appearance.
3. The erection of a fence in the rear garden and the proposed landscaping works would constitute 'Permitted Development' and are considered visually acceptable.

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4. Overall, the proposed development is considered to have an acceptable impact on the character of the host dwellings and the surrounding area and is considered to accord with Woking Core Strategy (2012) policy CS21 'Design', Supplementary Planning Document 'Design' (2015) and the National Planning Policy Framework (2021)

Impact on Neighbours:

5. The nearest neighbours are the recently completed end-of-terrace neighbour at No.4 Binkot to the west and at Two Ways to the south. The proposed extensions and alterations to both dwellings are considered relatively minor and are not considered to unduly impact on surrounding neighbours. The proposal would pass the '45° test' in plan and elevation form with neighbours and with each other. The proposal is therefore considered to form an acceptable relationship with neighbours.

Impact on Parking:

6. Both dwellings have off-street parking for at least one vehicle. The proposal would not increase the number of bedrooms and is not considered to increase the parking requirements of the properties. The proposal is therefore considered to have an acceptable impact on parking provision.

CONCLUSION

7. Overall, the proposal is considered to have an acceptable impact on the character of the host dwellings and surrounding area and on the amenities of neighbours. The proposal therefore accords with Woking Core Strategy (2012) policy CS21 'Design', Supplementary Planning Documents 'Outlook, Amenity, Privacy and Daylight' (2022), '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:

1. 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).

2. The external finishes of the development hereby permitted shall be those specified on the approved plans and information listed in Condition 3 of this decision unless otherwise agreed in writing by the Local Planning Authority.

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

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

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WBR-OC-TW-001 Rev.B (Site Location Plan) received by the LPA on 13.09.2022
WBR-OC-TW-002 Rev.B (Proposed Site Plan) received by the LPA on 13.09.2022
WBR-OC-TW-020 Rev.A (Existing Elevations) received by the LPA on 13.09.2022
WBR-OC-TW-010 Rev.B (Existing Plans) received by the LPA on 13.09.2022
WBR-OC-TW-021 Rev.E (Proposed Elevations) received by the LPA on 13.09.2022
WBR-OC-TW-011 Rev.C (Proposed Plans) received by the LPA on 13.09.2022

Application Form dated 26.08.2022

Roof tile specification sheet – Wienerberger Cassius clay roof tile received by the LPA on 31.10.2022

Brick specification sheet – Wienerberger EcoBrick Chartham Multi Stock received by the LPA on 31.10.2022

Email from agent dated 31.10.2022

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

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 (2021).
02. 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.
03. 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>
04. The applicant is advised that this planning permission does not convey the right to enter onto or build on land not within their ownership.
05. The applicant is advised that under the Control of Pollution Act 1974, works which are audible at the site boundary are restricted to the following hours: 8.00 a.m. - 6.00 p.m. Monday to Friday, 8.00 a.m. - 1.00 p.m. on Saturdays and not at all on Sundays and Bank Holidays.