

## Planning report

**Application number:** 20/01889/FLH

**Application location:** 11 Glanville Way, Epsom, Surrey, KT19 8HT,

**Proposal:** Single storey side & rear extension following demolition of existing garage (Amended drawings received 18.02.2021)

### Planning history

Reference number	Proposal	Decision	Decision date
16/01027/CLP	Loft conversion with a dormer on the rear elevation.	Application Permitted	6 December 2016
16/01076/FLH	Erection of single storey rear extension	Granted	15 December 2016

### Comments from third parties

We consulted 4 nearby neighbours. By the closing date 22.02.2021, no letters of representation had been received.

### Consultations

**Design and Conservation Officer** – No objection

### Planning policy

Key policy documents

National Planning Policy Framework 2019  
Core Strategy 2007  
Development Management Policies Document  
Householder design guidance 2004

Key policies

CS1 - General policy  
CS2 - Green belt  
DM3 - Replacement/extension of buildings in GB  
DM8 – Heritage Assets  
DM9 - Townscape character/distinctiveness  
DM10 - Design for new developments

## **Site description, proposed development, planning considerations and conclusion**

### Site description

The application property is a two-storey semi-detached dwelling, located on the northern side of Glanville Way. The house has brick elevations under a pitched tiled roof, and benefits from a loft conversion with a full width rear dormer. It also has an attached, pitched roofed single garage, which projects past the rear building line of the application dwelling.

The area is mainly residential in character and comprises mainly of two storey dwellings, which are similar in size, scale and design.

The property is not listed, but is located adjacent to the West Park Conservation Area, and is located in the Green Belt

### Proposal

The application seeks permission for a single storey side and rear extension, following the demolition of the existing garage.

The flank extension, which would occupy the same footprint as the existing garage, would be extended forwards, with the front elevation set back 1m from the principle elevation. It would have a subservient, pitched roof. The rear extension would partly infill the bay formed by the flank garage extension, and would have a width of 3.7m and a depth of 3m. It would have a flat roof (incorporating a roof lantern) with an overall height of 2.76m.

### Planning considerations

#### Green Belt

Policy DM3 states planning permission will only be granted for extensions in the greenbelt where the proposal would not constitute inappropriate development in the Green Belt (e.g. the increase would be no greater than 30% above the volume of the original building).

The volume including the garage, of the original house was 479.81m<sup>3</sup>. The house with the loft, increased the volume to 511.69m<sup>3</sup>

The proposed addition would result in a cumulative volume of 553.99m<sup>3</sup>. 30% of the original would allow a maximum volume of 623.75m<sup>3</sup>

The proposal would therefore increase the internal volume of the dwelling by less than 30% with the result that the proposal would comply with Policy DM3.

#### Visual Impact

DM10 (Design Requirements for New Developments) identifies the most essential elements which contribute toward the character and local distinctiveness of a street or an area which should be respected, maintained or enhanced, and includes the following:

- Prevailing development typology, including house type, sizes, and occupancy;
- Prevailing density of the surrounding area;
- Scale, layout, height, form, massing;
- Plot width and format which includes spaces between buildings;
- Building line build up, set back, and front boundary; and
- Typical details and key features such as roof forms, window format, building materials and design detailing of elevations, existence of grass verges etc.

The flank extension would be visible in the streetscene. Due to its size and design the proposed development would not materially detract from the appearance of the host dwelling, or have a materially harmful impact on the character and appearance of the wider area in accordance with Policy DM9 and DM10.

The proposal would cause no harm to the significance of the West Park Conservation Area and therefore there is no objection in terms of Policy DM8.

#### Impact on Neighbour Amenity

Policy CS of the Core Strategy and Development Management Policy DM seeks to safeguard residential amenities in terms of privacy, outlook, sunlight/daylight, avoidance of visual intrusion and noise and disturbances.

The SPG advises that rear extensions should not be any greater than 3.25m depth from the rear building line of the existing dwelling. The proposed flank extension would maintain the existing rear building line, as well as the proposed rear extension. The proposal would therefore comply with the SPG.

The proposed flank extension would not have any flank windows with the result that it would not harm the privacy of the neighbouring property at No 9 Glanville Way. .

The overall height of the flank extension would match that of the existing roof, and due to its size and sitting the flank extension would not harm the daylight, or appear as a dominating element in the outlook from the affected neighbour.

It would therefore comply with policy DM10.

#### Conclusion

The application is therefore recommended for APPROVAL.

**Recommendation: PER**

**1.The development hereby permitted shall begin before the expiration of three years from the date of this permission.**

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

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

<b>FLU.1339.04 D</b>	<b>Proposed site plan</b>
<b>FLU.1339.05 D</b>	<b>Proposed plans</b>
<b>FLU.1339.06 D</b>	<b>Proposed elevations</b>

**Reason: For the avoidance of doubt and in the interest of proper planning as required by Policy CS5 of the Core Strategy 2007**

**3.The development hereby permitted shall be constructed entirely of the materials as detailed on the schedule of materials on the planning application form.**

**Reason: To secure a satisfactory appearance in the interests of the visual amenities and character of the locality in accordance with Policy CS5 of the Core Strategy (2007) and Policies DM9 and DM10 of the Development Management Policies 2015.**

**4.Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting this Order) no windows or other openings (other than those hereby approved) shall be formed in the side walls of the building hereby approved without the prior written consent of the Local Planning Authority.**

**Reason: To protect the amenities and privacy of the occupiers of the adjoining residential properties in accordance with Policy DM10 (Design Requirements for New Developments including House Extensions) of the LDF Development Management Policies Document Adopted October 2015.**

**5.The roof of the extension hereby permitted shall not be converted or used as a balcony or a sitting out area, and no access shall be gained except for maintenance purposes.**

**Reason: To protect the amenities and privacy of the adjoining residential properties in accordance with Policy DM10 (Design Requirements for New Developments including House Extensions) of**

## **the LDF Development Management Policies Document Adopted October 2015.**

### Informative(s):

1. In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies in the Core Strategy, Supplementary Planning Documents, Planning Briefs and other informal written guidance, as well as offering a full pre-application advice service, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably.
2. Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as - the demolition of existing buildings, the erection of a new building or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape works. Notice of intention to demolish existing buildings must be given to the Council's Building Control Service at least 6 weeks before work starts. A completed application form together with detailed plans must be submitted for approval before any building work is commenced.
3. You have been granted planning permission to build a residential extension. When undertaking demolition and/or building work, please be considerate to your neighbours and do not undertake work before 8am or after 6pm Monday to Friday, before 8am or after 1pm on a Saturday or at any time on Sundays or Bank Holidays. Furthermore, please ensure that all vehicles associated with the construction of the development hereby approved are properly washed and cleaned to prevent the passage of mud and dirt onto the adjoining highway. You are advised that the Council does have formal powers to control noise and nuisance under The Control of Pollution Act 1974, the Clean Air Acts and other relevant legislation. For further information and advice, please contact - Environmental Health Department Pollution Section.
4. The Party Wall Act 1996 requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner proposes to:
  - carry out work to an existing party wall;
  - build on the boundary with a neighbouring property;
  - in some circumstances, carry out groundwork's within 6 metres of an adjoining building.Notification and agreements under this Act are the responsibility of the building owner and are quite separate from Building Regulations, or

Planning Controls. The Building Control Service will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by the Council should be taken as removing the necessity for the building owner to comply fully with the Party Wall Act. Further information and advice is to be found in "The Party Walls etc. Act 1996 - Explanatory Booklet".